

GPA **get planning + architecture**

BROCHURE



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Message from the Director

Welcome to Get Planning and Architecture and I hope you will find this brochure both interesting and helpful. In the following pages you will find information regarding the services we offer, our team, our skills and experience and lots of examples of our many successful projects, along with many excellent testimonials.

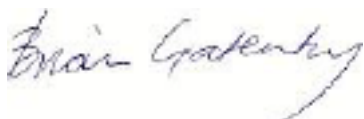
I am proud to be supported by a fabulous team who not only have extensive knowledge and experience but are truly committed to delivering a first class service to our clients. We are all dedicated to upholding the standards and integrity of our professional status and we adhere to robust quality assurance practices. We believe clear and regular communication is of paramount importance which for you, as our client, means you will receive personal attention and always know which members of our team are working on your project. Furthermore, as a chartered practice we are obliged to observe the professional codes of conduct of both RIBA and RTPI and in accordance with these, we will oversee all work.

The products and services we offer range from Planning Appraisals, Certificates of Lawful Development, Full Planning Applications, Building Regulations Compliance and Appeals through to New Builds and Contract Administration. We also have a proven track record in achieving approvals in conservation areas, listed buildings, buildings of historical interest and greenbelt/greenfield sites.

Here at Get Planning and Architecture we offer an extremely professional and comprehensive service and we would be delighted to assist you with your requirement and help you achieve your objectives. To this end, we would welcome talking to you further to establish what your goals are and collect information which will enable us to undertake a preliminary appraisal. From this, we can suggest next steps and how we can help you.

I sincerely hope the above is of interest and we look forward to hearing from you soon.

Kind Regards,



Brian Gatenby
BA(Hons) BArch MArch MA Planning RIBA ARB MRTPI



Brian Gatenby
RIBA, MRTPI



RIBA chartered architecture practice with RTPI chartered town planners

Why clients choose **Get Planning and Architecture**?

Our Principal is dual chartered as both an Architect and a Planner. We have an excellent understanding of planning policy and extensive experience across a broad range of projects throughout London, the Home Counties and further afield.

As a chartered practice we are duty bound to adhere to the professional codes of conduct of both the Royal Institute of British Architects (RIBA) and the Royal Town Planning Institute (RTPI) as well as the Architects Registration Board (ARB).

Our team includes 3 Chartered Planners and our architectural team is led by a Chartered Architect. The team undertakes a broad range of planning and architectural projects, including development appraisals and pre-applications, planning applications and appeals, building regulations and contract administration management. We have developed and implemented an approved quality management system which we will follow throughout the whole process.

As a medium enterprise, we pride ourselves on being highly responsive to our clients. We have achieved hundreds of approvals for our clients, even in complex and difficult cases and overturned many refusals at appeal to the planning inspector. In short, we will provide you with a robust and professional service at all times and maximise the chances of you achieving the outcomes you desire.



Getting in Contact

If you have any planning enquiries, or wish to have a Consultation with one of our experts, contact us on 0208 770 3962 or at info@get-planning.co.uk. For more general information on what we can do for you, visit www.get-planning.co.uk. We look forward to discussing your plans with you.

What Services do Get Planning and Architecture offer?

With a track record of hundreds of planning and architectural successes, Get Planning and Architecture is here to help you. Our combined professional expertise, of both planning and architecture, allows us to offer you a wide range of services completed to the highest standard. We offer the following services including but not limited to:



Prior to applications

- Appraisals
- Feasibility Studies
- Concept Design
- Pre Application
- Formal Pre Application
- Informal Pre Application
- Planning support statement



Planning Applications

- Major Planning Application
- Householder Application
- Permitted Development
- Lawful development Certificate
- CLUED, CLUPD
- Change of use
- Conditions Application
- Objections
- Design and access statement
- Planning support statement
- Advertisement consent
- Householder consent



Building Regulations

Get Planning & Architecture have successfully completed hundreds of building regulations applications across London and the UK, and are highly experienced in dealing with Approved Inspectors and Local Authority Building Control Departments. We ensure all work carried out on your development complies with Building Regulations standards.



Enforcement & Appeals

- Appeal cases
- Retrospective application
- Liaison



Heritage

- Conservation area consent
- Listed building consent
- Heritage consent
- Heritage statement



Getting it Built

- Concept design
- Full RIBA services

Getting in Contact

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Why do Developers choose Get Planning and Architecture?

Our combined expertise, as both planners and architects combined with years of experience and over 500 hundred approvals allows us to offer developers a thorough and high quality planning and architectural service where we can maximize the potential of your site or building. Many of our developer clients have been working with us for years. The following is an excerpt from a review by one of them:

Case study: Large scale development in Sutton for our client, a developer

Ref: 7738

The developer client said: "The team at Get Planning and Architecture presented a high quality design, with planning support documents as well as assisting in the appointment of other key consultants. The application was approved by the planning committee and thanks to GPA we are now in the process of constructing 12 flats and 4 houses. I would highly recommend GPA to other developers."



Our service can help developers to maximize their GDV. We do this by:

Listening to you

We understand that you are the expert at what you do. We enable you to be in charge of value engineering and planning strategies, providing a planning service which allows you to achieve your objectives.

A focused and strategic approach

Our architects and planners are commercially aware and able to approach the planning application strategically, with cost and time constraints in mind.

Value added experience

We have years of experience in working with developers on many successful projects. These include:

- 8000sq ft office block approved in Lewisham
- Additional storey on apartment building for new residences
- New residences created in commercial spaces under Permitted Development

Working with a team of experts

We work with an experienced team that includes experts on important development issues including:

- Affordable housing
- Sustainability (COSH and BREEAM)
- CIL
- Structural engineers
- Arboricultural consultants
- Flood Risk assessment consultant
- Daylight and energy assessment consultants
- SUD Consultants
- Topographical Surveyors
- Acoustic consultants
- Highway consultants
- Lawyers
- Barristers
- Party Wall surveyors
- Quantity surveyors
- Landscape consultants
- Water Efficiency consultants
- Heritage consultants

Why do Homeowners choose Get Planning and Architecture?

Over the years Get Planning and Architecture has worked on numerous projects for homeowners in London and beyond to get planning permission. As a highly knowledgeable and experienced practice, including both Chartered Architects and Chartered Planners, we are able to offer a versatile service, catering to projects of greatly different sizes and characters, from large-scale renovations to garden buildings and pools, from wheelchair access points to building annexes for elderly relatives and from loft conversions to adding storeys to houses.

Amongst the projects that we have considerable experience in including but not limited to:

- Large-scale renovations to transform homes
- Extensions and Loft conversions, giving clients more room for growing families
- Outbuildings for use as a pool rooms, garden offices, sheds, granny annexes
- Conversion of houses to flats
- Conservatories, Porches, sheds and garages
- Walls and Fences
- Swimming pools and pool facilities
- Additional storeys, massively increasing the size and value of properties
- Roof Gardens



Case study: Loft conversion and dormer extension in Dulwich

Ref: 6193

Our services below can help homeowners to maximise their space usage. We do this by:

Advising, preparing and submitting your project applications to the local authority. We offer;

- Preapplication Advice
- Full Planning Application
- Householder Application
- Permitted Development
- Householder Planning Consent
- Full Planning Consent
- Heritage Applications
- Conservation area
- Listed Building
- Lawful Development Certificates
- Change of use
- Appeals Cases
- Retrospective Application
- Building Regulations
- Full RIBA services

Working with a team of experts

We work with an experienced team that includes experts on important development issues including:

- Affordable housing
- Sustainability (COSH and BREEAM)
- CIL
- Structural engineers
- Arboricultural consultants
- Flood Risk assessment consultant
- Daylight and energy assessment consultants
- SUD Consultants
- Topographical Surveyors
- Acoustic consultants
- Highway consultants
- Lawyers
- Barristers
- Party Wall surveyors
- Quantity surveyors
- Landscape consultants
- Water Efficiency consultants
- Heritage consultants

Mission Statement and Ethos

Get Planning and Architecture is an enterprise that seeks to provide high quality and integrated architectural and planning services to domestic, developer and commercial clients. GPA seeks to fulfil client requirements in a replicable and dependable way and in accordance with professional codes. GPA seeks to continually develop its systems and its teams and aims to position GPA as the strongest brand of its type in the region. GPA also seeks to maintain the highest standards of HR and business probity and is committed to a programme of charitable giving.

Our growing team of talented and professional architects, architectural technicians, designers and 3 chartered planners share a culture of excellence. Our team has extensive knowledge and experience and are truly committed to delivering a first class service to our clients. We are all dedicated to upholding the standards and integrity of our professional codes of practice and we adhere to robust quality assurance practices. We believe clear and regular communication is of paramount importance which for you, as our client, means you will receive personal attention and always know which members of our team are working on your project. Furthermore, as a chartered practice we are obliged to observe the professional codes of conduct of both RIBA and RTPI.



Our Team



Brian Gatenby
Director RIBA, ARB, MRTPI
BAHons, BArch, MA Planning



Helen Binnie
Director
BSc MSc. PGCE. MInLM, FRSA



Tom Cheffers
Practice Manager & Lead Planner
BAHons, MA Planning, MRTPI



Warren Pierson
Associate Chartered Planner
BAHons PgDip MRTPI



Sarita Dixit
Planning & Architectural Consultant
BArch



Gary Matthew
Architect
BA Hons, MA, PG Dip, ARB



Hilary Appleby
Operations Manager



Diane Sheerman-Chase
PA to the Directors
BA Law



James Richardson
Architectural Assistant
BSc Architecture



Gauri Yennawar
Marketing & Communications
BArch, MArch



Chaitanya Kuvalekar
Architectural Consultant
BArch, MArch



Eszter Szekely
Customer Relations Assistant
BA(Hons) Business Studies (2018)



Alison Tuohey
Customer Relations Manager
BSc, CIPD

Key Personnel



Brian Gatenby, Director
Chartered Town Planner and Chartered Architect
BAHons, BArch, MA Planning, RIBA, ARB, MRTPI

Brian Gatenby is a dual-chartered town planner and architect, a founder and principal of Get Planning and Architecture, a practice not only chartered by the RIBA but also chartered town planners with an excellent track record of delivering projects, especially in the residential sector. Described as 'extremely thorough and always approachable', Brian has over 30 years' experience in leading architectural projects across all stages of your build, from concept, through planning and finally construction. He is known for his positive approach including skillful negotiations with planning officers.

He has an extremely successful track record with housing and many other types of project and has a high level of architectural design ability combined with a great deal of planning experience. Recent approvals for medium-size housing projects, including at Duppas Hill, Croydon, demonstrate an outstanding ability to combine planning and design to get planning for developers.

Brian also has in-depth experience involving Listed Buildings, conversions of all types, leisure projects and a successful track record in appeals and enforcement cases. Awards have included recognition for 'excellence in architectural design' for the Health Club at 4 Millbank, Westminster and a special Telegraph award for a swimming pool in Watford. In addition, he master-planned the first Virgin Active health club in the UK, in Preston.



Helen Binnie
Director
BSc MSc. PGCE. MInLM, FRSA

Helen Binnie is a founder and director of Get Planning and Architecture. She leads on Finance, Marketing, HR and Operations of GPA.

She has a background in leading businesses in the service sector with a key interest in quality management and improvement, equality and diversity, communications and business development.

She has 25 years' experience of providing management consultancy for Government Department Policy units, charitable organisations, the education sector and the hospitality and leisure industry. She has been a board member of several charity organisations, is currently a trustee of Sutton College and a school governor. She is also a fellow of the Royal Society of Arts.



Tom Cheffers, Practice Manager
Chartered Planner
BAHons, MA Planning, MRTPI

Tom is the practice manager and a lead planner working with two other Chartered planners at Get Planning and Architecture.

During his professional experience Tom has developed a wealth of knowledge and expertise in residential and commercial projects of varying size and complexity. Possessing strong technical knowledge in planning and construction, he has successfully managed hundreds of projects through their various stages of work, typically including: planning strategies, design development, planning applications and appeals, building regulations full plans application and compliance phases and other supporting technical reports.

Tom is a graduate of Property Development and Planning (BA Hons) at the University of the West of England and has a Master's degree in Planning Policy and Practice from London Southbank University. Tom was elected as a Member of the Royal Town Planning Institute (RTPI) in 2017.



Warren Pierson
Associate Chartered Planner
BAHons PgDip MRTPI

With over 20 years' experience in local government planning and a Member of the Royal Town Planning Institute (MRTPI) since 1996, Warren is well versed in the complicated practices, policies and procedures of planning legislation and the workings of Local Planning Authorities.

He has worked in the planning departments of many London Boroughs (primarily south London) and also other Borough Councils. This has primarily been in the field of Development Control. However, Warren also has considerable experience in the fields of Planning Enforcement, Planning Policy, Design and Conservation.

Client Reviews

“Your team has been highly professional and exceptionally knowledgeable, I have already recommended Get Planning to friends and I will not hesitate to recommend highly enough to anyone. The leisure building in the garden is still in my agenda and I will certainly get in touch to take this project further in the future, meanwhile I wish you all the very best with your successful thriving business.” (Ref: 7467)

Having our planning application declined twice in the last 1.5 years, I was quite deflated, almost gave up... as I didn't have much energy to carry on however I never felt that our plans was outside the perimeters of the regulations...

I decided to browse internet see if I could read a useful information or a direction which way I had to go... I came across the website of Get Planning and Architecture Ltd After spending about an hour reading what they do. it looked quite encouraging to see there that your company had been successful helping other people with similar planning issues... I decided to call you.

I spoke to you and Brian, you took generous amount of time on the phone speaking and explaining to me the procedures and the possibilities of a successful outcome. Brian was rather optimistic but the risk of failure was also there. I decided to proceed with the appeal. Within the time span promised, I got the proposed appeal documents prepared by Get Planning and Architecture Ltd for my approval, it was then rather reassuring to see that the documents were prepared with upmost proficiency basically there wasn't any stone unturned... I then knew that we would almost certainly get through the appeal.

I have just broken the news to my wife, we are all delighted with the outcome... we thank you all there sincerely for your help and professionalism.” (Ref:8725)

“Wow that’s great news. Fabulous! A great job done. Thank you and your team for your professionalism in preparing the plans and making the application has painless as possible. I truly wouldn’t have been able to the application in a Conservation Area approved without your help. Once again thank you to the whole team for a tremendous job.” (Ref: 9033)

“Whilst purchasing a 0.5 acre site including a large redundant building our development company was keen to find expert planners and architects. We approached Get Planning and Architecture as they are well-established, professional consultants offering a complete architecture and planning service. When any issues arose Get Planning and Architecture were quick to focus on a solution. Their development appraisal was well considered and they formulated viable and creative development options which formed the basis of an effective pre-application process with the council. The team at Get Planning and Architecture presented a high quality design, with planning support documents as well as assisting in the appointment of other key consultants. The application was approved by the planning committee and thanks to Get Planning and Architecture we are now in the process of constructing 12 flats and 4 houses. I would highly recommend Get Planning and Architecture to other developers.”(Ref: 7738)

“Dear Hilary and ALL the team, especially Darrel. THANK YOU ALL so much for making this happen for us and with a great outcome. You made it very easy for me (us) and I would have no hesitation in recommending your company to others in a similar situation. Have a great weekend and thank you once again, I’m delighted and ‘on time’ as well!!!!” (Ref: 9252)

“We are really pleased with the outcome of the project. We’ve really achieved more than what we had expected” (Ref: 3687)

“Thank you for successfully appealing a planning refusal made by The London Borough of Richmond for a property within a Conservation Area requires specialist skills, knowledge and experience which is exactly the reason I chose Get Planning and they never let me down. Enormous thanks to the Get Planning team” (Ref: 8128)

“Yourself and your team has been highly professional and exceptionally knowledgeable, I have already recommended Get Planning to friends and I will not hesitate to recommend highly enough to anyone. The leisure building in the garden is still in my agenda and I will certainly get in touch to take this project further in the future, meanwhile I wish you all the very best with your successful thriving business” (Ref:7467)

“We would like to wholeheartedly thank you, Brian and Saman for the professional and diligent service we have received throughout the application process. We would have no hesitation in recommending Get Planning and Architecture to anyone looking for support with their planning application.” (Ref: 9035)

“Many thanks for your most welcome email. We are absolutely delighted with the result. Now we can proceed with the work. I will have no hesitation in recommending you to anyone for the excellent job you did for us. Of all the companies I contacted yours was the quickest, most professional and helpful and commercially competitive. Thank you so much for your help.” (Ref:4055)

“Thank you for the fantastic news. We are very grateful for the sound and professional advice we have received from the team at get planning and architecture. Once again thank you so much, we know it’s a first step, but it’s a great present (tomorrow we celebrate our 10th wedding anniversary).” (Ref: 3990)

“We were absolutely delighted with the outcome of the appeal; so we can now get the full benefit of our sixth form wing and our community groups can now meet in the evenings and at weekends at the school” (Ref: 2848)

“I wanted to say thank you to the whole team for your persistence and professionalism in getting this through, it certainly wouldn’t have ever happened had I attempted this alone.” (Ref: 7827)

“Got your plans and they are spot on! We’ve got very excited by what you’ve created for us and you’ve understood and interpreted our brief very well. So big thanks! Happy for you to proceed and to submit for planning approval and fingers crossed!” (Ref: 5449)

“It has been a pleasure to work with you and your team, and I’m more than happy to recommend you on our experience. All the people I have been involved with during the process of the planning permission have been very helpful, professional and friendly, and got us that permission to allow us to go ahead with our dream project so thank you very much for that.” (Ref: 6062)

“Thank you so much for your efforts, I shall write to you formally expressing our absolute delight in both the decision and of course your efficiency, dedication and expertise in dealing with this on our behalf.” (Ref: 3178)

“We would like to thank the architects and town planners at Get Planning and Architecture for their skilled handling of our application. We are very pleased that we can now go ahead with the development.” (Ref: 7356)

“When we moved into a conservation area with plans to extend and add a balcony we suspected the planning process might not be straight forward. However with “Get Planning” acting for us the anticipated resistance was swiftly countered. With qualified town planners arguing on our behalf we were granted consent on both of our applications at the first attempt, less than twelve weeks after the initial survey. Thoroughly professional throughout, I have no hesitation in recommending “Get Planning and Architecture.” (Ref: 8080)

“I would like to thank you for the help you have given us in gaining planning permission. I found that the drawings and paperwork that you supplied were of a high professional standard and I appreciate your patience and understanding to putting our minds at ease on the many occasions during the process. It was a pleasure working with you. Please accept this as a letter of thanks and recommendation” (Ref:3930)

“We cannot even begin to express how grateful we are for the outstanding service provided by Get Planning, which ultimately led to them winning a very complicated appeal and enforcement case on our behalf. What can only be described as a stressful time, Get Planning Ltd went above and beyond to explain everything to us in laymen terms and to guide us through the process. They were extremely honest, thorough and professional and were able to demonstrate remarkable negotiation skills. They was never a phone call or email unanswered. We appreciate your honesty, thoroughness, professionalism and remarkable negotiation skills. You have given us peace of mind which is invaluable. Thank you.” (Ref: 7686)

“Great news and thank you very much for your help so far. Again thanks for your help with this matter, great job by you and the team.” (Ref: 2716)

CASE STUDY: Conversion to 13 Flats for a developer client
Ref: 7356

**PLANNING APPROVAL
BUILT**

The Brief

The property was a 1920's building that was purpose built as a children's home. Our client, a property developer, was proposing to transform the now vacated building into valuable housing, creating 13 flats. This would involve a planning application for a change of use, as well as large extensions and the refurbishment of the building.

The Outcome

To maximize the chance of getting planning permission for the project, we engaged in pre-application talks with the council. This allowed us to run our initial designs by them and to identify any issues that we would have to address in the application. Once they had this information, our skilled architects prepared the thorough designs

for the project. In these designs, we took care to be mindful of all possible planning issues whilst meeting our client's vision for the project. We designed flats that would be attractive and amenable to future occupiers, providing them with sizable rooms as well as good parking, lighting, security, access and waste disposal facilities. Our experienced planners then prepared the written application, demonstrating how the designs were in line with local, regional and national planning regulations and convincingly justifying the change of use. The planning application was successful and the project was granted permission. Finally, we worked with our client to meet Building Regulations Compliance, which is necessary before construction can begin.



The client said: "We would like to thank the architects and town planners at Get Planning and Architecture for their skilled handling of our application. We are very pleased that we can now go ahead with the development."



CASE STUDY: Large scale development for a developer
Ref: 7738

PLANNING APPROVAL
RIBA SERVICES

The Brief

For this project we were approached by a client who had purchased a 0.5 acre site including a large redundant building. After understanding the client vision and assessing the potential of the scheme, we came back with a set of design options. Post discussion the client set on a 12 flats and 4 houses scheme with a tunnel through the street facing block to offstreet parking.

The Outcome

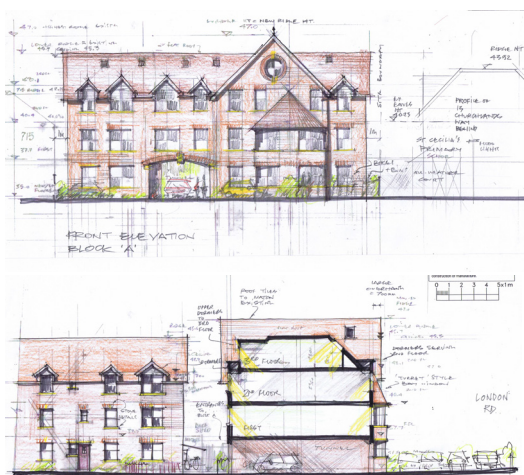
Get Planning and Architecture had extensive dialogue with Sutton Council before the application was made which consequently led to the project being granted full planning first time. We designed the scheme to demonstrate full compliance with ‘Design out crime’ standards. This scheme is a prime example of the benefits a combined chartered town planning and RIBA chartered architecture practice. We met the clients’ desired density of residential units whilst providing high quality design with thought to future occupiers that boasts good quality communal amenity space for flats and provision of garden for houses.



Image of existing building and site



Images of proposed building



Sketch Section of block A and Elevation of block B

The client said: “The team at Get Planning and Architecture presented a high quality design, with planning support documents as well as assisting in the appointment of other key consultants. The application was approved by the planning committee and thanks to GPA we are now in the process of constructing 12 flats and 4 houses. I would highly recommend GPA to other developers.”

CASE STUDY: Large extension in green belt over 60 percent
Ref: 5579

PLANNING APPROVAL

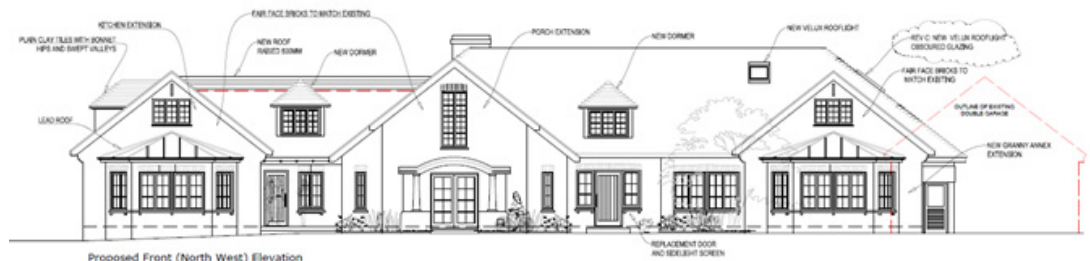
The Brief

Our client owned a large detached bungalow on Green Belt that was also an Area of Outstanding Natural Beauty. They wished to add an extension of 260 metres squared, which would increase the overall size by 68%. The council's guideline maximum threshold for extensions was 50%; however, Get Planning and Architecture was confident that with their expertise they could put forward a successful planning application so that their client could get the large extension that they wanted.

The Outcome

After clarifying our client's exact requirements, we conducted a thorough site visit. The next step was an expert review of the relevant planning policies to find policies which supported the application and consider how to handle those that the council may try to use against it. We then prepared high quality CAD Planning Drawings of the property 'as existing'. Our planning and architectural teams collaborated to share their expertise and to come up with a design proposal that would maximise the client's chances of success.

We presented the design proposal to our client for feedback and any modifications they wished to make. After this, our RIBA chartered architect monitored the design work and we finalised the CAD Planning Drawings of the proposals. We submitted the application online and kept our client up to date with its progress. Due to the application's high quality and the expert research that went into it, planning permission was given for the development at its full proposed size. Our client was delighted with the result.



The Brief

The client approached us with a site which had a house on a corner plot in Croydon council. After understanding the client vision and working on strategic solutions, we responded with a design scheme for developing the site.

The Outcome

Get Planning and Architecture had an extensive dialogue with Croydon council before the application was made which consequently led to the project being granted full planning first time. The client wanted to develop the site into a new built housing scheme. The proposal reflected careful consideration following the pre-application advice received, and the proposal sought the demolition of the existing house on site and development a high-quality and sustainable residential scheme comprising a new building incorporating 10 flats. Each flat within the proposed flat scheme did comply with national space standards in regards to overall gross internal area (GIA) and individual habitable rooms.

The high benchmark level of design quality reflects in the scheme which proposes 2 flats on the ground floor; 1 x 2 bedroom flat and 1 x 3 bedroom flat. On the first floor there is proposed 4 x 2 bedroom flats. Within the second floor is proposed 2 x 2 bedroom and 1 x 1 bedroom flats. A 2-bedroom flat is proposed within the roof space to the south west of the site. The design represents sustainable and efficient use of the site, has due regard to the characteristics of the existing and surrounding buildings, and makes an important contribution to housing provision improving the street scene to Duppas Hill by providing 10 new, good quality, self-contained market flats.



The client said: "I just wanted to say a big thank you to you for all the work you did on Duppas Hill Terrace, It's a great scheme and I'm looking forward to building it."

CASE STUDY: Garden office for a developer
Ref: 7330

**PLANNING APPROVAL
BUILT**

The Brief

Our client, a property developer, wanted an elegant and modern building, separate from their main house that would provide additional office space whilst maximising the enjoyment of the garden. This development would significantly increase the value of the property. However, our client first needed to obtain planning permission due to the property being located in a Conservation Area, meaning that the development would be subject to stricter planning regulations.

The Outcome

The design needed to be contemporary and attractive whilst also complementing the appearance and character of the conservation area. Our experienced architects achieved this through clever design decisions, such as the use of cedar cladding which provided a simultaneously natural and modern feel. This allowed us to provide the client with the look that he wanted, whilst also ensuring that the plan was in line with the strict planning regulations in the area. Our expert planners also prepared a Conservation Area Statement to demonstrate the project's compliance with the planning regulations of the area.

Aside from this, in the Planning Application, our experienced planners clearly addressed any other planning issues that the council may have been concerned about. These included the size of the proposed building, its impact on neighbouring properties and the street scene, and the impact on trees (for this we liaised with a Tree Surveyor to prepare an Arboricultural report).



The council was convinced by our thorough application and skilful designs and granted our client planning permission for their project. We then secured Building Regulations Compliance for our client so that construction on the development could promptly begin.

CASE STUDY: Mews house extension in Westminster
Ref: 3218

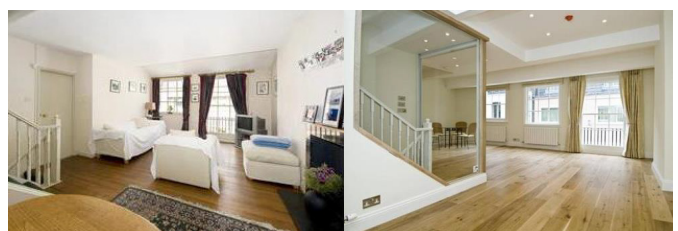
**APPROVAL
CONSERVATION AREA**

The Brief

Our client bought this property at auction and came to Get Planning and Architecture because he needed to have the mews house extended and refurbished to put back onto the market quickly. The brief involved a roof extension which needed to conform with Conservation Area design guidance and having worked with us on a previous project, our client was aware of our extensive knowledge of Historic Buildings in Westminster.

The Outcome

Following our detailed building survey, we suggested two different options in order to reduce the risk of a planning refusal. The design was intentionally in keeping with the historic character of the street in terms of materials, style and detail in order to satisfy the planners. Our planning application also included a robust Design and Heritage Statement and this was instrumental in securing a high quality approval that got the best solution for our client. Following planning approval, Get Planning and Architecture prepared detailed design drawings and obtained Building Regulations Approval and the development as built thus significantly increased the value of the house.



*Approval Notice, Town and County Planning Act 1990
Permission for Development Granted
"The City Council has considered your application and permits the development referred to below subject to the conditions set out and in accordance with the plans submitted"*

CASE STUDY: Three-storey Extension in Sutton
Ref: 3930

PLANNING APPLICATION

The Brief

Our client wished to add a three storey extension to their house, a development which would significantly its size and value. They were also proposing a new dormer on rear elevation to allow light to loft storage space. They came to Get Planning and Architecture to apply for planning permission.

The Outcome

Get Planning and Architecture visited the site and took a dimensional survey and photographs. We prepared the floor plans and elevations, and prepared a sketch design for formal preapplication submission. This application service included onsite consultation and subsequent written pre-application advice.

This process enables us to identify any modifications that need to be made to our plans before submitting the formal application and therefore maximise the chances of successfully gaining planning permission for our client. The preapplication response indicated that the proposed extensions were acceptable in terms of size, scale, design and bulk. We then made our formal planning application which was successful. Our client was delighted that they were able to go ahead with their plans.



Before Construction



After Construction

The Brief

Our client was a secondary school and sixth form. The proposal was to make amenities including computer suite, several classrooms and ICT suit open to community groups such as the youth service. The client was frustrated to find that their planning application had been refused amidst concerns that noise and light pollution created by the later opening hours and different uses would disturb the nearby residents. They came to Get Planning and Architecture to appeal against this refusal.

The Outcome

Get Planning and Architecture reviewed local and national policy and did a thorough survey of the site to establish that there was sufficient distance between the school and its car park and the residential area for noise and light pollution not to be significant. We demonstrated that the school premises were already used in the evenings by school clubs and that therefore the use of the premises at these times would not be a new or detrimental occurrence. Finally, we highlighted that such community centred schemes were actively encouraged at a local and national level and would be extremely beneficial. Our client was extremely pleased with this result.



The client said: "We were absolutely delighted with the outcome of the appeal; so we can now get the full benefit of our sixth form wing and our community groups can now meet in the evenings and at weekends at the school."

Ewell, Surrey – Restaurant front dining terrace
Ref: 2956

**CONSERVATION AREA
APPEAL**

The Outcome

The creation of an attractive outdoor dining area was at the forefront of our client’s mind when they applied for planning permission to build permanent railings on their forecourt. Unfortunately, the initial application was refused planning permission following concerns about the effects on the character and appearance of the conservation area and worries about the impact on pedestrians. On appeal, GPA provided ample evidence, including comparisons with neighbouring buildings, to demonstrate that the railings would blend in well with their surroundings and would not be an inconvenience to those walking by. All in all it was a marvellous result; not only for the client but for their customers who now enjoy an enhanced dining experience.



Hounslow, Middlesex – Commercial appeal for a rear infill extension at a doctor’s surgery - Ref: 3947

**COMMERCIAL RESIDENTIAL
DOUBLE WIN APPEAL**

The Outcome

This client was looking to extend their NHS surgery in Hounslow but after a refusal from the council to erect a rear infill extension to the property, the client approached us for help. Get Planning and Architecture were successful at appealing the council’s decision by emphasising the development as a means of improving the surgery in terms of its ability to accommodate patients, as opposed to expanding the sur-gery. This addressed accessibility and parking issues cited in the refusal notice. In addition, we presented a convinc-ing case for the suitability of the scale and massing of the development as well as its promotion of sustainable modes. As a result, we secured an appeal win and a tri-umph for the client who was then able to increase the value and quality of their patient’s surgery.



The client said: “Excellent service! I have used your company twice in the last year and on both oc-casions you were successful (once for my NHS surgery and 2nd time for my home). I am extremely happy with the services provided by your firm. I will recommend you to any one as you have provided a very good service.”

THANK YOU

For more information, please refer
the brochure packs listed below

Developers pack

Case Studies

Homeowners pack

Case Studies

Appeals pack

Case Studies

Commercial pack

Case Studies

Building Regulations pack

Case Studies

Heritage pack

Case Studies