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The logo for SMPlanning, featuring the text "SMPlanning" in a white, sans-serif font on a dark rectangular background.

17th May 2022

Via email only

Dear Sir/Madam,

FULL PLANNING APPLICATION – THE TOWN & COUNTRY PLANNING ACT 1990

REMODELLING AND RECONFIGURING

ST JOHN'S STUDIO, HARLEY ROAD, LONDON, NW3 3BY

Please accept this covering letter as an accompaniment to this full planning application for the remodelling of the existing property to provide rear and roof extensions, a replacement link and associated works. This letter provides a summary of the site and the proposed development.

Please also find enclosed a completed application form accompanied with a full set of existing and proposed plans and elevations, Design and Access Statement, Heritage Statement, Arboricultural Impact Assessment, Flood Risk Assessment, Daylight/ Sunlight Assessment, Sustainability Report and Construction and Demolition Management Plan Proforma.

The site:

The site is located on the north-eastern side of Harley Road, to the south of the junction with King Henry's Road. It comprises a three storey semi-detached residential property. The street is characterised primarily by similar residential properties with the UCL Academy and Swiss Cottage Leisure Centre providing a contrast. The site lies within the Elsworthy Conservation Area and is not statutory or locally listed and can be deemed as a neutral contributor to the surrounding conservation area. The neighbouring properties either side and to the rear of the site (St John's Lodge, No.1 Harley Road and 157 King Henry's Road) are identified as positive contributors within the Conservation Area Appraisal. The site lies within a flood risk zone of 1 and a public transport accessibility level (PTAL) of 5/6a.

Planning history:

On the 24th of June 1996, planning permission was granted for the conversion of the main building into five self-contained units, alterations to the elevations at lower and upper ground floor levels, demolition of rear annexe building and its redevelopment for a single dwelling house by the erection of a three-storey building as well as associated landscaping and boundary wall treatments (reference P9601047R1).

On the 10th of October 1997, planning permission was granted for the erection of an ancillary single storey structure in the rear garden (reference PE9700616).

On the 20th of July 2005, planning permission was refused for a three storey rear extension (reference 2005/2827/P).

On the 10th of April 2006, planning permission was granted for a single storey rear extension (reference 2006/0902/P).

On the 21st of September 2021, pre application advice was sought in relation to alterations and extensions to the existing residential property including a rear extension, upward extension, the cladding of the building and associated internal alterations. The response can be summarised as follows.

- The principle of redevelopment/remodelling as acceptable;
- Further information is required in regard to the re-use of the existing building, the proposed materials and sustainability implications for the development;
- A future application would need to be accompanied by a Sunlight/ Daylight Assessment;
- The proposal is unlikely to result in any loss of privacy or outlook;
- No objection in regard to quality of accommodation;
- On site car parking for returning residents would likely be acceptable;
- The site is located on a historically flood street and therefore any future application would need to detail appropriate flood resilience and evacuation measures.

The proposal:

This planning applications looks to remodel the existing property by demolishing the existing rear extension and canopy, replacing the existing link along with front, rear and roof extensions and associated works.

As part of the remodelling works the existing link, rear extension, roof and principal and rear facades are to be demolished. The structural flank walls and floors are to be retained and built out to accommodate modest extensions to the front, rear and roof. The principal and rear facades are to be sloped and finished in a terracotta baguette system. The proposed replacement link is to be largely glazed with a green roof.

The proposal includes the re-landscaping of the front and rear garden with permeable pavements. This includes the provision of a bin, cycle and Air Source Heat Pump store, with a green roof, within the front garden. The existing front boundary treatment is to be retained, along with a single on-site car parking space.

The extended dwelling will have a hall, reception room and open plan kitchen, dining and living room at ground floor level. At first floor level is an en-suite bedroom, utility and living room/study. At second floor level is 3 bedrooms and a study/play room. At third floor is a master bedroom and bathroom.

For full details please refer to the drawings and design and access statement prepared by Gianni Botsford Architects.

Planning Assessment

Principle of Development

Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The site comprises a single residential dwelling. There are no development plan or national planning policies that render the general principle of the extending or altering residential properties as a matter of principle, subject to the consideration of all other detailed matters.

Design and Heritage Impacts

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to pay special attention to the desirability of preserving or enhance the character and/or appearance of Conservation Areas.

Camden Local Plan (CLP) Policy D1 requires development to be of the highest architectural and urban design quality and have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is reflected in London Plan Policy D4 (Good Design). Specific guidance in relation to extensions to existing properties and achieving good design is further provided in the 'Home Improvements' and 'Design' Camden Planning Guidance (CPG).

CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and Listed Buildings. These aims are further reflected in London Plan Policy CH1 (Heritage Conservation and Growth).

The existing building is of no architectural or historical significance and is identified in the Conservation Area appraisal as being a neutral contributor to the character and appearance of the Conservation Area. The recessed location of the building goes some way to mitigate its inappropriate materials and detailing. Nonetheless, the existing building is considered to detract from the character and appearance of Harley Road.

The proposed re-modelled dwelling seeks to create a building, with its own identity, that compliments the neighbouring Victorian villas.

The remodelled dwelling occupies a similar footprint to the existing building with a modest increase in height and depth. The angular approach to the facades and roof negates any perceived increase in scale and provides an aesthetically interesting architectural piece. The remodelled dwelling will continue to form a recessive feature within the streetscape that successfully infill between the adjoining villas and remedies the flaws of the existing low quality pastiche. The proposed link is largely glazed with a green roof, providing clearer legibility between the historic building and the later infill plot. The proposal is wholly sympathetic to its immediate context, the character of the area and clearly demarks the application building as a later infill.

The terracotta baguettes, glazing and projecting canopies following the rhythm of fenestration and band detailing on the neighbouring buildings, whilst adding visual interest. The green baguettes and glazing takes cues from the surrounding landscaping and emphasises the site as an infill site between the neighbouring villas, whilst complimenting the neighbouring brickwork.

In summary, the proposed extensions and alterations to the property represent high-quality design which is sympathetic to the character and appearance of the existing building, neighbouring buildings and the Conservation Area. It is considered that the proposed works will enhance the quality of the host dwelling and consequently the townscape quality of the area. The development therefore complies with CLP Policies D1 and D2, the Design and Home Improvements CPGs.

Neighbouring Amenity

CLP Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents.

The proposed extensions and alterations do not materially increase the scale of the building or introduce any windows or terraces that would have a material impact on neighbour privacy. A detailed Daylight and Sunlight Assessments accompanies the submission and confirms that the proposal would not have an adverse impact on daylight or sunlight entering the primary habitable windows and amenity spaces of the nearest neighbours. The proposal preserves neighbour privacy and accords with CLP Policy A1.

Parking

CLP Policies T1 and T2 highlight the importance of prioritising walking and cycling as a sustainable mode of transport and indicate that car-free development across the borough is a key aim. This is also echoed in the Transport CPG.

Whilst it is acknowledged that CLP Policy T2 requires all new developments within the borough to be car-free and that the Council will limit onsite parking to spaces designated for disabled people where

necessary. The supporting text to the policy states that if the existing occupiers are to return to the address when the development is completed the Council will consider retaining or re-providing existing parking provision. In this instance, the applicant, who is the owner of the property, will be a returning resident. The proposed re-provision of a parking space is considered to be acceptable.

Sustainability

Local Plan Policies CC1 sets out that the Council will encourage all new development to minimise the effects of climate change and meet the highest feasible environmental standards. Policy CC2 requires all development to adopt appropriate climate change adaption measures including reducing surface water runoff, including Sustainable Drainage Systems and incorporating bio-diverse roofs.

The proposal retains most of the structural walls, floors and the foundations of the building. These elements have high levels of embodied carbon. The retention of significant structural parts of the building minimises the need to construct new structural elements (also with high embodied carbon). The brickwork from the demolished walls is to be reused in the extension of the flank walls with the remainder re-used as hardcore.

The proposal incorporates a green roof to the rear extension and the existing link side extension which would improve the sites biodiversity and reduce water run-off. The adjustable façade screens allow the occupier to regulate solar gain to the building. The proposed cladding and windows will improve the thermal efficiency of the building. The proposal incorporates high levels of insulation and air tightness along with an Air Source Heat Pump which delivers a carbon emissions saving of 48.5% above current building regulations requirements. The building will be fitted with water efficient fixtures and fittings and will meet the higher water efficiency standards, set out in current building regulations.

The proposal will contribute to minimising the effects of climate change and is a sustainable form of development, in line with Local Plan Policies CC1 and CC2.

Arboricultural Impacts

Local Plan Policy A3 sets out that the Council will protect and seek to secure additional trees and vegetation as part of new development.

The Arboricultural Report that accompanies this application confirms that no trees within or in close proximity to the application site will be adversely affected by the proposed development. Proposed mitigation measures proposed include the erection of tree protection fencing during construction and the installation of a no dig cell web system to part of the front driveway, where it will be located within the RPA of T1. The proposal accords with CLP Policy A3.

Flood Risk and Drainage

Local Plan Policy CC3 will ensure that the development does not increase flood risk and reduces the risk of flooding, where possible.

The site is located in flood risk zone 1 (lowest risk) of the Environment Agencies Flood Risk Map for Planning and the site is not located within Critical Drainage Area. Notwithstanding this, the site has been identified as being at moderate risk from surface water flooding. The flood risk assessment submitted with the application recommends that cut off drains are installed at the sites periphery and at the threshold, ground floor sockets should be placed 600mm above the finished floor level and that the construction should be waterproof up to this height. The proposal would not increase flood risk, in accordance with CLP Policy C3.

Construction Management

CLP Policy A1 states that the Council will seek to protect the quality of life of occupiers and neighbours by considering the impacts of the construction phase, including the use of Construction Management Plans.

This submission is accompanied by a completed Construction/ Demolition Management Plan pro forma. This confirms that the demolition and construction of the proposal will be managed appropriately with the view if minimising neighbour amenity and highway impacts. The proposal complies with CLP Policy A1.

Summary:

As demonstrated within this letter, the principle of development in this location is supported. The proposal facilitates the enlargement of and provision of an energy and water efficient family home, to meet the needs of a growing family. The proposal enhances the contribution the site makes to the visual amenity of the locality and the character and appearance of the conservation area whilst preserving neighbour amenity. The development is sustainable development and in accordance with the Development Plan. Therefore, it is respectfully requested that planning permission is granted.

I trust the commentary above is clear but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning