

16 Farrant Avenue London N22 6PB

Heritage statement

PROPOSED LOFT CONVERSION TO PROVIDE ADDITIONAL LIVING SPACE:

Introduction:

This Statement has been prepared in support of the application for the loft conversion at the above address. The property is a Terraced house.

Site Assessment:

The property appears to be located within the in the Noel Park Conservation Area. and the building is not subject to listed status. benefit from this Heritage statement that explains the proposals and extent of the development.

The National Planning Policy Framework March 2012:

The National Planning Policy Framework (NPPF) was published in March 2012 by the Department of Communities and Local Government. This is a new, simplified planning framework that better supports growth, helps creates the homes and jobs and helps protect and enhance the natural and historic environment. The Framework gives guidance to local councils in drawing up local plans and on making decisions on planning applications. The NPPF also replaces all previous Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs).

At the core of the NPPF is a presumption in favour of sustainable development, which ought to be seen as the guiding principle for decision-taking.

London Plan Policy:

The London Plan, published in July 2011 forms part of the Development Plan for the area. It provides a strategic framework for the Boroughs and sets out the Mayor's policies. The London Plan contains the Mayor's objectives for the city, which includes the strategic objectives for London.

Core Strategy (2012):

The Core Strategy deals with the big strategic planning issues -how the area within Waltham Forest should develop and where developments should go in broad terms. It focuses on the key strategic key issues such as jobs, housing, town centres, health education, transport, built and natural heritage and climate change. This is the first and most important document of the LDF, because this sets the course for everything to follow. The LDF Core Strategy was formally adopted by the Council on 1st March 2012.

Development Management Policies (Adopted October 2013)

The aim of Development Management Policies is to reduce unnecessary complexity for all parties engaged in development, by providing more detail to the more strategic approach taken in the Core Strategy.

Proposal:

The proposal is for the conversion of roof space into a loft space. The rooflight will be conservation style rooflight and have been positioned just for light and ventilation of the loft space.

Scale:

The proposal is no more visually dominant and the feature is not discordant or out of keeping with the architectural character of the application property.

Access:

There are no modifications to the existing access into the building from the street level as the property is a family dwelling.

Use:

The existing use is residential for a single family and will remain as such.