

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

29th March 2022

REF: 42 Harmond Street London NW1 8DP

Design Process, Appearance & Access

Key points

This Design & Access Statement is in support of a Planning Application which seeks permission for a ground, first and second floor rear extension of the property located at 42 Harmond Street.

The initial application was submitted on the 19th of September 2021

The planning officer deemed the proposal constituted over development.

The scheme has been revised as follows:

- Ground floor extension to cooccupy 50% of the original garden
- First floor side return extended by one metre
- First floor side return infill to create an en-suite bathroom

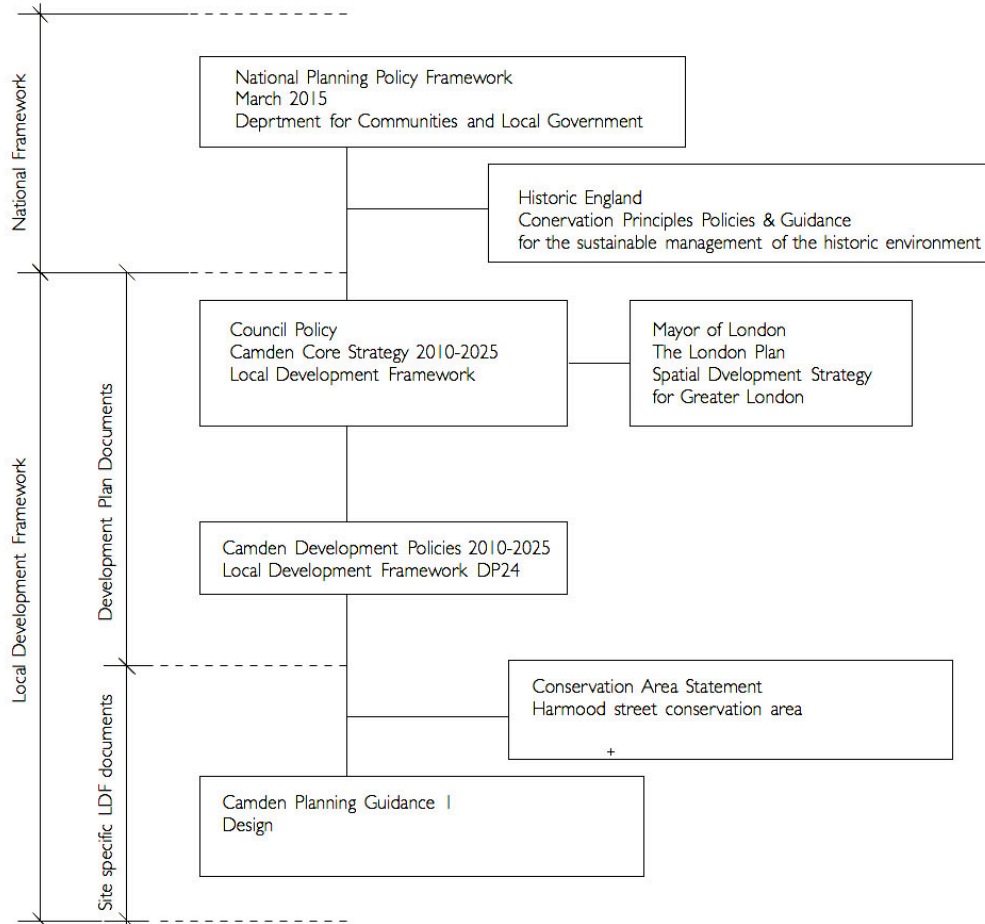
The existing property is located on 42 Harmond Street in a small single family Georgian terraced house situated within the Harmond Conservation Area, within the Borough of Camden. The building is not listed and consists of a kitchen, dining and living room on ground floor with 3 bedrooms and a bathroom room on first.

The houses in this terrace are modest in scale and do not easily accommodate the modern needs of a family. The intention is to renovate this house into their long term family home.

This proposed extension comprises the part demolition and extension to the kitchen at ground floor, first floor infill extension, providing a new ensuite bathroom with two skylights to the roof

Statutory Context

The following framework documents are referred to:



National Framework

Communities & Local Government
Planning Policy Statement 5
Planning for the Historic Environment

Policy HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets

HE7.5 Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.

ANNEX 2: TERMINOLOGY

CONSERVATION

The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.

In our view the proposed works are respectful of the local heritage and seek to celebrate and enhance the historical character.

The development seeks to enhance the local heritage by creating a contemporary new addition that responds to current needs.

English Heritage (EH)

CONSERVATION PRINCIPLES POLICIES AND GUIDANCE FOR THE SUSTAINABLE MANAGEMENT OF THE HISTORIC ENVIRONMENT

Assessing Heritage Significance

Understand the fabric and evolution of the place

62 To identify the cultural and natural heritage values of a place, its history, fabric and character must first be understood. This should include its origins, how and why it has changed over time (and will continue to change if undisturbed), the form and condition of its constituent elements and materials, the technology of its construction, any habitats it provides, and comparison with similar places. Its history of ownership may be relevant, not only to its heritage values, but also to its current state.

We would like to see this statement from EH as an acknowledgement that change is a natural and welcome process. Granted the historical character of the property should be preserved and enhanced where possible but changes and additions from part of the natural development of buildings.

Local Development Framework

Mayor of London
The London Plan
Spatial Development Strategy for Greater London

Policy Areas

Design principles

4B.1 Design principles for a compact city

The Mayor will, and boroughs should, seek to ensure that developments should:

- * maximise the potential of sites*
- * promote high quality inclusive design and create or enhance the public realm*
- * contribute to adaptation to, and mitigation of, the effects of climate change*
- * respect local context, history, built heritage, character and communities*
- * provide for or enhance a mix of uses*
- * be accessible, usable and permeable for all users*
- * be sustainable, durable and adaptable in terms of design, construction and use (see Chapter 4A)*

- * address security issues and provide safe, secure and sustainable environments (policy 4B.6)
- * be practical and legible
- * be attractive to look at and, where appropriate, inspire, excite and delight
- * respect the natural environment and biodiversity, and enhance green networks and the Blue Ribbon Network
- * address health inequalities (policy 3A.2.3).

These principles should be used in assessing planning applications and in drawing up area planning frameworks and DPD policies. Design and access statements showing how they have been incorporated should be submitted with proposals to illustrate their impacts.

We would like to offer that in the spirit of the London Plan the proposed development seeks to maximize the use of the historical property.

Council Policy

Extract from the GIS Interactive planning map:

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Camden Conservation Areas
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42 harmood street nw1 1mi Go

conservation_area_name: Harmood Street
description: Attributes: Conservation Area Name:Harmood Street Designated Date:20/09/2005
name: kml_116
designated_date: 20/09/2005

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Planning History

April 2013 – HH Granted - Erection of a single storey rear extension as a replacement of existing to single dwelling house (Class C3); 2013/0730/P.

26 Harmood Street

August 2011 – HH Granted – Erection of ground and first floor infill extension and second floor extension to the rear of the existing dwelling house (Class C3); 2011/2448/P.

22 Harmood Street

October 1982 - PP Granted - The construction of a roof extension; ref. 34752 18 Harmood Street

May 2009 – PP Granted – Erection of a rear extension at second floor level on top of the existing back addition with access to a terrace and the erection of a first floor rear infill extension; alterations to the window at roof level, to the side elevation, in relation to dwelling house (Class C3); 2009/1532/P

May 2017 PP Granted, Ground and first floor extension to rear of dwelling. Class C3 30 Harmood street 2017/1404/P

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)

CS11 (Sustainable and efficient travel)

CS14 (Promoting high quality places and conserving our heritage) CS19 (Delivering and monitoring the Core Strategy)

Development Policies:

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance: CPG 1 - Design 2015

CPG6 - Amenity 2011

Harmood Street Conservation Area Appraisal and Management Strategy (September 2005) (Paragraph 3.7)

Items considered in the proposal:

1. The quality of design of the rear extensions and impact on the conservation area;
2. The impact of the proposal on the amenity of surrounding occupiers.

Design

In consideration of Camden Planning Guidance I (design), the proposed design seeks to:

- Be secondary to the building being extended in terms of location, form, scale, proportions, and dimensions and detailing;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve the existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- Respect and preserve the historic pattern and established townscape of the surrounding area including the ratio of built to unbuilt space;
- Not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking and sense of enclosure;
- Allow for retention of a reasonable sized garden; and
- Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

Ground floor

The proposed extension will reduce the garden by 12m². The existing garden is 30m² so the proposed extension will occupy less than 50% of the garden so the external amenity space is preserved

The proposed works will be of the highest quality and materials

First Floor Extension

It is stated in the Guidelines section of the Harmond Street Conservation Area Statement (adopted 2005) that 'The infilling of yards and rear spaces between buildings will generally be unacceptable (CB26).'

We would like to suggest that given the location of the property not being visible for the public highway, be it Harmond street or Clarence Way, the proposal has no detrimental effect on the conservation area realm.

CB23 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

Since the first floor extension is hardly visible from the public highway the scheme should be considered acceptable

Rooflights

The proposed installation of rooflights within the existing roof will have no detrimental effect on the conservation area and as such should be considered acceptable. Rooflights will be conservation style, flush with the roofscape.

Amenity

Policy CS5 (Managing the impact of growth and development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.

The proposed design has no detrimental effect on either the amenity, privacy, outlook, daylight and sunlight of the neighbouring properties

Privacy

The proposal will not compromise the privacy of the adjoining occupiers. No new windows are proposed along the boundary; with all new windows proposed to be rear facing and such there would be no direct detrimental view to neighbouring occupiers.

Loss of Daylight/Sunlight

The proposal would not cause detrimental loss of daylight and sunlight due to the size of the proposed extension.

Outlook/Sense of Enclosure

Given the scale of the proposal and the use of materials, the proposal is not considered to lead to an increased sense of enclosure or overlooking and will not compromise the outlook for the adjoining properties.

Conclusion

In our opinion the proposal complies with all the requirements established in the local Development Framework and the Design Guidelines amongst others.

Use

The current use of residential is maintained.

Layout

The internal layout remains exactly the same, access from the highway remains the same. The only change to the internal layout is to create a larger open plan kitchen living room area.

Yours sincerely,

Sebastian Camisuli

On behalf of:
Martins Camisuli Architects