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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SITE AT
13A CROSSFIELD ROAD
BELSIZE PARK
LONDON NW3 4NS

PLANNING APPLICATION
BY
JENNIFER AND WALTER LADWIG

PLANNING, DESIGN & ACCESS STATEMENT

January 2022

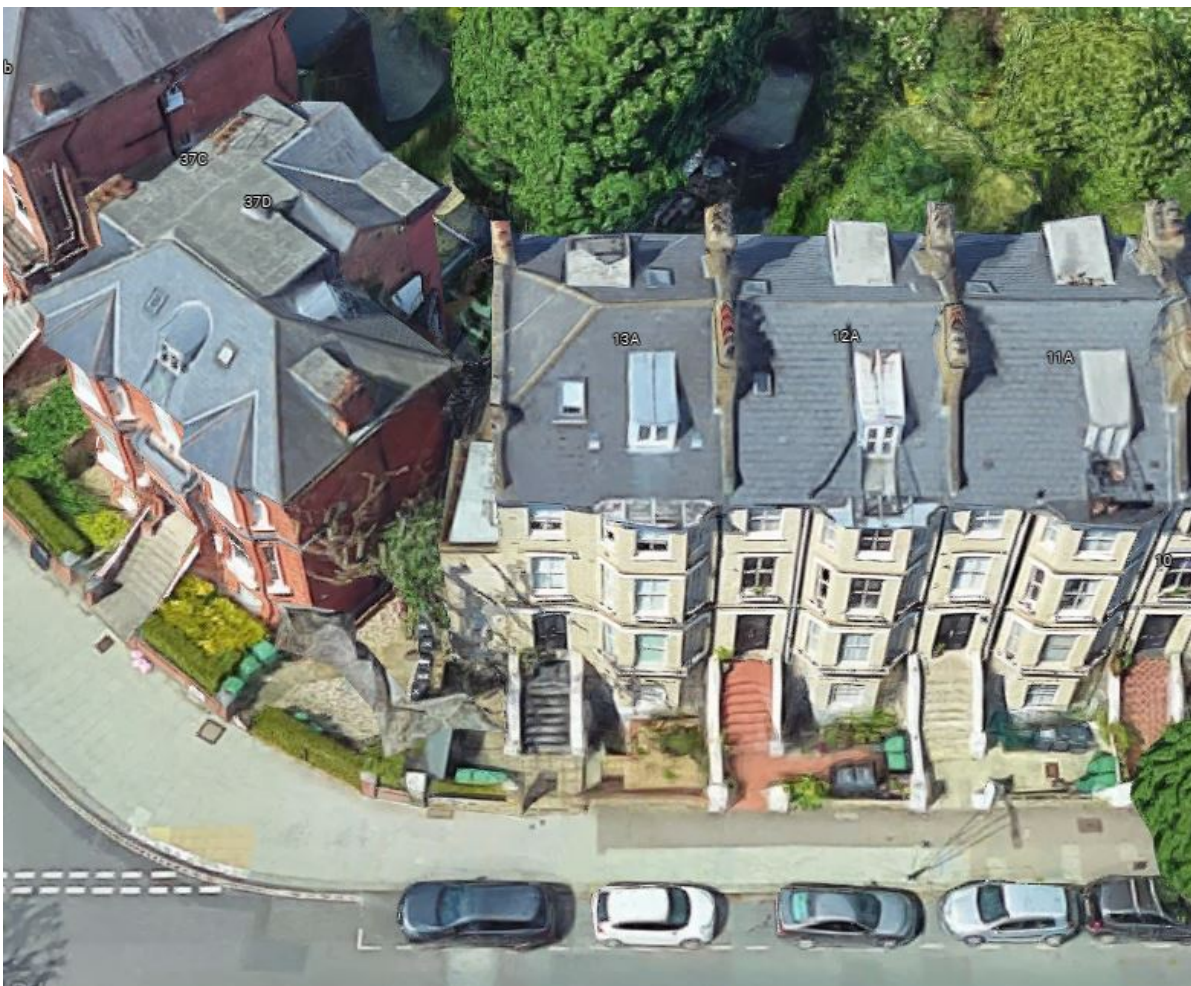
1. INTRODUCTION

- 1.1 This Planning, Design and Access Statement accompanies the planning application by Jennifer and Walter Ladwig for the lowering of the existing front light well by 1300mm, insertion of 3 windows to the existing basement gym and installation of metal grille over the light well.
- 1.2 The application site has recently had permission granted for a basement, with the works progressing on site.
- 1.3 The existing light well footprint will not be enlarged and the proposals will not be visible from the street.
- 1.4 This statement, which should be read in conjunction with the application drawings 10591/TP 201 and 10591/TP202, assesses the planning and design merits of the proposal having regard to relevant planning policies and all other material planning considerations, and is submitted to assist Camden Council's ("the LPA") evaluation of the application.

2. THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 The property lies within the Belsize Conservation Area.

AERIAL VIEW



37 Adamson Road

13 Crossfield Rd.

12 Crossfield Rd. 11 Crossfield Rd.

3. RELEVANT PLANNING HISTORY

- 3.1 A planning application ref: 2016/6426/P was approved 20th July 2020 for " Excavation of basement with rear light well, erection of single storey rear conservatory, installation of new side window and replacement of side windows to lower ground floor flat."

4. THE APPLICATION PROPOSAL

- 4.1 This application seeks to increase the depth of the existing front light well by 1.3m.
- 4.2 The existing light well ground slab to be replaced with a metal grille at natural ground level.
- 4.3 3 new windows to be inserted in the front wall of the building below the proposed metal grille.
- 4.4 The footprint and external appearance of the light well will remain unchanged.
- 4.5 There are no existing trees or shrubs affected by the proposals.

5. PHOTOGRAPHS

Please refer to drawings TP201 & TP202 for photographs

6. PLANNING & DESIGN ASSESSMENT

Amount and principle of development

- 6.1 The proposal is for the increase in depth of the existing front light well, insertion of windows and installation of metal grill.
- 6.2 The gross internal area of the light well would remain as existing.
- 6.3 The proposed windows would be below the metal grill.
- 6.4 The metal grill is to be installed at the existing natural ground level in the light well.
- 6.5 The proposals will not be visible from the street
- 6.6 For the above reasons, it is considered that the proposed alterations would not cause harm to the conservation area, outlook, amenity or privacy.

Scale, character and appearance

CPG1 Design (refer to section 4 on extensions, alterations and conservatories).

In general, this expects that any exposed area of basement:

*is subordinate to the building being extended; •
respects the original design and proportions of the building, including its
architectural period and style; and minimises the loss of garden space. •*

2.9. Any visible basement wall should not dominate the original building due to its size.

2.10. In number, form, scale and pane size, basement windows should relate to the façade above.

They should normally be aligned to the openings above and be of a size that is clearly subordinate to the higher level openings so as not to compete with the character and balance of the original building. On the street elevation, and on certain rear elevations where there is a distinguishable pattern to the fenestration, the width and height of windows should be no greater than those above.

- 6.7 The proposals are below street level and below the existing front garden.
- 6.8 The proposals will not be visible from the street.
- 6.9 The proposed windows relate to the facade above and are subordinate in size.
- 6.10 The proposed windows are located under the metal grill.
- 6.11 The existing front garden to remain as existing.
- 6.12 For all the above reasons, the proposals are considered to respect the character and appearance of original building, the immediate gardens and street scene.

7. CONCLUSIONS

- 7.1 The application proposal would provide some daylight and natural ventilation to the gym.
- 7.2 The proposal has been designed to protect the living conditions of adjacent occupiers. There would be no loss of daylight, sunlight, outlook or privacy for neighbouring occupiers, and the scheme would not intensify use of the site to the extent that there would be a materially harmful increase in noise or disturbance for neighbours.
- 7.3 The proposed scheme would not be visible from Crossfield Road
- 8.6 This practice looks forward to early discussions with the case officer on the merits of the proposal, and to the application being brought forward for approval in due course.