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Dear Sir or Madam

PLANNING APPLICATION: CREATION OF NEW RECEPTION AT ARCHWAY ADJACENT TO 41 ENGLAND'S LANE, LONDON NW3 4YD

DWD are instructed to submit an application, on behalf of Fine Arts College Limited (the 'Applicant' or the 'College'), for Full Planning Permission for proposed works at the Archway located adjacent to 41 England's Lane, NW3 4YD (the 'Site' or the 'Archway').

The 'Proposed Development', submitted to the London Borough of Camden (the "Council"), is:

"Removal of existing gate and installation of new entrance door, creation of reception space and associated works"

The Fine Arts College is a leading independent school in Hampstead, London for students aged 13-19 specialising in the Arts and Humanities. The proposed works will enable the College to create a safe and secure entrance space for both pupils and visitors.

This Cover Letter sets out the site context, the Proposed Development in more detail and how it complies with the relevant national planning policy, the development plan and other material considerations.

Submission Documents

In addition to this Cover Letter, the following documents are submitted to support this application:

- Planning Drawing Set, prepared by Cantor Masters. See Drawing Schedule within document for full list of plans provided.
- Fine Arts College Concept Presentation, prepared by Cantor Masters
- CIL Questions Form

Site Context

The Site is located at the end of a terrace of buildings which comprise 41-55 England's Lane.

Partners

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The archway (adjacent to no.41) currently comprises a black metal gate securing a private road leading to amenity space to the rear of the terrace. This archway is currently used as the main point of access for the College.

Within the amenity space are 10 no. cycle spaces. The rear amenity space was formerly parking for 3 cars, however the school use the area for recreational purposes and the parking is not required.

The Site is located within the England's Lane Neighbourhood Centre and toward the southern end of the designated retail shopping frontage that comprises 2-50 England's Lane and 41-55 England's Lane.

The retail shopping frontage is primarily commercial at the ground floor, with mixed use upper floors. To the north of the Archway is 39 England's Lane which is understood to be in residential use.

The Site is located within the Belsize Conservation Area. The Site is not Listed or Locally Listed.

The applicant, the Fine Arts College, is located at No's 41-43 England's Lane, as well as 51 England's Lane.

The Site is located within Flood Zone 1 with reference to the Environmental Agency Flood Risk Map.

Planning History

The Applicant has had a number of planning applications approved for their buildings within the local area, however no relevant applications have been undertaken for the archway.

Most recently application 2017/3949/P granted permission for the "*Change of use of the basement, ground and mezzanine floors from Use Class A2 (financial and professional services) to Use Class D1 (education and training)*" at 43 England's Lane; and application 2016/5708/P granted permission for "*Change of use of ground and basement floors from retail (Class A1) to education (Class D1) to provide additional floorspace to existing school*" at 51 England's Lane. These applications demonstrate the support that has been provided previously by Camden for the optimisation of the Site for the College's use.

The Proposed Development

The Proposed Development seeks the following:

- Removal of existing entrance gate and installation of new glass entrance to archway;
- Creation of new reception space under archway;
- Highways works to extend pavement to archway entrance; and
- Creation of new access ramp in rear courtyard.

The creation of a new entrance will enhance the access for pupils, staff and visitors when attending the College by creating a more bespoke main entrance to the College.

To optimise the space available under the archway it is proposed that a small reception space is created within the area that is currently underutilised. This space will provide much needed office space for the College and allow other areas of the College to be optimised for teaching purposes.

The doors proposed for the entrance have been designed to be inset into the archway to allow for outward opening doors that will not encroach on to the public pavement. This creates space internally for the reception and ensures the route remains a safe exit in the event of a fire.

A small sedum roof has been provided on the minor structural extension to the rear of the archway. This provides additional ecological benefits from the proposal.

To ensure the safety of people utilising the proposed access permission is sought to remove the existing dropped kerb and extend the pavement to the south of the site. The current access forms part of the highway however is not used by the College for vehicles.

As a result, of the re-levelling being required to create the reception space, minor works are also required to the rear of the space to form a suitable inclusive access.

Pupils bikes can be brought through reception and automatic door opening systems will be in place to assist with this access to the secure cycle parking.

Planning Policy

Heritage Impacts

National Planning Policy Framework (2019) ('NPPF') Paragraph 189 states *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."*

NPPF Paragraph 192 states that *"In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness."*

London Plan (2017) Policy 7.8 'Heritage Assets and Archaeology' states that *"Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail."* Similar policy wording is used within the draft London Plan Policy HC1 'Heritage conservation and growth' (December 2019).

Camden Local Plan (2017) Policy D1 'Design' states that *"The Council will seek to secure high quality design in development"*.

Camden Local Plan Policy D2 'Heritage' states that *"The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets."*

With specific regard to Conservation Areas Policy D2 states that when assessing applications within Conservation Areas the Council will *"require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area"*.

Within the Belsize Conservation Area Statement, the Site is identified as being located within 'Sub Area Six: England's Lane'. The Statement identifies the following key features of relevance:

- The terraces at nos. 4-26, 28-48 and 41-55 England's Lane are built in London stock brick and have contrasting painted stone and stucco detailing.
- The shopfronts retain a variety of original details including scrolls, pilasters, fascias, doors, and frames.
- The buildings at 41-55 England's Lane make a positive contribution to the Conservation Area.

No specific reference to the archway is made within the Conservation Area Statement. It is however confirmed that the gate that will require removal is not a historical feature associated with the original building.

It is considered that the proposed use of a glass doorway is a sensitive method of securing the entrance to the site, but at the same time respecting the architectural character of the archway and the positive contribution it provides to the Conservation Area.

The use of the archway as a reception space is considered a beneficial way of enhancing its aesthetics and creating a more functional and active feature within the local area.

Education

NPPF Paragraph 94 states that Councils should *"give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications"*.

London Plan Policy 3.18 'Education Facilities' states that *"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing or change of use to educational purposes."*

Draft London Plan Policy S3 'Education and Childcare Facilities' states that boroughs should *"ensure there is a sufficient supply of good quality education and childcare facilities to meet demand and offer educational choice"*.

Camden Local Plan Policy C2 'Community facilities' states that *"The Council will work with its partners to ensure that community facilities and services are developed and modernised to meet the changing needs of our community and reflect new approaches to the delivery of services."*

The use of the archway for the school will better meet the needs of the College and allow a more secure space for access.

This new space will also create additional space in the College which can be better utilised to enhance the pupil's educational experience.

Highways

London Plan Policy 6.10 'Walking' states *"Development proposals should ensure high quality pedestrian environments and emphasise the quality of the pedestrian and street space..."*

Draft London Plan Policy T2 'Healthy Streets' states that development proposals should *"reduce the dominance of vehicles on London's streets whether stationary or moving [and] be permeable by foot and cycle and connect to local walking and cycling networks as well as public transport."*

Camden Local Plan Policy T1 'Prioritising walking, cycling and public transport' states that in order to promote walking in the borough and improve the pedestrian environment, the Council will seek to ensure that developments "*a. improve the pedestrian environment by supporting high quality public realm improvement works; b. make improvements to the pedestrian environment including the provision of high quality safe road crossings where needed, seating, signage and landscaping...*"

The proposed enhancements to the footway will allow for inclusive access and a safe delineated location for pupils to stand if they are outside of the access. This is as opposed to the access being located on a disused part of the highway.

The removal of the existing dropped kerb and enlarged pavement space will reduce the amount of road that pedestrians will need to cross when walking along England's Lane, therefore enabling a safer crossover point.

As part of this application the applicant seeks discussion with the Council's Highways Authority on their preferred method to ensure the works are undertaken in line with the relevant requirements.

Summary

This application seeks the London Borough of Camden's approval for works to create a new entrance and reception space in the Archway adjacent to 41 England's Lane.

The Proposed Development will facilitate a new entrance and reception space for the Fine Arts College, whilst at the same time respecting the character of the Conservation Area and enhancing the public realm through additional public footway space and high-quality design.

The proposed works are in line with national and local policy as they support the enhancement existing local educational use.

I trust that this provides all the information you require for the application. Should you have any queries regarding the submission, please contact James Smith at james.smith@dwdllp.com or 020 7489 4833.

Yours faithfully,

A handwritten signature in black ink that reads 'J. Smith'.

James Smith
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