

21st May 2012
Ref: 21.5062

24 Southwark Bridge Road
London
SE1 9HF

T 0203 268 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Sir / Madam

23a Bartholomew Road, London, NW5 2LH Retrospective Application for a front lightwell

This Planning Statement is submitted in support of a retrospective planning application by Stephanie Gwatkin for the creation of a front lightwell at 23a Bartholomew Road, NW5 2LH (the Site). This application has been submitted to regularise the situation following an enforcement complaint.

Site and Surrounding Area

The building is a 3 storey Victorian semi-detached building containing 3 flats located on the south side of Bartholomew Road. The property has a large rear garden, which is used exclusively by the ground floor flat.

The Site is located within the Bartholomew Estate Conservation Area but contains no listed buildings. The only relevant planning permission (ref: 2016/2161/P) relates to a single rear extension and side window which was granted on 29th April 2016.

Lightwells are present along Bartholomew Road frontages; 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 40, 44, 46, 48, 50, 52, 54 and 59 and other residential properties in close proximity to the application site. Evidence has been submitted as part of this application which demonstrates the number of lightwells along Bartholomew Road. Accordingly, it is the case that the streetscape in this particular part of the conservation area is characterised by lightwells. Therefore the principle of a lightwell would be in keeping with the character and appearance of the surrounding area subject to design and impact on the conservation area.

Policy Framework

The current Development Plan of the area comprises of the Camden Local Plan (2017) and the Kentish Town Neighbourhood Plan (2016) and the London Plan (2021).

Camden have also adopted a number of supplementary guidance documents that are considered to be a material consideration. The most relevant documents would be the Planning Guidance on Basements (2021).



Significant consideration has also been given to the Bartholomew Estate Conservation Area Appraisal.

The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) are material considerations in the determination of any planning application

Design & Character

The Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Policy D2 (Heritage) requires that development within conservation areas preserves, where possible, enhances the character or appearance of the area. Paragraph 6.144 of the Local Plan states that *“where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the building, the character and appearance of the surrounding area, or the relationship between the building and the street. In situations where lightwells are not part of the established street character, the characteristics of the front garden or forecourt will be used to help determine the suitability of lightwells”*. Furthermore Camden Planning Guidance on Basement and Lightwells (2021) states that where *“visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the host building, or the character and appearance of the surrounding area, or the relationship between the building and the street*. The Bartholomew Estate Conservation Area Appraisal states that Bartholomew Road is characterised by semi-detached three and four storey villas with raised entrances with semi-basement areas. The CA Appraisal does not refer to lightwells in Bartholomew Road as being a positive or negative feature of the Conservation Area.

The site is located within the Bartholomew Estate Conservation Area and is considered to positively contribute to the conservation area. Lightwells are part of the established character on Bartholomew Road therefore high quality lightwells are in keeping with the Conservation Area. The lightwell has been carefully designed, the structure does not harm the character and appearance of the conservation area. Additionally, the development has been carried out using appropriate, high quality materials and finishes, which ensures the development quickly and positively assimilates into the surrounding context, overall securing the preservation of the area's character.

The lightwell has a width of 2.3 metres and a depth of 1.1 metres. The proposed additional planting to the front of the property would soften the appearance of the lightwell. In addition to the planting a metal grill is proposed to cover the lightwell which will further reduce the visibility of the lightwell.

The development will not affect the host building's positive role in the conservation area and the positive features and will improve the appearance and functionality the building. In addition the sympathetic design does not have an unacceptable impact upon the character and appearance of the building.

The lightwell by virtue of its scale, footprint and detailed design would appear in keeping with the character and appearance of the area and host building which is in accordance with policies D1, D2 and A5 of the Camden Local Plan (2017).

Subterranean development

Policy A5 of the Camden Local Plan and Camden Planning Guidance on Basement and Lightwells (2021) states that proposals will be required to demonstrate with methodologies appropriate to the site that basements and other underground developments maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and run-off or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.

An Assessment of the basement impact is submitted in support of the application. The level information provided within the Assessment is considered to be commensurate with the scale of development. This information is therefore considered to satisfactorily demonstrate that the proposal maintains the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and run-off or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.

Amenity

Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.

Due to the nature of the proposal (retrospective), the scope and scale of alterations proposed (introduction of a lightwell) and its proximity to sensitive residential areas the proposal would not result in detrimental harm to neighbouring residential properties in terms of noise nuisance, therefore the scheme is in accordance with Policy A1 of the Local Plan.

Summary

Overall, it has been demonstrated through this planning statement and the additional supporting information submitted with this application that the proposals have taken full account of the development plan policies, and would as a result be an acceptable form of development.

The lightwell is considered to be in keeping with the scale and proportions of the existing property and complies with each of the specific design criteria set out within Local Plan policy A5 (Basements). The design of the basement, being entirely subterranean, prevents the loss of privacy or overlooking to the occupiers and neighbours of the property.

The design of the development would achieve a high standard, preserving the character of the conservation area without, in our assessment, causing any harm.

It is considered that the proposals would comply with the relevant policies of the development plan, taking account of material considerations, and would therefore be acceptable and retrospective planning permission should be granted without delay, subject to necessary safeguarding planning conditions.

Yours sincerely

Sean Breslin

Sean Breslin
Senior Planner

Tel: 0203 872 9875

Email: seanbreslin@boyerplanning.co.uk

Boyer