

**MADDOX PLANNING**

**PLANNING**

**STATEMENT**

**LONDON & MANCHESTER**

**0345 121 1706**

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## PLANNING STATEMENT

3 Gainsborough Gardens  
September 2022

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## **Description of development**

Single storey rear and side extension (following the demolition of the existing rear extension), re-landscaping of rear garden and internal alterations.

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## **Type of application**

Householder planning application and listed building consent

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## **List of supporting documents**

Application forms, certificates and notices;  
Existing and proposed plans, sections and elevations;  
Design and Access Statement;  
Heritage Statement;  
Planning Statement; and  
Arboricultural Report

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## **Development plan**

The adopted development plan comprises:

The London Plan (2021); and  
Camden Local Plan (2017)

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## **Policies map**

According to the Council's adopted policies map, the site is situated within the Hampstead Conservation Area.

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## **Other material considerations**

The National Planning Policy Framework (July 2021);  
Planning Practice Guidance (2021); and  
Camden Planning Guidance – Design.

## Site planning history

Reference/address	Description	Status/decision date
2022/3636/L	Renovation and internal rearrangement in accordance with detailed drawings.	Granted (12/09/2022)
2015/4586/L	Alterations to front garden to include new boundary wall and railings atop, relocation of the access stairs and garden entrance, relandscaping of the driveway including new bin enclosures and associated hard landscaping.	Granted (17/08/2015)
2015/4372/P	Alterations to front garden area to include new boundary wall and railings, relocation of the access stairs and garden entrance, relandscaping of the driveway including alterations to existing bin enclosures and associated hard landscaping to dwelling house (Class C3).	Granted (17/08/2015)
2015/2305/NEW	Alterations to front garden, boundary wall, access stairs, driveway, bin store and associated hard landscaping	Withdrawn (04/2015)
2008/4801/T	DDD - FRONT GARDEN: 1 x Hawthorn - Fell - DDD.	No objection to Emergency Works (CA) (10/10/2008)
LW9902097	LB Consent for Replacement of side extension by new side extension with roof light, erection of rear conservatory and internal alterations.	Permitted (08/1999)
PW9802112	PA for Replacement of side extension by new side extension with roof light, erection of rear	Permitted (08/1999)

	conservatory and internal alterations.	
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## **Contents of this statement**

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## **1.0 Site and surroundings**

- 1.1 The site address is 3 Gainsborough Gardens, London, NW3 1BJ. The site is located in the authoritative boundary of Camden.
- 1.2 The existing building is a four storey semi-detached single dwelling. There is a large garden to the front that overlooks the oval arrangements of Gainsborough Gardens. To the rear there is a small raised patio level which is accessed via an existing garden room extension.
- 1.3 The building itself forms part of a group of Grade II listed buildings situated within the Hampstead Conservation Area. It should be noted that the application site has been significantly altered over the years. The property has seen the construction of a rear and side extension and the internal spaces on the ground floor have been notably rearranged. However, the street facing facade is largely unchanged (save the new side garage) and the external materials, proportions and scale contribute to the context and reinforce the character of the gardens.
- 1.4 The surrounding area is of a residential character. The houses in Gainsborough Gardens share a common architectural language, with features such as gabled roof forms. They also share a number of materials and finishes (primarily brick, stucco and tile). Most of the houses are semi-detached (or link-detached) pairs.
- 1.5 The site is in flood zone 1, indicating a low risk of flooding.

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## **2.0 The proposals**

2.1 The proposed description of the development is as follows:

*Single storey rear and side extension (following the demolition of the existing rear extension), re-landscaping of rear garden and internal alterations.*

2.2 The main objective of the proposals is to sensitively extend and refurbish the listed house so that it is fit for modern day living, which will secure the long-term maintenance and retention of the listed building for its optimum viable use. As discussed in the following section, the proposal has been designed to preserve the significance of the heritage assets, which in this case includes the Grade II listed building and the Hampstead Conservation Area. The proposals have been designed to preserve the living conditions of neighbouring residents and to improve the quality of accommodation for the Applicant family and future residents.

2.3 The proposals are described in the enclosed Design & Access Statement and Heritage Statement. To avoid repetition, they are not listed here.

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### **3.0 Planning considerations**

3.1 Section 38(6) of the Planning Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. This section therefore assesses the proposals against the relevant development plan policies and material considerations. The assessment draws upon the application documents listed in Section 1 of this statement. The main planning considerations are:

1. Heritage & design
2. Quality of accommodation
3. Amenity considerations
4. Trees

#### **1. Heritage & Design**

3.2 Armour Heritage were appointed as the heritage consultant. The proposals have therefore been guided by a heritage specialist, and the Applicant's brief has been to improve the quality of accommodation (internally and externally) whilst preserving the integrity of the listed building and to not adversely impact neighbouring living conditions.

#### Listed building

3.3 Local Plan policy D2 requires development to protect the heritage significance of listed buildings. To deliver this the Council will require all development and any works for alterations or extensions related to listed buildings to preserve the heritage significance of the building or their setting, or any features of special architectural or historic interest. The Council will require the preservation of original architectural features and later features of interest, both internal and external.

3.4 The Applicant has recognised the need to carry out a baseline assessment of the building to inform the proposals. A significance assessment was undertaken and forms part of the submitted Heritage Statement. The heritage impact assessment concludes that the proposed works, internally and externally, will have no detrimental effect on the significance of the listed building. Furthermore, beneficial effects have been noted, particularly in respect of the replacement rear extension.

3.5 The internal and external architectural features that are deemed to be of significance will be preserved. The enclosed Heritage Statement concludes that the overall work carried out will sustain the significance of the listed building and there is 'no detrimental effect'. However, in order to address paragraph 196 of the NPPF, the benefit of improvement in the house's amenity will safeguard its long-term original use as a dwelling and will improve the quality of life for future owners as well as incentivise proper maintenance. Paragraph 015 and 016 of the National Planning Policy Guidance (NPPG) outline optimum viable use and how this is taken into planning considerations. The public benefit in this case is securing the optimum viable use, and thus the listed building's long-term conservation. Other benefits include better insulation, and this is considered not only more beneficial to the listed building's future upkeep and integrity, but also to the environment.

3.6 In view of the above, the proposals comply with the NPPF and Local Plan policy D2.



### Conservation area

- 3.7 Policy D1 of the Local Plan requires development to respect local context and character. To deliver this the Council will require development to preserve and enhance the historic environment and heritage assets.
- 3.8 The positive contribution the application site makes to the Conservation Area is primarily invested in its front elevation and group value. The rear of the building contains a small, steeply inclined and terraced plot which is situated to the rear elevation and is only visible from limited private views. The rear of the building makes no contribution to the public realm.
- 3.9 The proposed alterations will largely affect areas which have been subject to previous alterations and not original to the listed building. The most significant change proposed comprises the removal of an existing lean-to extension and its replacement with a new extension with similar dimensions. It does not visually dominate the rear elevation and will scarcely be visible from the available private views. Where it is visible it will be seen in an already varied context. Furthermore, extensions of this size can be seen in the immediate vicinity, at nos. 15 Well Walk Road, 4 East Heath Road and 27 Christchurch Hill. As such, the proposed rear extension would appear logical and would not result in harm to the character of the conservation area. The 'levelling' of the rear garden will also have no impact on the heritage assets and will vastly improve the useability of the rear garden. Currently it isn't a functional space owing to the steep change in ground level between the lower level of the house and the raised garden area.
- 3.10 The proposed addition of an infill extension to the side of the property is a narrow and modest addition which was previously consented in 1999 (ref. LW9902097). The proposal in this respect will have no adverse impact on the conservation area. It is proposed to remove the main central lantern owing to its poor condition with a central pipe that is open to the elements. This is also identified in the Heritage Statement as an enhancement.
- 3.11 In view of the above, in accordance with Local Plan policy D1, the character and appearance of the property and its positive contribution to the conservation area will be preserved.

### **2. Quality of accommodation**

- 3.12 Local Plan policy A1 requires all development to protect the quality of life of occupiers and neighbours.
- 3.13 The main alteration includes the proposed removal of an existing lean-to extension and its replacement with a new extension with similar dimensions, and the proposed addition of an infill extension to the side elevation. This will upgrade and refurbish the existing house to help accommodate a growing family. Furthermore, the development will also improve the existing building's embodied energy and CO2 footprint by materially reducing heat loss.
- 3.14 As a result of the proposals the standard of accommodation will therefore be improved.

### **3. Amenity considerations**

- 3.15 As noted above, policy A1 requires all development to protect the quality of life of occupiers and neighbours.
- 3.16 None of the proposed works or rooms within the proposed rear extension will give rise to overlooking into neighbouring properties or loss of privacy. No new window positions are proposed which could cause overlooking and all roof lights are replacements of existing. Additionally, as the proposed rear extension will be similar in scale and size to the existing rear extension it will not create an added sense of enclosure or an adverse loss of light to the neighbouring properties.

#### **4. Trees**

- 3.17 As confirmed in the submitted Arboricultural Report, the removal of the single category C tree is not considered to cause harm or to be unacceptable. The tree has limited visual amenity and biodiversity value and is not suitable for protection as it is of such low public visual amenity. The proposal in this regard is therefore considered to be acceptable.
- 3.18 Nevertheless, the Arboricultural Report recommends that tree protection measures and mitigation measures for the implementation of the development should be required, which will ensure that the retained trees will be protected during construction and maintained.

## **4.0 Conclusions**

- 4.1 This planning statement has been prepared in support of an application for planning permission and listed building consent for the proposed internal and external extensions/alterations to the Grade II listed 3 Gainsborough Gardens. This statement demonstrates that the proposal is in accordance with the relevant policies contained within the development plan.
- 4.2 No harm is caused to the heritage assets, the standard of accommodation will be improved, there is no harm caused to neighbouring living conditions, and removing and replacing the dated rear extension will also result in energy improvements.
- 4.3 The Council is therefore respectfully requested to grant planning permission and listed building consent.