

PLANNING AND HERITAGE STATEMENT

ADL Planning Pty Ltd
Planning For Better

103 Elgin Avenue, London, W9 2NP

ADL

Planning and Heritage Statement to accompany an application for the removal of an existing single storey rear extension at lower ground floor level and its replacement with a sash window to match the existing elevation, removal of the existing door to the front lightwell and its replacement with a sash window to match the existing and the removal of the existing door on the front elevation at first floor level and its replacement with a traditional sash window to match the remainder of the elevation at 103 Elgin Avenue



ADL Planning Pty. Ltd.
January 2024

www.adlplanning.co.uk
contact@adlplanning.co.uk

Contents

Introduction.....	2
Application site.....	2
The Proposal.....	2
Planning History.....	3
Description of Significance.....	3
Planning Considerations.....	4
Conclusion.....	5

Introduction

This Statement has been produced to accompany an application for planning permission for the removal of an existing single storey rear extension at lower ground floor level and its replacement with a sash window to match the existing elevation, removal of the existing door to the front lightwell and its replacement with a sash window to match the existing and the removal of the existing door on the front elevation at first floor level and its replacement with a traditional sash window to match the remainder of the elevation at 103 Elgin Avenue.

This Statement confirms the development proposals will preserve, and enhance, the character and appearance of the parent building by seeking to reinstate the original rear building line and fenestration detailing of the building. The wider Maida Vale conservation area will be preserved, and enhanced in longer views to the site within the street scene whilst not giving rise to any demonstrable impacts to the amenity of surrounding properties.

Application site

The application site is a five-storey mid-terraced single dwellinghouse located on the north side of Elgin Avenue.

The property is not a listed building.

It is located within the Maida Vale conservation area.

The Proposal

Planning permission is sought for a number of small-scale changes to the building. These changes comprise:

- the removal of an existing single storey rear extension at lower ground floor level and its replacement with a sash window to match the existing elevation;
- removal of the existing door to the front lightwell and its replacement with a sash window to match the existing; and
- the removal of the existing door on the front elevation at first floor level and its replacement with a traditional sash window to match the remainder of the elevation.

The addition to the rear is a later extension to the building that is out of character with the pattern of the remainder of the terrace. Whilst a slight reduction in the residential floor area, the property maintains a large floor area and is more than capable of continuing to provide family-sized accommodation.

The lower ground floor brickwork will be repaired to match the existing closet wing and a small sash window inserted to match the remainder of the fenestration on the rear elevation.

To the front elevation, it is proposed to remove an existing door into the lower ground floor lightwell and replace it with a small sash window. This is more akin to the original treatment and will have no discernible impact upon the street scene given the lower level location within the lightwell.

Also to the front elevation, a non-original door at first floor level above the front portico will be removed and replaced with a large sash to match the other sashes at this level.

Planning History

There is one entry on the planning history file for the application site. The details of this are given below.

Application Number	Description	Decision	Date of decision
12/07156/FULL	Use of building as a single family dwellinghouse (Class C3), installation of window to front lightwell.	Approved	25/09/12

Description of Significance

Section 72 of the Planning (Listed Buildings and Conservation) Act 1990 requires particular attention to be paid to preserving and enhancing the character and appearance of a conservation area.

As the application site is set within a designated heritage asset (the conservation area), it should be considered in relation to paragraphs 197, 202 and 206 of the NPPF in particular.

Conservation (for heritage policy) is defined within the National Planning Policy Framework as *"the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance"*.

Heritage assets are identified as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

Significance is defined within the NPPF as *"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"*.

The application site is located within the Maida Vale conservation area. The information available for the area notes that the conservation area was first designated in 1968 and has been extended a number of times, most recently in 1996.

The Information Leaflet states *'The Grand Union Canal and Regent's Canal in the south create the initial key element in the area's townscape and the layout of the avenues and streets immediately adjacent relate closely to its geometry. The setting of St Mary Magdelene Church, the Blomfield Road terraces and Beauchamp Lodge add important features to the adjacent attractive residential areas.*

The subsequent development by the Bishop of London and the Church Commissioners north of this area also concentrated on the use of architecturally significant avenues and crescents with secondary streets infilling between them.

The development up to the 1860's is principally in brick and stucco, whereas the later areas are in red stock brick and include early examples of mansion blocks of flats and apartments around Elgin Avenue. However the imposing stucco crescents of Warrington Crescent and Formosa Street are the most notable features of the area.

The tree lined streets, vistas and major private amenity spaces combine to give the entire area a leafy character and enhance the character of the buildings and the layout of roads. The Paddington Recreation Ground forms the northern boundary of the Conservation Area and was initially laid out in 1893".

The proposed works all seek to reinstate original features to the property. It is considered that these are to the benefit of the respective street scenes and by association, the wider Maida Vale conservation area. Whilst the works are of a small-scale, they do seek to replicate original features and patterns of development and remove those small-scale elements that can detract from the ordered composition of a terrace.

The works will preserve the character and appearance of the parent building, the front and rear street scenes and the wider conservation area in accordance with the requirements of the NPPF and s72 of the Act.

Planning Considerations

The Government's National Planning Policy Framework and the City Plan 2019-2040 have been referred to while developing these proposals. The London Plan and the information available on the Council's website in respect of the Maida Vale conservation area have also been considered.

Policies 7, 38, 39 and 40 of the Local Plan 2019-2040 are all relevant to the consideration of the removal of the rear extension at lower ground floor level and replacement sash windows to the front elevation. Whilst these policies cover a variety of aspects, it is considered that their overarching aims of ensuring development is compatible with the prevailing pattern of development in the surrounding area and does not result in detriment to the amenity of neighbouring properties are addressed by the scheme.

The application site currently benefits from a single storey rear projection from the existing closet wing at lower ground floor level. It is proposed to remove this addition to reinstate the original proportions of the closet wing, including the chamfered rear elevation which is characteristic of the terrace as a whole.

The lower ground floor will be reinstated as originally built with matching brick work and a sash window to match the proportions of those on the upper floors. The pattern of the closet wings as the dominate aspect on the rear elevation will be reinstated at the property to the benefit of the appearance of the rear elevation and the pattern of projections along the terrace.

The scale, form, materials and detailed design of the replacement rear elevation at lower ground floor level will ensure that the character and appearance of the parent building is preserved in accordance with the aims of adopted development plan policies.

The removal of the extension will have no discernible impact upon the residential amenity of the area in accordance with the requirements of Policy 7 of the City Plan other than to increase the potential outlook from the rear of no.105 Elgin Crescent at this garden level although the boundary wall will remain as existing.

The replacement of the two doors to the front elevation in favour of sash windows is considered to be a positive change that will enhance, albeit in a small way, the character and appearance of the parent building, the street scene and by association, the wider conservation area in accordance with Policies, 38, 39 and 40 of the City Plan.

Conclusion

Planning permission is sought for the removal of an existing single storey rear extension at lower ground floor level and its replacement with a sash window to match the existing elevation, removal of the existing door to the front lightwell and its replacement with a sash window to match the existing and the removal of the existing door on the front elevation at first floor level and its replacement with a traditional sash window to match the remainder of the elevation at 103 Elgin Avenue.

The extension to the rear that is to be removed is a later addition to the building that has no architectural or historic merit. Its removal will facilitate the reinstatement of the original rear elevation to the closet wing at lower ground floor level. This reinstatement will enhance the character and appearance of the parent building and the wider rear street scene in accordance with the relevant adopted policies. The removal will reinstate the original rear building line and be compatible with the pattern of development along the terrace with the chamfered corner of the closet wing.

The reinstatement of the lower ground floor will be in matching brickwork with the same fenestration detailing as the floors above.

The removal of the two doors at lower ground and first floor level to the front elevation are considered to be small-scale works that will enhance the character and appearance of the parent building and the front street scene. Their replacement with sash windows seek to reinstate the original detailing of this Victorian terrace.

The works are considered to preserve, and enhance, the character and appearance of the parent building, the respective street scenes although visibility of the works to the rear at lower ground floor level are limited. The proposals will preserve, and enhance the wider Maida Vale conservation area and comply with all relevant adopted development plan policies.

ADL
ADL Planning Pty Ltd
Planning For Better

ADL

www.adlplanning.co.uk

contact@adlplanning.co.uk

