
Planning, Design and Access Statement

Radlett House, Radlett Place, London, NW8 6BT

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1. Introduction

- 1.1. This Planning, Design & Access Statement has been prepared by Savills on behalf of our Client, in support of a planning application for the following development at Radlett House, Radlett Place, London, NW8 6BT:

“Alterations to rear roof slope of dwelling (C3) including the modification of rear dormers and installation of overrun with chimney stack to facilitate the installation of internal passenger lift.”

- 1.2. This planning application is made following the grant of planning approval for an identical development by the London Borough of Camden in October 2016 under planning permission reference 2016/4374/P. The planning approval was subject to a standard condition requiring implementation within three years from the date of permission. As a result, the permission expired on the 3rd October 2019. As the planning permission had not been implemented prior to this date, it has now expired and this application therefore seeks to re-activate the planning permission via a fresh application.
- 1.3. Whilst it is noted that in the intervening period between the grant of planning permission and the present day the Council have adopted a new Local Plan (July 2017), the relevant policies within this document largely remained identical to those upon which the decision was originally made.
- 1.4. This Statement has been prepared following an examination of the site and surroundings, research into the relevant planning history and an examination of relevant planning policy documents. This Statement provides background information on the site and an assessment of the proposals in relation to planning policy and other material considerations, set out under the following headings:
- Section 2 outlines the site and its context within the surrounding area;
 - Section 3 sets out the relevant planning history;
 - Section 4 outlines the proposals;
 - Section 5 sets out the relevant planning policy context;
 - Section 6 examines the main planning considerations;
 - Section 7 draws our conclusions in respect of the proposals.
- 1.5. This Statement is supported by, and should be read in conjunction with, the existing and proposed drawings for the development, prepared by BB Partnership Limited.
- 1.6. This Statement finds that the proposed development, as previously determined by the Local Authority, complies with the Development Plan as well as all other relevant material considerations, including the National Planning Policy Framework (NPPF) and represents sustainable development which should be promoted.

2. Site and Surroundings

- 2.1. The site is located within the London Borough of Camden and specifically within the Primrose Hill ward. The property is located in the north-western corner of Radlett Place, on the south-western edge of Primrose Hill.
- 2.2. Radlett Place is a gated, privately owned cul-de-sac leading from the busy thoroughfare of Avenue Road. The site is enclosed by a large red brick wall as well as heavy vegetation to the North and West. The site is bound by residential properties to the north (fronting Elsworth Road), south (fronting Avenue Road) and east (fronting Radlett Place).

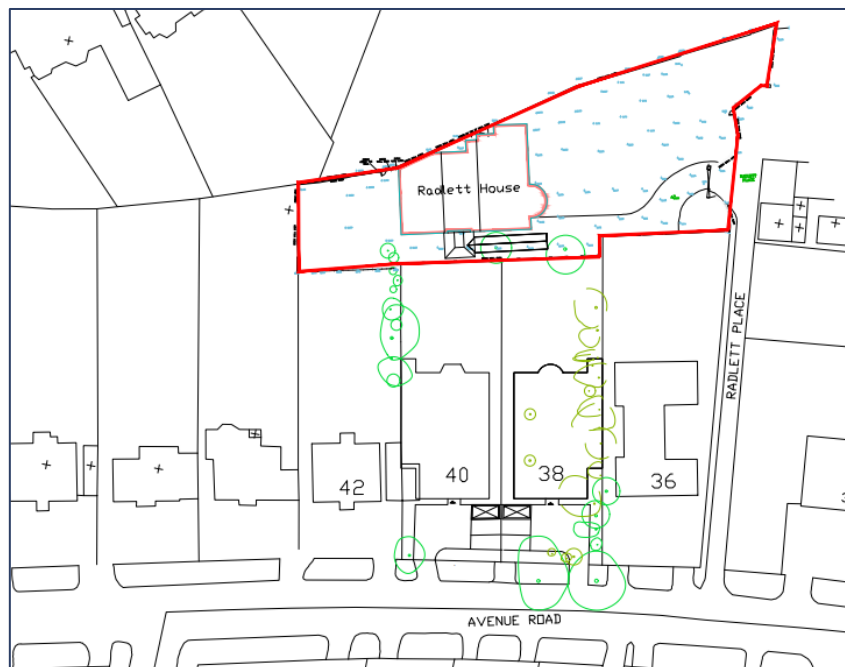


Figure 1- Site Location Plan

- 2.3. The site comprises of a two-storey dwellinghouse, plus habitable roof level accommodation, which was constructed approximately 15 years ago following the approval of planning permission originally in 2005 and subsequently amended between 2006 and 2007 (see planning history).
- 2.4. The application property is not statutorily listed, however is located within the Elsworth Conservation Area within which it is identified as making a neutral contribution.

3. Planning History

- 3.1. According to the Council's online planning register, the site has an extensive planning history over recent years, dating back to its construction circa 15 years ago. The most relevant planning applications are detailed below.

Planning reference number	Description of development	Decision and date
2019/0266/P	Erection of a two storey garden outbuilding within front garden of host property (minor variation to approved and implemented permission ref. 2012/5607/P dated 24/12/12; namely to include additional first floor side wing for staircase and GF window)	Granted 14 th May 2019
2018/5673/P	Erection of garden pergola to front garden of property to link main house with garden outbuilding / pool house previously permitted/implemented under previous application references 2010/6316/P dated 17/01/2011 and 2018/4258/P dated 12/10/2018.	Granted 12 th February 2019
2017/0716/P	Creation of a crown tiled roof / attic floor above two storey rear projection of dwelling (Use Class C3) including no.5 dormer windows and linked walkway to existing loft.	Granted 8 th May 2017
2016/4374/P	Alterations to rear roof slope of dwelling (C3) including the modification of rear dormers and installation of overrun with chimney stack to facilitate the installation of internal passenger lift.	Granted 3 rd October 2016
2012/5607/P	Erection of a two storey outbuilding and a single storey front extension to the main house in connection with existing residential dwelling (Class C3).	Granted 24 th December 2012
2011/5102/P	Excavation of a basement beneath the main house with front and rear lightwells and a two-storey basement link under the garden between the house and the previously approved swimming pool outbuilding, and installation of air conditioning unit and enclosure in garden, all in association with the use of the single family dwelling (Class C3).	Granted 30 th March 2012
2010/6316/P	Erection of a two storey plus basement out building and alteration to gate in association with existing residential dwelling (Class C3).	Granted 17 th January 2011
2009/1954/P	The erection of a single storey porch extension to the entrance and a colonnade along the side of the house.	Granted 31 st July 2009
2008/3944/P	Erection of a two storey plus basement ancillary building including pool to the dwellinghouse, following the demolition of existing pool house.	Granted 24 th March 2009
2007/4249/P	Demolition of existing swimming pool / pavilion building adjacent to Primrose Hill with a two storey building plus roof to accommodate a swimming pool.	Granted 30 th November 2007
2007/1124/P	Alterations to chimneys, roof eaves, rooflight and fenestration, as amendments to planning permission dated 26.05.06 (2006/1799/P) for the erection of a new dwellinghouse.	Granted 29 th May 2005

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2006/1799/P	Erection of a new part one, part two storey dwellinghouse, as an amendment to the planning permission granted on 21/06/05 (ref 2004/5446/P) for the erection of a new dwelling house	Granted 26 th May 2006
2006/0210/P	Erection of a new part one, part two storey dwellinghouse, as an amendment to the planning permission granted (ref 2004/5446/P) for the erection of a new dwelling house.	Granted 9 th March 2003
2004/5444/P	Erection of a 2-storey single-family dwelling house	Granted 18 th April 2005

- 3.2. Of particular relevance to this application is that approved under planning permission reference 2016/4374/P for an identical development to that which is now proposed. This application was approved, however the permission has now expired having not been implemented within the statutory three year period from the date of consent. The application to which this Statement relates now seeks to re-activate this planning consent via a fresh application.
- 3.3. Whilst it is noted that the new Local Plan has been adopted in the intervening period following the initial planning approval, the policies relating to the main planning considerations associated with the application remain largely identical to those included within the previously adopted Local Plan.
- 3.4. In light of the above, whilst it is noted that a new planning consent must be sought, the matters to be considered remain identical to those which have already been considered acceptable as part of the planning consent granted under planning reference 2016/4374/P. Given that the scheme is identical to this previously consented scheme, it is considered that the same positive conclusion should be reached under this application.
- 3.5. Regardless of the above, a full assessment of the proposals taking account of the adopted development plan, and all other material considerations, is outlined below.

4. Proposals

- 4.1. The proposals seek planning permission for alterations to the rear roof slope of the dwelling, including the modification and repositioning of rear dormers and installation of overrun with faux chimney stack to facilitate the installation of internal passenger lift.
- 4.2. The passenger lift would be situated internally (therefore in itself does not require planning permission) however in order for it to extend to all floors an overrun at roof level is required. The proposals therefore include the installation of a lead clad dormer structure situated in the Northern corner of the roof as well the construction of a new brick chimney to match to two other existing in order to obscure views to the overrun.
- 4.3. Due to the internal floor level, the existing three dormer windows would require lifting by approximately 300mm with a recessed 'link' dormer structure situated behind to allow for access to the lift.



Figure 2- Existing (top) and proposed (bottom) north elevations

5. Planning Policy Context

Policy Framework

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications and appeals are determined in accordance with the development plan for an area, unless any material considerations indicate otherwise. This legal requirement is reiterated in the introduction to the National Planning Policy Framework (NPPF).

National Planning Policy Framework (NPPF)

- 5.2. The National Planning Policy Framework (NPPF) does not form part of the development plan, but is an important material consideration and sets out the Government's planning policies. The NPPF was revised in July 2021 and maintains the presumption in favour of sustainable development (paragraph 11) which is defined in paragraph 8 as incorporating economic, social and environmental objectives.

Adopted Development Plan

- 5.3. In this case, the adopted development plan comprises the following documents:
- Camden Local Plan (July 2017)
 - The London Plan (March 2021)
- 5.4. The Camden Local Plan was adopted in July 2017 and sets out the Council's planning policies to deliver the strategic vision for the borough. The London Plan was adopted in March 2021 and is the statutory Spatial Development Strategy for Greater London prepared by the Mayor of London.

Other Material Considerations

- 5.5. In addition to the adopted development plan, the following documents are important material considerations:
- Elsworthy Conservation Area Appraisal and Management Strategy (July 2009)
 - Amenity CPG (January 2021)
 - Design CPG (January 2021)
 - Home Improvements CPG (January 2021)
- 5.6. These documents will be referenced where relevant throughout this Statement.

6. Planning Considerations

6.1. This section of the report provides detailed consideration of the proposals, taking account of policies within the adopted development plan, and other material considerations. The main planning considerations in this case, and those which will be assessed in the following section, are considered to be as follows:

1. Design
2. Heritage

6.2. Each of these matters are discussed in turn as follows.

1. Design

6.3. Policy D1 of the Local Plan seeks to secure high quality design by making sure all development respects local context and character. The policy states that the Council will require that development:

- *Respects local context and character;*
- *Preserves or enhances the historic environment and heritage assets;*
- *Comprises details and materials that are of high quality and complement local character; and*
- *Contributes positively to the street frontage*

6.4. The Local Plan states 'good design takes account of its surroundings and preserves what is distinctive and valued about the local area. Careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development which integrates into its surroundings'.

6.5. The Council's Home Improvements CPG outlines guidance in relation to roof extensions and notes that it is important to consider the existing roof form and any previous extensions to it; the roof visibility and prominence in relation to gardens, streetscene and the wider area; the pattern of development of neighbouring buildings; and other roof extensions present at neighbouring buildings.

6.6. The proposed development seek minor alterations at roof level which would result in an addition to the rear roof slope which would result in a minor increase to the bulk of the existing dormer windows, as well as the creation of a lift overrun. When viewed within the context of the existing roof massing and scale, the alterations are minor and the proposed alterations would be subordinate changes within the rear roof slope.

6.7. The proposed chimney stack would replicate the two existing stacks of identical design, height and materials and this element would not interrupt any rhythm or the overall proportions of the building. This element would screen the additional mass from to the rear roof slope from views.

- 6.8. The proposed design of the alterations is sensitively considered in relation to the existing building and the proposed materials will match those on the existing building, ensuring that they seamlessly integrate with the host building.
- 6.9. The proposed alterations are considered to be minor in scale and nature and would suitably preserve the character and appearance of the building, in line with policy D1. Indeed, as part of their determination of the previous application, the Council considered that the design had *“been sensitively considered”* and the proposals would not *“overwhelm the proportions of the host dwelling”*. The Council went on to note the acceptability of the proposals, stating that *“the proposed alterations would not cause a detrimental impact upon the character and appearance of the host property”*. This is considered to remain the case.

2. Heritage

- 6.10. Policy D2 of the Local Plan 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. With regard to Conservation Areas, the policy requires all development to preserve or, where possible, enhance the character and appearance of the area and resists development that would cause harm. The supporting text to the policy makes clear that reference should be made to the associated character appraisals.
- 6.11. As noted above, the application property is identified as making a neutral contribution to the character of the conservation area within the Elsworth Conservation Area Appraisal.
- 6.12. The proposed alterations are minor in scale and nature and have been designed to ensure their subordination, as noted above, ensuring no harm to the character and appearance of the property. The proposed alterations are designed such that they are concealed insofar as possible from surrounding vantage points and where they are visible, they will appear indistinguishable from the existing situation.
- 6.13. Indeed, the Council previously considered the proposals visibility in detail and noted that *“from the North (Primrose Hill) the already limited views afforded through the dense vegetation to the side elevation of the host property would not be negatively impacted upon by the lift overrun or roof structures by virtue of the proposed chimney stack which would completely screen all other elements of the proposed works from this side”*. From the south and south-west, whilst some views of the roof are afforded from private vantage points from neighbouring properties, the Council did not consider *“that these views would be impaired as a result of the proposed works by virtue of the distances between these fenestrations and the site of the proposed works (approximately 40m and 50m respectively); the existing screening from trees to the rear of no.40 as well as the detailed design of the proposed structure”*. The Council noted a similar situation to the north and north-west, where given the existing foliage and significant distance, the proposals would not be discernible.

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- 6.14. The proposals have been sensitively to ensure no harm to the character and appearance of the property, nor result in any impact to the character and appearance of the conservation area, in accordance with policy D2. Indeed, this was the conclusion reached by the Council previously where it was "*considered that the proposed alterations would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area as well as views from the adjacent Primrose Hill Park*".

7. Conclusions

- 7.1. This Planning, Design and Access Statement has been prepared in support of a planning application in relation to Radlett House, Radlett Place, London, NW8 6BT. The proposals seek alterations to rear roof slope of dwelling (C3) including the modification of rear dormers and installation of overrun with chimney stack to facilitate the installation of internal passenger lift.
- 7.2. The application is made following the grant of planning approval for an identical development by the London Borough of Camden in October 2016 under planning permission reference 2016/4374/P . The planning approval was subject to a standard condition requiring implementation within three years from the date of permission. As a result, the permission expired on the 3rd October 2019. As the planning permission had not been implemented prior to this date, it has now expired and this application therefore seeks to re-activate the planning permission via a fresh application.
- 7.3. Whilst it is noted that in the intervening period between the grant of planning permission and the present day the Council have adopted a new Local Plan (July 2017), the relevant policies within this document largely remained identical to those upon which the decision was originally made.
- 7.4. The proposals have been designed to respect the existing character of the host building and its contribution to the conservation area, through sensitive and appropriate selection of materials and subordinate design. The proposals are considered to suitably preserve the character and appearance of the property and the wider conservation area.
- 7.5. The proposed development has been assessed in relation to the currently adopted development plan and are considered to remain in full compliance with the relevant policies and represent sustainable design, in line with the NPPF.

