

28 July 2022

Reference
KP0075 Priory Terrace

Page
1 of 6

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

Dear Sir/ Madam

Subject: Land and building lying on the south side of Abbey Road to the side of 39 Priory Terrace, Kilburn, London, NW6 4DG

We submit a request on behalf of our client, Old Hampstead Estates Ltd, for full planning permission for the land and building on the south side of Abbey Road to the east of Priory Lodge and north of 39 Priory Terrace, London, NW6 4DG. The description of development for the current proposal is:

Retention of existing garage, rebuild and upgrade of west boundary wall and front of existing garage, new garage door, replacement of flat roof and new sliding gate to street.

This application is supported by the following:

- Completed planning forms and certificates;
- Design and Access Statement (in this letter);
- Heritage Impact Assessment (in this letter);
- Existing site photos dated 2 December 2021;
- The following drawings:
 - o Site location plan;
 - o Existing block plan;
 - o Existing floor plan
 - o Proposed block plan;
 - o Proposed floor plan;
 - o Existing elevation drawings;
 - o Proposed elevation drawings;
- Completed CIL forms;
- Planning fee of £262 paid via Planning Portal with reference PP-11077073.

Background to the proposals

The application proposes the refurbishment and repair of the existing single garage, and the erection of a sliding gate. The application site sits adjacent to a site recently consented for a 3-bed dwellinghouse under planning application 2020/2839/P. That application is currently in the process of being built out. The current application site is separate to the neighbouring site.

28 July 2022

Reference
KP0075 Priory Terrace

Page
2 of 6

Detailed proposals (layout/ scale/ appearance/ landscaping)

The development encompasses the following:

- 1) Demolition of the front (north) and side (west) elevations of the existing structure, including the existing garage door and rebuild in materials to match those existing.
- 2) New garage roller shutter door to be erected meeting secure by design standards;
- 3) Demolition of existing flat roof and rebuild with high quality materials to match existing in appearance;
- 4) Demolition and rebuild of the existing dilapidated boundary wall between the application site and priory house to the west. Rebuild with materials to match those existing; and
- 5) Erection of a timber frame traditional gate, installed to slide open across street entrance to site.

Site area and description (features/ access)

The planning application relates to the site to the north of 39 Priory Terrace and east of Priory Lodge, West Hampstead, London, NW6, accessed on the southern side of Abbey Road. To the east of the site is 39(a) Priory Terrace, which is currently under construction as part of application 2020/2839/P.

The site is neither statutorily nor locally listed. The Church of St Mary and St Marys Church Hall are Grade II listed buildings situated to the northwest on the opposite side of Abbey Road. Additionally, the site falls within Priory Road Local Conservation Area.

The site has an area of circa 0.003 hectares and currently comprises a single garage erected in the 1960s and a boundary wall along the western boundary with Priory Lodge. The building is in a dilapidated state of repair with ageing and deterioration to the walls and roof and the west boundary wall. Access to the site is via Abbey Road where there is an existing vehicle crossover.

The site is located within the Priory Road Conservation Area. An Archaeological Priority Area is situated nearby to the south, but the site itself is not located within it. The site is located in Flood Risk Zone 1 (“Low Risk”) as identified in the Environmental Agency’s Flood Map for Planning.

Legislation and guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Act”) places a statutory duty where applications relate to conservation areas.

Section 66(1) requires:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the

28 July 2022

Reference
KP0075 Priory Terrace

Page
3 of 6

Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 69 defines conservation areas as:

areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

The National Planning Policy Framework (NPPF) was updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied.

With regard to heritage, paragraph 194 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 199 states that great weight should be given to the conservation of heritage assets.

Regarding design paragraph 134(a) states that development which reflects local design policies and government guidance on design and takes into account any local design guidance and supplementary planning documents should be given significant weight.

Paragraphs 201 and 202 set out the required approach towards decision-taking where proposals will lead to harm to heritage assets.

Development plan policy

The London Borough of Camden's (LBC) development plan comprises the following documents:

- The London Plan (2021);
- Camden Local Plan (2017 ; and
- Camden Policies Map (2019).

The following London Plan policies we consider relevant and the proposal responds positively to the requirements:

- Policy 7.8 Heritage and assets and archaeology.

The following LBC policies we consider relevant and the proposal responds positively to the requirements:

- Policy D1 Design
- Policy D2 Heritage
- Policy A1 Managing the impact of development

These policies are supported by the following LB Camden Planning Guidance:

- Design (March 2019)

28 July 2022

- Amenity (March 2018)

Reference
KP0075 Priory Terrace

Page
4 of 6

Relevant planning decisions

Reference	Description	Decision	Date
2020/2839/P	Erection of 2-storey plus basement house with front lightwell and associated landscaping following demolition of existing garage.	Granted	14 April 2021

Key issues and considerations

The key issues are:

- The design and appearance of the proposed development
- Impact on the amenity of neighbouring properties, and;
- Impact on the significance of the character of the conservation area (see Heritage Impact Assessment Section below).

Design

Camden's Planning Guidance ('Design') states that high quality design makes a significant contribution to the success of a development, of a place, and the community in which it is located. London Plan Policy 7.4 encourages development to have regard to the form, function and structure of an area, and the scale, mass and orientation of surrounding buildings.

The proposed development would repair the existing dilapidated structure with materials to match those existing. The new roller shutter door to the garage would be modest in appearance and enable the garage to be properly secured. The scale and massing of the building would not change. The height of the garage would stay as existing and retain the flat roof design. The proposals have the appropriate regard for the character of the surrounding area and nearby buildings. As such we consider the proposals to be compliant with LBC design policies.

Neighbouring Amenity

LB Camden's Amenity Planning Guidance requires development to be designed to protect the privacy of occupiers of existing and proposed dwellings and to reduce potential overlooking. It goes on to state that development schemes should consider the impact of daylight and sunlight levels on neighbouring properties.

The proposed development would retain the same physical footprint as the existing garage. The height of the garage would remain the same and no windows are proposed. As such the repairs to the roof and walls of the garage and new roller shutter door are not considered to have any impact on the surrounding neighbouring properties. The new entrance gate would be a high quality timber frame form, and of a height in keeping with the existing walls on

28 July 2022

Reference
KP0075 Priory Terrace

Page
5 of 6

either side. As such there would be no detrimental impact on neighbouring amenity as a result of this addition.

Heritage Impact Assessment (HIA)

We undertake a HIA here, in order to show consideration for the statutory requirements and conservation guidance when proposing demolition and development within a conservation area.

The proposals, in this case, are modest, and seek to demolish and rebuild two walls of the existing garage like for like with the addition of a sliding access gate that will screen the view of the garage from the street. In accordance with paragraph 194 of the NPPF, the assessment made is proportionate to the assets' importance. The size of the structure will remain as existing in terms of both height and footprint. The materials proposed will match those existing. This section shows the proposals have regard to the preservation of the character and setting of the conservation area.

Identification of heritage assets and understanding

The heritage asset is the Priory Road Conservation Area. The site is not statutorily or locally listed (and neither is Priory Terrace). The Church of St Mary and St Mary's Church Hall are both situated on the opposite side of Abbey Road and are Grade II listed. While the site may be considered to be in the setting of listed buildings, we consider the proposals are of a scale to not affect the setting of the listed buildings.

Assessment of significance

The contribution made by the existing building to the setting of the conservation is, in our opinion, of low significance. The garage building was erected in the 1960's and has become run down and in need of repair. Similarly, the existing west boundary wall is in disrepair and should be rebuilt. The proposal to rebuild parts of the garage and the boundary wall in materials to match the existing in appearance would improve the appearance of the site from the street and from within the conservation area.

The improvement to the appearance and quality of the garage and boundary wall, and the modest access gate are considered to preserve and enhance the character of the conservation area and potentially the setting of the grade II listed buildings nearby.

Impact assessment

The partial demolition and rebuild of the garage and the erection of the timber frame access gate would both preserve and enhance the character and appearance of the Priory Road Conservation Area and potentially the settings of the Grade II listed buildings.

28 July 2022

Reference

KP0075 Priory Terrace

Page

6 of 6

The proposals would remove poor quality structure, detrimental to the character of conservation area and improve the appearance and security of the building.

We consider the impact on the significance of the conservation area and the potential setting of nearby listed buildings is low.

We consider the proposals demonstrate that there is no detrimental impact to the character of the conservation area and that the proposals will both preserve and enhance that character and the potential setting of the listed buildings.

Conclusions

The proposed scheme is demonstrated to meet LBC planning and heritage policies, policies in the National Planning Policy Framework and Sections 66 and 69 of the Act. The proposed changes preserve and enhance the setting of the conservation area and the potential setting of nearby listed buildings.

I trust the application can be registered promptly and I look forward to receiving confirmation. If you have any queries, please let me know.

Yours sincerely



Thomas Darwall-Smith MA MRTPI
Director