

PLANNING AND HERITAGE STATEMENT

ADL Planning Pty Ltd
Planning For Better

103 Elgin Avenue, London, W9 2NP

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Planning and Heritage Statement to accompany an application for the removal of a sash window at upper ground floor level on the rear elevation and its replacement with timber framed double doors with a metal balcony and railing at 103 Elgin Avenue



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Introduction

This Statement has been produced to accompany an application for planning permission for the removal of a sash window at upper ground floor level on the rear elevation and its replacement with timber framed double doors with a metal balcony and railing at 103 Elgin Avenue.

This Statement confirms the development proposals will preserve the character and appearance of the parent building, the rear street scene and the wider Maida Vale conservation area whilst not giving rise to any significant or unacceptable 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 the provision of French doors at upper ground floor level in place of the existing sash window. The proposed French doors would lead onto a metal balcony with railing situated on posts above the lower ground floor.

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 alteration is a small-scale change that seeks to provide a greater connection between the dwelling and the rear garden. The proposed doors are of a traditional design and would align with the fenestration pattern to the floors above.

The proposed metal balcony and railing are simple in their scale and form to ensure they do not dominate the rear elevation. They remain subservient to the parent building and are of a discreet and modest design that is characteristic of the wider area.

The works will preserve the character and appearance of the parent building, the rear street scene 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 proposed works.

Whilst the application site is one of three buildings that do not have a clear pattern of rear terraces at upper ground floor level, there is a terrace to the roof of the closet wing at no.101 Elgin Avenue as well a number of terraces to the block comprised of 107-113 to the northeast of the application site. On this basis, it is considered that the proposal aligns with the general pattern of development along the terrace in accordance with the requirements of Policy 38 of the City Plan.

The balcony would be situated adjacent to the common boundary with no.101 Elgin Avenue. This may afford some views into the rear garden of the neighbouring property although these are unlikely to be significantly different to those already possible from the existing windows on the rear elevation. The open and lightweight nature of the balcony construction will ensure that the proposal does not result in any loss of light or outlook to the neighbouring property in accordance with the requirements of Policy 7 of the City Plan.

The scale, form, materials and detailed design of the French doors at upper 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 width of the opening will remain as existing to respect the proportions of the original dwelling.

Views to the rear are limited to those from private spaces and further limited by the large closet wings limiting the visibility of the doors and balcony within the recess of the site. It is considered that the views from around the conservation area will be preserved in accordance with the aims of adopted Policy 39 of the City Plan.

Conclusion

Planning permission is sought for the removal of a sash window at upper ground floor level on the rear elevation and its replacement with timber framed double doors with a metal balcony and railing at 103 Elgin Avenue.

There is a pattern of terraces along the street that the proposed development seeks to align to. These other terraces are at all floor levels of the block comprised of 107-113 Elgin Avenue and on the roof of the closet wing to the neighbouring property, 101 Elgin Avenue. On the basis of the mutual overlooking that currently exists across the terrace, the introduction of a modest balcony at upper ground floor level at 103 Elgin Avenue is considered to be compatible with the general pattern of development along the street.

The new French doors are of a traditional design and the proportions of the opening respects those of the original fenestration.

The works are considered to preserve the character and appearance of the parent building, the rear street scene and by association the wider Maida Vale conservation area. The proposals will not significantly or unacceptably impact upon the residential amenity of the area and will comply with all relevant adopted development plan policies.

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