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DESIGN AND ACCESS / PLANNING / HERITAGE / STATEMENT

Demolish existing single storey rear return and construct replacement single storey rear extension.

Property Address: 29 Charles Lane, St John's Wood, NW8 7SB.

May 2021

1.0 INTRODUCTION

1.1 This Design and Access / Planning / Heritage Statement is submitted on behalf of the applicant in respect of a planning application to demolish an existing single storey rear return and construct a replacement single storey rear extension. This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 The existing property is a three storey terraced property located on the north side of Charles Lane. The property is in residential use.

2.2 The site is located within a predominantly residential character area.

2.3 The site is in flood zone 1 and at low risk of flooding.

2.4 The property is not listed, although it is within the St Johns Wood Conservation Area.

3.0 PROPOSED DEVELOPMENT

3.1 The proposed works are simply to demolish an existing single storey rear return and construct a replacement single storey rear extension. The replacement extension would occupy essentially the same footprint as the existing rear return, but would be finished with glazing in aluminium framing.

3.2 The replacement extension would have a gross internal floor area of 8.9m². The maximum height of the extension at 3.28m would be no higher than the existing rear return / party wall.

4.0 PLANNING HISTORY

4.1 A planning search of Westminster Council's online planning database does not reveal any recent / relevant planning history for No. 29.

5.1 PLANNING POLICY

National Planning Policy Framework (2019)

5.1 The National Planning Policy Framework 2019 (NPPF) seeks to promote a wide choice of house types and home ownership. Para. 59 states:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

The proposed development would enhance the range of house types and house tenures available in the area.

London Plan (2021)

5.2 The new London Plan (2021) encourages the optimisation of housing (Policy D6), and requires that housing be of the highest quality internally and externally (Policy D4, D5, and D8). The importance of different sizes and types of dwellings is also recognised (Policy H10). Table 3.1 of the London Plan sets out minimum space standards for new dwellings.

The proposed works would enhance the quality of living accommodation for the existing property.

Westminster City Plan (2016)

5.3 As can be seen in Figure 1 below, the site is not affected by any local planning designations, other than being within a conservation area.

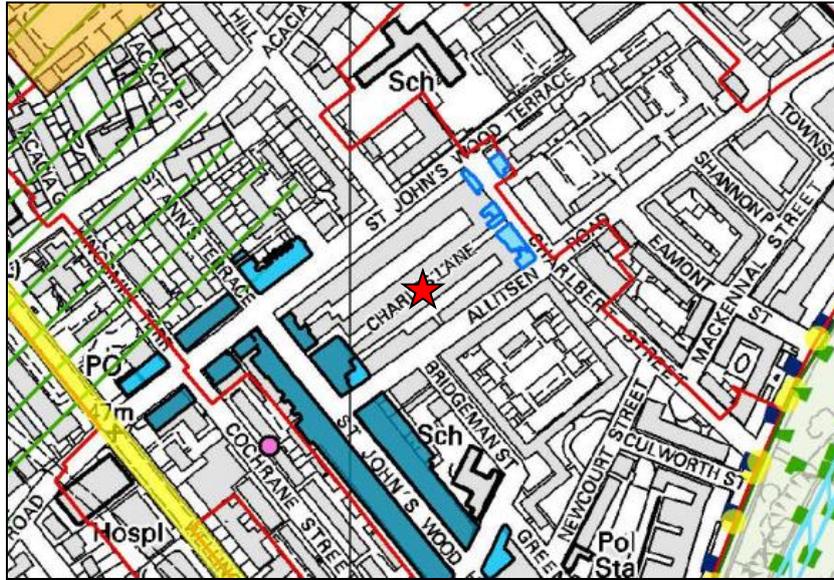


Figure 1 – Extract from Westminster Strategic Policies Map 2013. Red star denotes approximate location of application flat.

5.4 Policy S14 (Optimising Housing Delivery) of the City Plan states:

“The council will work to achieve and exceed its borough housing target set out in the London Plan. Residential use is the priority across Westminster except where specifically stated. All residential uses, floorspace and land will be protected...”

The proposed development would accord with this policy through enhancing existing residential floorspace.

5.5 In terms of housing quality and residential amenity, the proposed development would improve the existing standard of accommodation.

5.6 There would be no adverse impacts to neighbouring residential amenity. Minimal new building footprint is being created and the development is simply a modest and sensitive replacement of an existing rear return.

5.7 Policy S25 (Heritage) of the City Plan seeks to conserve and enhance the Borough’s heritage assets. It is set out in para. 5.10-5.11 below that there would be no adverse impacts to the conservation area.

St. Johns Wood Conservation Area Audit (2008)

5.8 The special character of the conservation area is derived from the Arcadian Suburb origins, leafy residential character, high quality nineteenth century architecture of predominantly stuccoed terraces of housing, grand boulevards and pleasant composition of streets and squares.

5.9 Charles Lane is not singled out for being of any special or particular merit in the conservation area. Given that the proposed works would have no public visibility and that the extension would replace an existing rear return, it is not considered there would be any adverse impacts to the character of the conservation area.

6.0 CONCLUSION

6.1 The proposed works would significantly enhance the existing standard of accommodation, and make it more conducive to the applicant's needs.

6.2 The proposed development is considered to be in compliance with NPPF and London Plan policies, as well as Westminster City Plan policies. It is not considered there would be any adverse impacts to the character of the St. Johns Conservation Area.