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# Planning Statement

5B Prince Arthur Road, Hampstead, London, NW3  
6AX

Iceni Projects Limited on behalf of  
Mr & Mrs Palsson

February 2020

ICENI PROJECTS LIMITED  
ON BEHALF OF MR & MRS  
PALSSON

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**Planning Statement**  
5B PRINCE ARTHUR ROAD, HAMPSTEAD, LONDON,  
NW3 6AX

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# 1. INTRODUCTION

- 1.1 This Planning Statement is submitted to the London Borough of Camden ('the Council') on behalf of Mr & Mrs Palsson ('the Applicant') in support of an application for full planning permission for the proposed replacement dwelling at 5b Prince Arthur Road, Hampstead, London, NW3 6AX ('the Site').
- 1.2 The application seeks full planning permission for:

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*“Demolition of the existing dwelling and construction of a replacement dwelling with associated landscaping”*

- 1.3 This Planning Statement has been prepared by Icen Projects Ltd and provides the planning case in support of the proposed development. It assesses the development in the context of relevant adopted and emerging planning policy and guidance at national, regional and local levels, together with other material considerations.
- 1.4 The proposed development comprises the demolition of the existing dwelling that is considered to currently make a neutral contribution to the conservation area and also demonstrates poor internal layout in plan form and design that hinders practical utility, sustainability and energy efficiency, and daylight and sunlight levels to the property. The proposals are for a replacement dwelling that is sensitively designed to reflect the surrounding character and enhance the conservation area, as well as provide higher residential quality, layout and levels of light that are more suitable for a family's living needs, as well as incorporating enhanced energy efficiency and sustainability measures.
- 1.5 This application submission follows a recent similar application for a replacement dwelling that was submitted to the Council in May 2020 but has since been withdrawn to allow for this current application to progress (LPA ref: 2020/2402/P). Following submission of the now withdrawn application, the Applicants have undertaken a detailed design exercise with a new architect as well as formal and informal pre-application discussions with the Council. The Applicant consider that an improved design has been achieved that represents a high quality piece of architecture to meet the opportunity previously identified by the Council.

## **The Submission**

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1.6 This Planning Statement should be read in conjunction with the other documents submitted in support of this planning application. These documents comprise:

- Planning Application Forms, Covering letter, and Certificate of Ownership, prepared by Icení Projects;
- CIL Form, prepared by Icení Projects;
- Planning Statement, prepared by Icení Projects;
- Site Location Plan, prepared by TR Studio;
- Existing and Proposed Plans, Sections and Elevations, prepared by TR Studio;
- Design and Access Statement, prepared by TR Studio;
- Heritage Statement, prepared by Icení Projects;
- Daylight and Sunlight Assessment, prepared by David Maycox & Co;
- Energy and Sustainability Statement, prepared by Icení Projects;
- Tree Survey and Arboricultural Method Statement, prepared by Tretéc;
- Tree Protection Plan, prepared by Tretéc;
- Basement Impact Assessment, prepared by TWS; and
- Audit Assessment of BIA in relation to application 2020/2402/P, prepared by Campbell Reith.

## 2. THE SITE AND SURROUNDING AREA

- 2.1 The application site is located at 5b Prince Arthur Road, Hampstead, London, NW3 6AX. It is located within the Frognal and Fitzjohns ward within the administrative boundary of the London Borough of Camden ('the Council'). The extent of the application site is shown on the accompanying Site Location Plan prepared by TR Studio.
- 2.2 The site is 479.5 sqm in size and currently comprises a detached 3 storey, residential dwelling with private rear garden. The property is currently vacant but has previously been in use as a single family residential dwelling (Use Class C3).
- 2.3 The premises is a detached house of 2 storeys with a third storey bay to the east. The house is constructed of red brick though the principal elevation is tile hung to the upper storeys. The roof has a low pitch and there is a cross gable between the different heights. Windows are casement windows in brown painted timber frames with several roof lights. A large Copper Beech tree sits within the rear garden. A tree survey is submitted with this application which gives further details on protection measures for the tree.
- 2.4 The building was constructed sometime between 1961 and 1966, with a later two storey extension and bay window added in 1980. The interior of the current building is not considered particularly conducive to modern family living. The layout and floorplans have resulted in dark interiors despite the large amounts of glazing on the building, which seem to have been positioned with minimal consideration for the appearance and performance of the building. The building also has poor energy efficiency and sustainability performance.
- 2.5 The site is located towards the western end of Prince Arthur Road, a residential street to the south of the main town centre around Hampstead station, and west of Hampstead High Street. The surrounding area is predominantly residential in nature, characterised by large family houses and proximity to local schools.
- 2.6 The site has good public transport links. It is within PTAL 3 and is a 5 minute walk from Hampstead Underground station to the north, and a 10 minute walk from Finchley Road and Frognal Overground train station to the south-west.
- 2.7 There are no statutorily or locally listed buildings in the immediate vicinity on this western stretch of Prince Arthur Road. However, the site is within the Fitzjohns Netherhall Conservation Area. The site itself is not identified as being a property of particular interest or merit within the Conservation Area appraisal and management strategy (2001). As such, it is considered to make a 'neutral' contribution to the Conservation Area.

- 2.8 The site is within the Fitzjohn's sub-area of the Conservation Area, an area which was mainly constructed over a 10 year period from the late 1870s to 1880s. Architectural styles are primarily Queen Anne and Domestic Revival, although houses close to the subject site have a Gothic inspiration. Common materials include purple and red brick (both rubbed and carved), decorative ironwork, bargeboards, and roof details.
- 2.9 The older properties on Prince Arthur Road to the west of Fitzjohns Avenue are detached Gothic buildings with some infill development from the early 20<sup>th</sup> century of detached neo-Georgian houses, with further development after the Second World War. The Conservation Area appraisal highlights this as giving the area a diversity of style.
- 2.10 Further detail on the Heritage Considerations can be found within the enclosed Heritage Statement as prepared by Icen Projects.

## **Planning History**

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### **The Site**

- 2.11 The site originally formed part of the garden to the west of 5 Prince Arthur Road, which was subdivided sometime after 1961, and building on the site constructed sometime between 1961 and 1966. The house was extended in 1980 when planning permission was granted for the erection of a two storey rear extension and a bay window to ground floor front elevation (LPA ref: 30990). In 1990, further approvals were gained for modifications to the rear of the house, including the addition of another storey. This design was not built out, however the history of the site shows that the building has never been quite fit for purpose, with a continual desire to substantially remodel prevalent throughout its history. The plan form is irregular and ill-suited to day-to-day modern family living. Other than this, there is no recent relevant planning history for the site itself.
- 2.12 A planning application was previously submitted (LPA ref: 2020/2402/P) for a replacement dwelling at the site of a different design and scheme. This application was validated by the Council on 4<sup>th</sup> June 2020, however the Applicant withdrew this application to allow the current application to progress.

### **Surrounding area**

- 2.13 There are a number of planning applications in the surrounding area that are of relevance and demonstrate new development of varying styles within the conservation area.
- 2.14 Most notable is Arthur West House, 79 Fitzjohn's Avenue, approximately 60m away from the site, further down Prince Arthur Road. This development is currently being built out in accordance with planning permission 2014/7851/P and consist of a part 3, part 6 storey development with a 2 storey basement to accommodate 33 flats for elderly care and associated extra-care treatment rooms,

restaurant etc. The design of the development is modern in form and fenestration yet draws on the character of the traditional buildings along Prince Arthur Road including brick detailing.



2.15 To the west of the site, is a further example of modern development within the Conservation Area, at 28 Ellerdale Road (LPA ref: 2006/1961/P). This scheme demonstrates the demolition of a building considered to not make any significant contribution to the conservation area, and its replacement with a highly modern piece of architecture.



### **Pre-Application Consultation**

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2.16 As part of the proposed building's design development process, the applicant has engaged in pre-application discussions with Planning and Conservation Officers, and subsequently the design has evolved through an iterative process. Pre-application discussions have taken place in relation to developing the previous scheme (submitted under application reference 2020/2402/P), as well as the new proposals.



### Previous scheme

2.17 Two pre-application engagements took place with the Council prior to the submission of the scheme that is currently in planning. The first was submitted in October 2019 for proposals for a 3 storey plus basement replacement dwelling that featured a traditional brick envelope with a double gable frontage, and contemporary brick detailing at particular locations, taking cues from other buildings within the Conservation Area. Traditional proportions were proposed for the windows, but with a Crittall-style as a contemporary twist.

2.18 Officer response to these proposals was received in December 2019 following a site visit. This response acknowledged that the principle of the development was acceptable in land use terms and that the existing building was considered to be of little architectural merit and making a neutral contribution to the Conservation Area. As such, Officers noted

*“It is considered that its demolition and replacement with an appropriately scaled and designed building would not constitute harm to the character and appearance of the conservation area, and is therefore acceptable in principle”.*

2.19 However, Officers raised some concerns in relation to the design. Specifically of note, they noted that the site presented

*“a real exciting opportunity to form a high-quality piece of architecture with a high quality finish taking subtle cues from the surrounding conservation area, and every opportunity should be made to explore this.”*

2.20 As a result, a further design iteration pack was issued to officers in February 2020 which altered the design to respond to a number of comments. The revised design included a number of amendments, most notably the removal of the second gable. However, officers noted that some concerns still remained in relation to the fenestration, particularly the Crittall window style giving an industrial feel to the property, as well as the cohesion of the rear elevation.

2.21 This led to the submission of the proposal in May 2020 of a full application with a design that was revised to address most officer comments in terms of traditional fenestration rhythms and brick detailing etc. The principle elevations for this scheme are provided for context below.

**Figure 1: Previous scheme submitted under LPA Ref-2020/2402/P: proposed front (left) and rear (right) elevations**



2.22 Nevertheless, the Applicant felt that this final design had moved away somewhat from their original desires for the site and their new home. As such, they began to explore different design options with a new architect.

#### **Current Proposal**

2.23 The appointment of a new architect led to engaging with the Council on informal and formal pre-application discussions.

2.24 A formal pre-application submission was made in August 2020. Initial design ideas were presented to officers from the perspective of taking a fresh look at the site and considering it as an opportunity to create a high-quality standout piece of architecture, in line with officer feedback from the first pre-application on the previous scheme.

2.25 The approach and design evolution is detailed further within the enclosed Design and Access Statement. However, this pre-application presented high level design proposals for a 3.5 storey plus basement replacement dwelling with a more contemporary architectural approach inspired by and drawing cues from some of the more traditional architecture within the surrounding area.

2.26 Following discussions with Camden in early September, officers noted that they generally welcomed the new approach to the site, including the overall proposed height and that this could be supported in principle. However they made a number of comments for areas to revisit including:

- Width of projecting frontage adding bulk and removing verticality
- Layout of fenestration on some levels
- Roof form and porticos feeling slightly uncomfortable
- Potential concerns over depth and impact on neighbouring properties

- Detailing could be added to add a sense of playfulness and architectural interest
- Different volumes of the composition will need to be revised

2.27 Revisions were subsequently made to the design including added detailing, alignment of the building with neighbouring properties, roof form refined and composition adjusted to add further verticality.

2.28 Later in September 2020, this revised design proposal was presented again to officers. Officers welcomed the changes to the general arrangement and composition as well as the emerging materiality and detailing. Officers noted specifically that the mansard-style roof form would need further contextualising within the surrounding area and a front bay should be considered, drawing cues from the surrounding area.

2.29 The design has since been refined further in line with these comments in regard to the roof form and the bay window. Further details are provided within the enclosed Design and Access Statement.

2.30 Overall, it is considered that the design has effectively responded to the design comments raised by officers and that the pre-application process to date has ensured that the scheme has evolved to a standard that should be deemed acceptable by planning officers.

### 3. THE PROPOSED DEVELOPMENT

3.1 This section outlines the proposed development at the site. The proposed scheme is submitted under a detailed planning application for full planning permission. The Applicants, Mr & Mrs Palsson, are seeking planning permission for a replacement dwelling on the existing site at 5b Prince Arthur Road.

3.2 The proposal seeks to replace a poorly designed dwelling with poor efficiency, layout and levels of light that does not positively contribute to the character of the Conservation Area with an improved family dwelling of high-quality design and sustainability credentials that provides a positive contribution to the character and appearance of the surrounding Conservation Area.

3.3 The planning application seeks full planning permission for the following description of development:

*“Demolition of the existing dwelling and construction of a replacement dwelling with associated landscaping”*

3.4 The submitted proposals have evolved through pre-application discussions that have taken place with Planning and Conservation Officers at the Council. The proposals have been carefully designed to respond to officer’s comments, as detailed in the section above.

3.5 An area schedule comparing the existing and proposed development is provided below:

Land Use	Existing Floorspace (sqm GIA)	Proposed floorspace (sqm GIA)	Net change (sqm GIA)
Residential (C3)	241 sqm	627sqm	+386sqm

#### Design

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3.6 The architectural style proposed is a contemporary approach to the prevailing character and architecture of the area, which has been informed by a detailed study of the characteristics of the surrounding streetscape and its late nineteenth century development.

- 3.7 The proposed building creates architectural connections with the surrounding area, such as the use of a bay window, articulated roof forms, a clear point of entrance, massing and height in proportion with the prevailing streetscape whilst remaining subordinate to the neighbouring contributors to the Conservation Area, and a balance of verticality, asymmetry and symmetry reflecting the rhythm of the surroundings.
- 3.8 High-quality materiality, hand laid brickwork, subtle detailing and, on the roof, either zinc or pre-weathered copper shingles to give richness and reflect the decorative tiles and detailed roofs in the surrounding Conservation Area.

### **Sustainability & Energy**

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- 3.9 The proposals represent a significant energy and sustainability improvement. The proposed dwelling will provide a carbon dioxide emissions saving of 23.5%, compared to the Part L:2013 baseline, meeting and exceeding the requirements of the London Borough of Camden's policies to achieve a 19% reduction through on-site means alone. This has been achieved through designing to rigorous energy standards, and omitting the use of fossil fuels for space and water heating through the employment of an air source heat pump system.

### **Landscaping & Trees**

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- 3.10 The proposed development includes proposals for hard and soft landscaping to the front of the property as well as the rear garden. An indicative landscaping plan has been included within this submission within the Design and Access Statement. This landscaping involves additional planting as well as retention of the large Copper Beech tree in the rear garden.
- 3.11 The proposals to the front access would result in the removal of a single small sweet Chestnut tree within the front garden. However, it is proposed to replace this through the planting of two additional small trees within the front garden.
- 3.12 An Arboricultural Method Statement and Tree Protection Plan have been prepared and are included within this application.

### **Parking and Refuse**

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- 3.13 Car parking provision will be made in line with the existing provision, allowing for 1 off-road car parking space in the forecourt area. Provision for secure cycle storage is located in the rear garden, easily accessed via a path along the side of the building.
- 3.14 The proposals to the front access would result in the relocation of the pedestrian and vehicular access to the other side of the site to allow for more direct access to the property. This will result in

the current on-street parking spots also moving slightly to allow for this. Further detail to this arrangement is provided within the Design and Access Statement.

- 3.15 Dedicated bin storage is provided in the front garden, with doors that open onto the street for collection.

## 4. PLANNING POLICY CONSIDERATIONS

4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

### **The Development Plan**

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4.2 The statutory development plan for the proposed development consists of

- The London Plan (2016);
- Camden Local Plan (2017);
- Hampstead Neighbourhood Plan (2018).

4.3 Camden also has a number of supplementary Camden Planning Guidance (CPG) documents. Of particular relevance to these proposals is Camden's Basement CPG (2018).

4.4 As the site is located within the Fitzjohns Netherhall Conservation Area, the adopted conservation area appraisal and management strategy (2001) is also a material consideration in this instance.

4.5 Additionally, The Mayor of London is in the process of preparing the New London Plan, which was subject to Examination in Public (EiP) from January to May 2019. The Mayor publishing his Intend to Publish in December 2019. The Secretary of State responded on 13<sup>th</sup> March 2020 requesting further amendments in line with specific directions. In December 2020 the Mayor has once more noted that he will issue the Intend to Publish version of the plan in the new year in January 2021.

4.6 An assessment of the key planning issues in relation to the proposed development against the relevant adopted planning policies is set out below.

### **Principle of Development**

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#### **Principle of residential dwelling**

4.7 Residential (C3) is Camden's preferred land use, and Local Plan policies H1 and H2 seek to maximise housing supply. The site is already in C3 residential use for one dwelling and therefore no proposed change of use of number of planning units is proposed.

#### Principle of demolition in a conservation area

- 4.8 Policy D2 of Camden's Local Plan resists the demolition of buildings that make a positive contribution to a Conservation Area.
- 4.9 The building is not specifically identified in the Conservation Area Appraisal as either making a positive or a negative contribution to the character and appearance of the area.
- 4.10 This application is accompanied by a full Heritage Statement which assesses the significance of the site within the context of its contribution to the Conservation Area. The existing building is considered to be of no heritage significance, being a much later infill development, and is deemed to be a slightly detracting feature from the character and appearance of the Conservation Area, based on its incongruent and low quality design, and lack of sympathetic materials, and partly due to its form and scale. Features which are particularly dissimilar include the houses construction in red brick, and the unusual approach of applying tile hanging to a sizeable portion of the front façade, a feature which is not found elsewhere in the Conservation Area.
- 4.11 The Heritage Statement concludes that the building is therefore considered to provide a neutral contribution to the Conservation Area. As such, the principle of demolition is viewed as being entirely acceptable.
- 4.12 This principle of demolition was established with officers at the first pre-application stage on the previous scheme who noted
- "It is considered that its demolition and replacement with an appropriately scaled and designed building would not constitute harm to the character and appearance of the conservation area, and is therefore acceptable in principle".*
- 4.13 Furthermore, it is considered that the proposals represent an enhancement of the Conservation Area through the replacement of the existing building with a dwelling of high quality architecture and design the contemporary character of which, maintains its own identity whilst reflecting the prevailing architectural characteristics of buildings in the surrounding Conservation Area.
- 4.14 Overall, the proposal is considered to successfully respect local character and context, whilst enhancing the baseline position of the existing dwelling, resulting in a more positive contribution to the character and appearance of the Conservation Area.
- 4.15 As the building provides a clear improvement on the existing dwelling, that is considered to positively enhance and contribute to the Conservation Area, the principle of demolition of the existing buildings on the site for a replacement dwelling is considered to be acceptable in line with policy D2 of the Local Plan.



## Basement development

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- 4.16 Local Plan Policy A5 sets out criteria that basement development must meet to have minimal impact on, and be subordinate to, the host building and therefore be considered acceptable. Further guidance on these requirements is expanded upon in Camden's Basements CPG (March 2018) which sets out specific requirements for basement development.
- 4.17 The proposals meet all the policy requirements as set out in Policy A5, as summarised in the table below.

Policy A5 requirement	Compliance of proposal
f. not comprise of more than one storey	Y
g. not be built under an existing basement	Y
h. not exceed 50% of each garden within the property	Y
i. be less than 1.5times the footprint of the host building measured from the principal rear elevation	Y
j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation	Y
k. not extend into or underneath the garden further than 50% of the depth of the garden	Y
l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building	Y
m. avoid the loss of garden space or trees of townscape or amenity value	Y

- 4.18 The submitted proposals are accompanied by a Basement Impact Assessment, prepared by TWS, that sets out further detail on the potential impacts of the basement development. This assessment concludes that the proposed basement construction and redevelopment works may be carried out safely and without adverse effect on the adjacent structures, local hydrogeology, and surface water flow or increase local flooding risk.
- 4.19 The Basement Impact Assessment submitted is an updated version of the most recent version of the Basement Impact Assessment submitted under the previous scheme (LPA ref: 2020/2402/P). This was recently confirmed to adhere to the requirements of Camden's CPG on Basements following an audit by Campbell Reith. This audit report was issued on 17<sup>th</sup> December 2020 and is included within this submission for reference.

### **Design and Heritage**

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- 4.20 Policy D1 of the Local Plan requires development to be of high architectural and urban design quality which improves the function, appearance, and character of the area. Specifically that it:
- a. is attractive and of the highest standard;*
  - b. respects local context and character and conserves or enhances the historic environment and heritage assets;*
  - c. is sustainable in design and construction;*
  - d. is carefully designed with regard to architectural detailing;*
  - e. uses attractive and high quality materials;*
  - f. contributes positively to the street frontage;*
  - o. preserves significant and protected views;*
- 4.21 Furthermore, the site is located within a Conservation Area and Policy D2 of the Local Plan, and policy DH1 of the adopted Hampstead Neighbourhood Plan requires all development to preserve, and where possible, enhance the character and appearance of conservation areas.
- 4.22 As highlighted previously in this statement, the design has evolved through an iterative process following multiple pre-application discussions, in line with feedback from officers. The subsequent current proposal is considered to be of high quality architectural design that responds contextually to the surrounding area whilst also maintaining its own contemporary feel.
- 4.23 A Heritage Assessment is enclosed with this submission which provides further detail and assessment of the proposals in the context of the Conservation Area. This assessment concludes that the proposed design successfully respects local character and context of the Conservation Area.

- 4.24 Furthermore, it also notes that the building is a clear improvement on the existing structure that occupies the site, enhancing this baseline position. The proposed new building is considered to successfully negotiate the retention of an overall subservient form in comparison to adjacent historic buildings, but also appearing more confident in its plot. It is considered that as a result, the streetscape will be enhanced by a building of high quality architecture.
- 4.25 Therefore, the proposals are considered to successfully respect local character and context, whilst enhancing the baseline position of the existing dwelling. As a whole, the proposals are judged to enhance the character and appearance of the Fitzjohn's / Netherhall Conservation Area, compared to the existing position, in line with policy requirements.

### **Energy and Sustainability**

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- 4.26 Policy CC1 of the Local Plan requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. Specifically, the supporting text to the policy notes that all new residential development will be required to demonstrate a 19% CO2 reduction below Part L 2013 Building Regulations.
- 4.27 The proposals represent a significant energy and sustainability improvement and reduction of carbon dioxide emissions. The proposed dwelling will provide a carbon dioxide emissions saving of 23.5%, compared to the Part L:2013 baseline, meeting and exceeding the requirements of the London Borough of Camden's policies to achieve a 19% reduction through on-site means alone.
- 4.28 This has been achieved through designing to rigorous energy standards and omitting the use of fossil fuels for space and water heating through the employment of an air source heat pump system. Consideration has also been given to the lifecycle environmental performance of the new dwelling when selecting materials to reduce embodied carbon and methods to minimise internal water consumption. Further details of the proposed measures can be found in the Energy and Sustainability Statement enclosed within this application.
- 4.29 The proposed development is therefore considered to have minimised the effects of climate change to a high standard, exceeding standards for carbon dioxide emissions reduction as specified in policy.

### **Neighbouring Amenity**

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- 4.30 In line with local Policy A1, development of the site should demonstrate no negative impact on neighbouring amenity in regards to privacy, outlook, and daylight and sunlight levels.

4.31 The relevant neighbouring properties are those located immediately adjacent to the site at 5, 7 and 9 Prince Arthur Road. These properties are assessed in relation to the relevant considerations in turn below.

#### **Daylight/ Sunlight**

4.32 A Daylight and Sunlight Assessment has been carried out in line with BRE guidance and is enclosed within this application.

4.33 This assessment demonstrates that the scheme is BRE compliant with requirements for daylight as the retained Vertical Sky Component (VSC) on all neighbouring windows will be either be in excess of 27% or any loss will be less than 0.8 times its former value.

4.34 The report further confirms that all of the neighbouring windows are also fully BRE compliant with the daylight distribution tests with no existing rooms reduced to less than 0.8 times their former value.

4.35 The report also shows that the scheme is fully BRE compliant with the sunlighting tests on neighbouring properties, with the exception of window 1 serving the basement living room at 5 Prince Arthur Road. However, this window only marginally fails to meet the required standard. It is notes that window 1 will receive sufficient sunlight during the winter months and it will only receive 3.24% less than the recommended 25% annual probable sunlight hours. It is also noted that the living room in question served by window 1 also has bay windows in the rear elevation serving it, and window 1 in the side elevation is considered secondary. As such, this minor additional loss of sunlight is considered acceptable.

4.36 In summary, the scheme is considered acceptable and to result in no significant harmful impacts on neighbouring daylight and sunlight levels, in accordance with BRE guidance.

#### **Overlooking**

4.37 The proposals do not incorporate any fenestration that would provide a direct view into a key living space of either of the neighbouring properties.

4.38 The proposals do incorporate small terraced areas on the rear elevation at first, second and third floor levels. However, it is proposed that appropriate screening would be provided in the form of planting and fence to prevent any overlooking of the neighbouring properties and gardens.

#### **Residential Quality**

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4.39 Policy A1 also seeks to protect the amenity of future occupiers of the new dwelling, and policy D1 requires housing development to provide a high standard of accommodation including adherence to the government's nationally described space standard and the Mayor's Housing SPG.

4.40 The current proposals for the replacement dwelling have been carefully and sensitively designed with the occupants in mind to ensure a high-quality family accommodation. The proposals maximise natural light through the incorporation of lightwells and large windows, and the floorplans have been designed to provide good quality functional spaces.

4.41 Amenity space of the garden is maintained and improved in the proposals, along with improved outlook.

### **Trees and Landscaping**

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4.42 The proposals benefit from improved hard and soft landscaping to both the forecourt and the garden at the rear with removal of hardstanding and several concrete structures in the rear garden.

4.43 A full Tree Survey has been undertaken at the property. Of particular note is the large Copper Beech tree in the rear garden. This will be retained and a detailed Arboricultural Method Statement and Tree Protection Plan has been prepared to ensure that any potential harm to the tree arising from the proposed development and construction is mitigated. These are both included within this submission. These reports also demonstrate that the removal of existing hardstanding and concrete in the rear garden within the root protection area of the Copper Beech tree will also be beneficial to the health and growth of the tree.

4.44 Due to the alterations to the access at the front of the property, it is proposed to remove a single small sweet Chestnut tree (T5) and some shrubs from the front garden. However, it is proposed to replace this with additional planting of shrubs and 2 x new trees in the front garden, resulting in an overall net gain.

4.45 Both the front and rear garden will also benefit from additional planting and an indicative landscaping plan is included within the Design and Access Statement within this submission.

### **Refuse and Recycling**

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4.46 A secure refuse and recycling area will be provided at the front of the property to house 1 x 240L bin for general waste and 1 x 240L for mixed dry recycling in line with the Council's waste guidance on waste provision for a 3 bedroom family home in line with CPG1 'Design'.

### **Car and Cycle Parking**

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4.47 Car parking provision will be made in line with the existing provision, allowing for 1 off-road car parking space in the forecourt area. Secure cycle parking is also proposed in the rear garden area, easily accessed from the front via the side access. conclusions

## 5. CONCLUSION

5.1 This Planning Statement has been prepared on behalf of Mr & Mrs Palsson in support of an application for a replacement dwelling at 5b Prince Arthur Road, London, NW3 6AX. Planning permission is sought for the following:

*“Demolition of the existing dwelling and construction of a replacement dwelling with associated landscaping”*

5.2 This statement demonstrates robust policy support for the principle of a replacement dwelling at the site. The proposed development is considered to be of high architectural quality, which enhances the character and appearance of the Conservation Area in line with the requirements of Policy D1 and D2 of the Local Plan.

5.3 The proposal is considered to deliver the following planning benefits:

- Provision of a new high-quality family dwelling designed to maximise light, space, outlook and amenity for the applicants;
- Enhancement of the Conservation Area through the replacement of a building that represents a ‘neutral’ contribution with one that enhances the surrounding character and appearance;
- Improved energy performance and efficiency resulting in improved sustainability and reduced carbon emissions; and
- Improved landscaping and removal of hardstanding and concrete structures within the root protection area of the large Copper Beech tree in the rear garden.

5.4 Overall, the proposed scheme is considered to constitute a sustainable development that complies with the relevant planning policies of the development plan and will deliver a significant number of planning benefits. It is therefore considered that the development should be supported, and planning permission granted without delay.