

## Planning Statement:

30 Heath Gardens  
LONDON, TW1 4LZ

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This Planning Statement is prepared to demonstrate our planning application is in accordance with the applicable policies of the Local Plan:

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### Design and impact on heritage assets

*Policy LP1 states that the Council will require all development to be of a high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces, and the local area. Development must respect, contribute to, and enhance the local environment and character.*

*Policy LP3 requires development to conserve the historic environment of the borough, and where possible make a positive contribution. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal.*

*Policy 28 requires all development to be of high architectural and urban design quality. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.*

*Policy 29 requires development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas and listed buildings.*

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The proposed GF one storey extension is located at the front of the building, under the existing external porch. It is a modest intervention almost imperceptible from the main street and very discreet from the neighbour's private front garden. The proposed extension matches the width of the existing GF side extension and takes approximately half of the existing external porch. It is a very moderate volume that will be recessed from the front façade at street level. The proposed GF extension will be formed by brick walls to match the existing front and side façade walls and a double/triple glazed sash window to match the existing window under the porch.

The proposed extension external wall facing the street will be in red bricks to match the existing front elevation of the house.

The proposed extension side wall will be yellow bricks to match the existing side elevation of the house.

The front window will be centered to the 1F window and match in appearance the already existing window under the porch, with red brick decoration header course above.

The main entrance door will remain to the side and slightly recessed into the side wall to create a covered area in front of the door. The door will have a red brick decoration header course above.

The existing timber paneled front door will be re-used as the main entrance door of the new extension.

The proposed GF extension under the existing porch will still allow a car to be parked with no loss of off-street parking as the depth off road will still be sufficient to park a full-sized vehicle within the property boundary.

The design proposes a sensitive approach, matching the aesthetic and materials of the existing house and adjacent properties.

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### **Impact on neighbour amenity**

*Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.*

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The proposed GF one storey rear extension is located to the front of the building but recessed under the current external porch and will not alter the living conditions, daylight, and visual privacy of the neighbours.

The proposed GF one storey extension will be almost imperceptible from the public space and street level. The new extension will not harm the existing character and appearance of the building as the proposed materials and colours are matching the existing front and side elevation of the house.

The proposal included in this application complies with the planning policies for the area.

Conrad Margoles, RIBA

December 2024