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Director of Planning and Borough Development,
RBK&C,
The Town Hall,
Hornton Street,
London W8 7NX

12 June 2007

Our Ref: 5132OptGJune12.let

Dear Sirs

Re: Phene Arms, Margaretta Terrace, SW3 – Option "G", Heritage, Design and Access Statement

We are pleased to submit the following report in support of the proposals shown on the TLA drawings as "Option G".

The Proposals

TP 0701663

The proposals comprise the Change of Use of the existing public house to Class C3 single dwelling house use, together with an extension of the existing basement floor, front and side lightwells and minor elevational alterations.

The Heritage Considerations

The building is not listed, but is within the Cheyne Conservation Area, on the corner of Margaretta Terrace and Phene Street. It was built in 1850-1.

The Cheyne Conservation Area Proposals Statement acknowledges the building as being "a typical example of a Victorian pub". That character and appearance are preserved by the proposals. Opening the lightwell and extending the railings in front of it in Phene Street provides continuity with the adjoining house and enhances the appearance of the conservation area. The narrow lightwells at the side of the house have no adverse impact on the setting of the building and provide improved lighting to the basement accommodation.

The Design and Access (D&A) Considerations

Applying the usual D&A criteria to these proposals:

- 1) *Amount* – the single dwelling will effectively replicate the existing flat at upper level (used by the publican). As that existing flat is ancillary to the primary Class A use, there will be an increase in the number of dwellings, in compliance with **UDP Policies STRAT 16, STRAT 17, STRAT 18, STRAT 19, H 2 and H 3.**
- 2) *Layout* – the internal layout is entirely appropriate for a single family dwelling. The basement extensions provide for secondary access from the street and also for ancillary leisure facilities for the enjoyment of the dwelling house as such, with a cinema, laundry, swimming pool, gym and guest bathroom. The front garden maintains one off-street parking space as existing.
- 3) *Scale*- the external dimensions of the building above ground are not changed. The basement extension works will have no adverse impact on tree in the neighbouring garden, nor on the existing building or adjoining buildings, in

compliance with **Policy CD32**. The removal of the two existing trees on site is considered to be appropriate in this particular case.

- 4) *Landscaping* - the front garden is to be landscaped, introducing areas of soft landscaping to complement the existing hard landscaped terrace. The trees in the existing terrace are removed and 1 metre soil depth above the basement level extension beneath the terrace allows for more appropriate new tree planting and soft landscaping.
- 5) *Appearance* - The property will preserve its existing appearance. The minor alterations to elevational details will be in keeping with the historic design character and will enhance the building's contribution to the conservation area, as will the landscaping of the front garden.
- 6) *Use* - There is no UDP policy safeguarding use as a public house. In this particular instance the location of that use with the open garden terrace within the residential curtilage can give rise to noise generation impacts on neighbouring residential amenity. As discussed in 1) above, by comparison there is strong UDP policy support for the use of the property for residential purposes where the existing use is not otherwise policy-protected. Thus the UDP fully supports the change of use to residential.
- 7) *Access* - the vehicular access will be unchanged. The new access to the basement area is in keeping with the area and provides additional permeability. The internal stairs will provide enhanced access to all floors. The existing pedestrian access to the building from ground floor level will be unchanged, preserving thereby the character and appearance of the conservation area.

The Conclusions

The proposed use of the property is supported by prevailing development plan policies.

The works proposed preserve the character and appearance of the conservation area, and the landscaping and minor elevational alterations enhance those qualities.

The scheme benefits from the positive presumption of Section 38(6).

There are no adverse other material considerations to outweigh that positive presumption and in our respectful judgement planning permission should therefore be granted.

Yours faithfully,
THE BELL CORNWELL PARTNERSHIP

SIMON AVERY