

MR MEGHDAD FARROKHZAD

10 ABERCORN CLOSE LONDON NW8 9XS

PLANNING AND HERITAGE IMPACT STATEMENT

MARCH 2024

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1.0 INTRODUCTION

1. This Planning and Heritage Impact Statement has been prepared in support of a Full Householder Planning Application for changes to the fenestration at the rear elevation involving two glazed French doors at ground floor level and French doors with the creation of a Juliette balcony at first floor level of No. 10 Abercorn Close.
2. On 22 August 2023 pre-application advice was issued under reference **P/23/00365** in respect of a proposal involving *Partial demolition of the rear elevation and rebuilding of facade incorporating a solar shading system, glazed walls and Juliette balconies.*
3. In response to the Council's advice, the application has been modified and retains the rear elevation. The Council's comments regarding the Juliette balconies is relevant **Page 4: the discreet Juliette balconies at first floor level serving the living room and bedroom 2 are unlikely to result in loss of privacy. The site backs onto no.104 Hamilton Terrace and also given the proximity (27m) between the application site and no.104 Hamilton Terrace, this element is not contentious in amenity terms.**

The Application Bundle

4. This comprises:
 - A copy of the application form;
 - Copies of the following application plans:

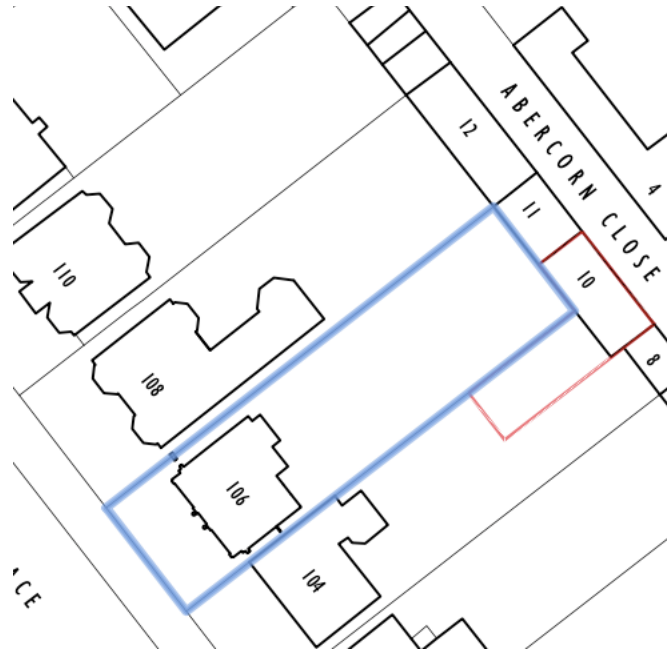
| Dwg. No. | Dwg. Title |
|-----------------|--------------------------------|
| 1937 PL-M 001 | Site location plan; |
| 1937 PL 016 A | Existing ground floor plan; |
| 1937 PL 017 | Existing first floor plan; |
| 1937 PL 018 | Existing roof plan; |
| 1937 PL 025 | Existing front elevation; |
| 1937 PL 026 | Existing rear elevation; |
| 1937 PL 035 | Existing sections; |
| 1937 PL-M-217 | Proposed ground floor plan; |
| 1937 PL-M-218 | Proposed first floor plan; and |
| 1937 PL-M-226 | Proposed rear elevation. |

- A Design and Access Statement prepared by Wolff Architects dated February 2024; and
- A Planning and Heritage Impact Statement prepared by Michael Burroughs Associates dated March 2024.

2.0 CONTEXT

The Site

5. The application site forms part of a terrace of two storey mews properties. Abercorn Close is a small scale, cobbled mews street to Hamilton Terrace.



6. It is an unlisted building within the St. John's Wood Conservation Area designated in 1967. The 2008 Conservation Area Audit (CAA) says development commenced in the 19th century with Abbey Road in 1824 and Wellington Road in 1826 which were significant catalysts for the area's development.
7. The area is predominantly residential and benefits from good access to local facilities close to Regents Park. The nearest underground station is St John's Wood 600m to the east (Jubilee line). Maida Vale underground is 600m to the west (Bakerloo line).

Surroundings

8. The mews runs to the north side of Nos. 100-112 Hamilton Terrace. No. 112 was Grade II listed in 1987. Its listing details are as follows:
TQ 2682 NE CITY OF WESTMINSTER HAMILTON TERRACE, NW8 21/3 (east side) No 112 GV II House. Mid C19, probably heightened later. Brick, stuccoed. 3 storeys and basement, 3rd floor probably being an addition, 3 bays. Angle pilasters. Central porch with paired pilasters. Steps to double floors with overlight. Sashes with margin lights with hoods on consoles and balconies. Sashes with glazing bars above. Cornice. Casements to 2nd floor.
9. It and other listed buildings in the vicinity are identified on the plan below.



3.0 PLANNING HISTORY

10. The relevant planning history is as follows:

11. In 2015 planning permission **15/00541/FUL** was granted for *excavation of a new single storey basement below existing building to accommodate further accommodation and a car stacker, the installation of four roof lights to main roof level, alterations to front and rear elevations, the removal of shed to rear garden and installation of an air source heat pump in new acoustic enclosure plus bin and bike store.* This consent significantly altered the fenestration to the rear as the comparison drawings below show:



Existing



Permitted

12. In 2016 planning permission **16/00056/FULL** was permitted for *Variation of Condition 1 of planning permission dated 26 May 2015 (RN: 15/00541/FULL) for excavation of a new single storey basement below existing building to accommodate further accommodation and a car stacker, the installation of four roof lights to main roof level, alterations to front and rear elevations, the removal of shed to rear garden and installation of an air source heat pump in new acoustic enclosure plus bin and bike store. Namely, the introduction of a lightwell within the rear garden with bridge above and reorganisation of internal space.* The permitted rear elevation has the following appearance:



13. In 2023 planning permission **22/02060/FULL** was granted for *Excavation of a single level basement beneath the rear garden linking to internal lower ground floor lobby area.*



14. In 2022 lawful development certificate **22/06563/CLEUD** was granted for *Confirmation of the lawful implementation of the Planning Permission 16/00056/FULL for the: 'excavation of a new single storey basement below existing building to accommodate further accommodation and a car stacker, the installation of four roof lights to main roof level, alterations to front and rear*

elevations, the removal of shed to rear garden and installation of an air source heat pump in new acoustic enclosure plus bin and bike store. Namely, the introduction of a lightwell within the rear garden with bridge above and reorganisation of internal space'.

4.0 PLANNING POLICY

15. **Westminster's City Plan 2019-2040** was adopted on 21 April **2019** and is full weight policy. **Policy 39 (Westminster's heritage)** requires development to preserve or enhance the character and appearance of Westminster's conservation areas. Features that contribute positively to the significance of conservation areas and their settings will be conserved and opportunities taken to enhance conservation areas and their settings, wherever possible.
16. The application fully complies with the Council's conservation area policy in the following ways – it protects the character and appearance of the existing building as the modifications to the fenestration are discreetly to the rear.
17. **The Revised National Planning Policy Framework (2023)** sets out national planning policy on conserving and enhancing the historic environment. **RNPPF Para 205** says *when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
18. **RNPPF Para 208** says *where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

5.0 THE PROPOSED DEVELOPMENT

19. The proposal involves alterations to the fenestration of the rear elevation involving two glazed French doors at ground floor level and French doors with the creation of a Juliette balcony at first floor level of No. 10 Abercorn Close.



Implemented

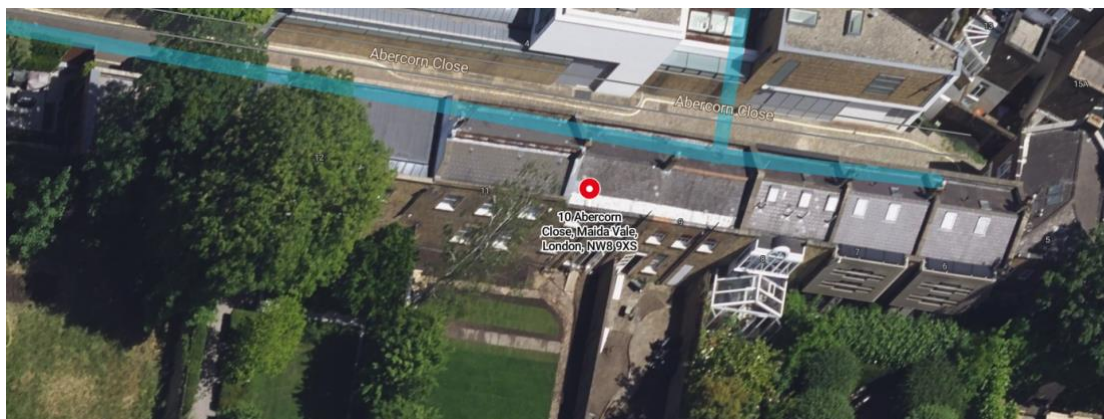


Proposed

20. The proposal is similar to the implemented consent in terms of the removal of original rear elevation. The conservation rooflights are identical to the previous consent.
21. From the amenity side there will be no unacceptable overlooking as the outlook will be towards No. 106 Hamilton Terrace which has a separation distance of circa 30m and is owned by the Applicant.

6.0 HERITAGE IMPACT

22. **Para 200** of the **RNPPF** requires applicants for development proposals which affect the historic environment to describe the significance of the identified assets so that the impact of the proposals may be understood.
23. The only relevant heritage asset is the St. John's Wood Conservation Area.
24. The oblique view below shows that the original traditional character has been eroded and larger expanses of glazing forms part of the established character of this part of the mews. The St. John's Wood Conservation Area Audit does not refer to the rear of the mews as having special features.



25. Para 6.5 of the Council's '**Mews – A Guide to Alterations**' accepts *most flexibility is usually permissible in the appearance of the windows at the rear, but dormer windows are generally*

preferable, unless overlooking is likely to result, in which case skylights may be appropriate. However, each case will be considered on its merits and the implications for adjoining properties will be considered.

26. Also, the rear elevation is not exposed: **Para 7.8** states *Where the mews building has an exposed rear elevation with door or window openings the City Council will expect them to be retained in their original form. Any alterations should seek to preserve or enhance the character and appearance of the rear of the property, especially in conservation areas.*
27. Openings for French doors and glazing to the rear of the mews are part of the established character of the mews. The modifications to the rear have been designed to conform with the Council's policy.
28. Note, the Council also granted consent **23/03742/FULL** in 2023 at No. 12 to infill the existing rear ground floor doors which shows the rear of the mews have not been well preserved.
29. The proposal has been designed to preserve the traditional character and appearance of the mews and will have a neutral effect on this.

7.0 CONCLUSION

30. The Council is respectfully invited to permit the application.