

s p planning

**4 MURRAY MEWS, LONDON
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PLANNING STATEMENT

13 March 2023
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APPENDICES

1. Evidence of Commencement

1.0 INTRODUCTION

1.1 This Statement accompanies a planning application for development at the above address comprising:

The erection of a part-3 and part-4 storey building comprising 4 self-contained dwellings together with the provision of cycle and refuse storage.

1.2 The site benefits from an extant planning permission granted in 2010 for the demolition of 6 lock-up garages and the construction of a building comprising 1 x 2-bedroom maisonette and 3 x 1-bedroom flats and 1 car parking space (2010/1303/P). As demonstrated in this Statement, the 2010 permission is extant and should therefore be accorded significant weight in the consideration of the current proposal.

Report structure

1.3 This statement is structured thus:

- Section 2.0 provides a description of the site and surroundings;
- Section 3.0 provides an account of the planning history of the site and in particular the extant permission;
- Section 4.0 describes the proposal;
- Section 5.0 summarises the relevant statutory considerations, planning policy and guidance;
- Section 6.0 provides an assessment of the proposal with reference to development plan policy; and,
- The statement is summarised and conclusions are drawn at Section 7.0.

2.0 SITE AND SURROUNDINGS

The site

- 2.1 The application site is located in the Camden Square Conservation Area. It has been vacant and unused for many years. It was formerly occupied by a set of lock-up garages that were demolished over 12 years ago. Other than a small shed in the south-east corner there are no structures within the site.
- 2.2 The site is bounded to the north-east by 6 Murray Mews, a predominately 4-storey house; to the south-east by 3 St. Augustine’s Road, a 4 to 5 storey residential apartment building; and to the south-west by a railway line set in a deep cutting.
- 2.3 It is identified in the Camden Square Conservation Area Appraisal and Management Strategy (2011) as a space that makes a negative contribution to the character and appearance of the Conservation Area. The Appraisal states that:

These buildings, elements or spaces detract from the special character of the area and offers potential for beneficial change. In other words, they ‘blight’ the area and improvement is expected.

Surroundings

- 2.4 Murray Mews consists of predominately attached dwellings of varied style, age and appearance, albeit with of a mews-type scale and character. Many of the dwellings were built in the last 60 years and are in a modernist idiom. Most of the buildings are brick, although some have rendered facades and some include metal-clad, set-back second floors.
- 2.5 Camden Square Conservation Area Appraisal notes:

Views up and down both Camden and Murray Mews include a rich variety of inventive houses and converted workshops. The scale is low and intimate, punctuated by intermittent trees in the mews, or by trees viewed obliquely over the houses.

3.0 PLANNING HISTORY

2005 permission

- 3.1 Planning permission was granted in 2005 for development described as *“Demolition of existing 6 lock-up garages fronting Murray Mews and construction of a building comprising 1 x 2-bedroom maisonette and 3 x 1-bedroom flats including 1 car parking space”* (ref: 2004/2616/P).

2010 permission

- 3.2 On 3 November 2010 the 2005 permission was renewed and a new planning permission granted (2010/1303/P) subject to the standard planning condition requiring the development to be begun within 3 years of the decision date (namely by 3 November 2013). Condition 4 required *“no development to take place until the applicant has submitted a programme of ground investigation”*. Condition 6 required details of cycle storage to be submitted and approved before the commencement of the development. The Council’s planning records indicate the conditions 4 and 6 were discharged on 24 September 2013.

Commencement

- 3.3 Building works were commenced prior to 3 November 2013. The evidence provided at Appendix 1 demonstrates that a set of piles were installed in October 2013. As such the approved development was begun within 3 years of the planning permission as required by planning condition 1 of the 2010 permission.

The “fall-back” scheme

- 3.4 The extant 2010 permission represents a “fall-back” position. This is a key material consideration in the determination of the application. Decision makers should pay full regard to a fall-back position and make a comparison between the permitted scheme and an application proposal if the prospects

of the fall-back actually occurring are real and not merely theoretical. The “fall-back” principle has been established through planning case law¹.

- 3.5 In this case the fall-back scheme provides an alternative route for the applicant. Completion of the extant scheme would provide four mostly 1-bedroom dwellings that would not accord with current internal space, accessibility, natural light or cycle storage standards.

¹ Samuel Smith Old Brewery (Tadcaster) v Secretary of State for Communities and Local Government [2009] JPL 1326, Gambone v Secretary of State for as Communities and Local Government [2014] EWHC 952 (Admin)

4.0 THE PROPOSAL

- 4.1 The proposal is described in detail in the Design and Access Statement. In essence, it comprises the excavation of the site and the erection of a part 3-storey and part 4-storey building to provide:
- A 3-bedroom, 5-person maisonette occupying the front part of the lower and upper ground floors with access to private amenity space at the front and side (Unit 1);
 - A 3-bedroom, 5-person maisonette occupying the rear part of the lower and upper ground floors with access to private amenity space at the side and a courtyard to the rear (Unit 2);
 - A 2-bedroom, 4-person flat on the first floor within a terrace (Unit 3);
 - A 2-bedroom, 4-person maisonette with the majority of its accommodation on the top floor and a terrace facing the street (Unit 4).
- 4.2 The proposal includes covered and secure cycle storage and a refuse storage area both accessible directly from the street.

5.0 PLANNING POLICY

5.1 Under section 38(6) of the Planning and Compulsory Purchase Act 2004 the Council and other decision makers are required to determine planning applications *"in accordance with the development plan unless material considerations indicate otherwise"*. The development plan relevant to the site presently (November 2022) comprises: The London Plan (2021) and the Camden Local Plan (2017).

5.2 In addition to the fall-back scheme, "other considerations" in this instance include:

- The National Planning Policy Framework (2021) ("the Framework")
- Mayor's Housing Supplementary Planning Guidance (2016)
- Supplementary Planning Documents and Guidance – Camden Planning Guidance (CPG)

Development Plan

London Plan

5.3 The London Plan forms the overall strategic plan for London, and set out a fully integrated economic, environmental, transport and social framework for the development of the capital over the next 20-25 years. Of relevance to this planning application are chapters 3, 4, 6 and 9 which deal with design, housing, London's economy and sustainability respectively.

5.4 Of particular relevance in this case is London Plan Policy H2 - Small sites – which states that boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) in order to significantly increase the contribution of small sites to meeting London's housing needs.

Camden Local Plan

5.5 The following Local Plan policies are of relevance in this case:

- Policy G1 Delivery and location of growth
- Policy H1 Maximising housing supply
- Policy H6 Housing choice and mix
- Policy H7 Large and small homes

- Policy C1 Health and wellbeing
- Policy C5 Safety and security
- Policy C6 Access for all
- Policy A1 Managing the impact of development
- Policy A4 Noise and vibration
- Policy A5 Basements
- Policy D1 Design
- Policy CC1 Climate change mitigation
- Policy CC2 Adapting to climate change
- Policy CC3 Water and flooding
- Policy CC4 Air quality
- Policy CC5 Waste
- Policy T1 Prioritising walking, cycling and public transport
- Policy T2 Parking and car-free development
- Policy DM1 Delivery and monitoring

Summary: policy “tests”

5.6 Based on the policy and guidance outlined above, the proposal needs to be considered in the context of the following policy "tests":

1. Land Use: Is the proposed land use acceptable? (London Plan Policies H1 and H2. Local Plan Policy H1);
2. Housing mix: Is the mix of dwelling sizes acceptable? (LP Policy H7);
3. Amenity - future residents: Would the proposal provide acceptable living conditions of future occupiers? (London Plan Policies D6 and D7, Local Plan Policy D1, CPG Housing);
4. Design: Will the proposal preserve or enhance the character and appearance of the Conservation Area?;
5. Amenity - neighbouring residents: Will the proposal ensure that unacceptable effects on the living conditions of neighbouring residents would be avoided? (Local Plan Policy A1);
6. Transportation and Parking: Will adequate car/cycle parking be provided? (Policies T1 and T2).
7. Waste/recycling storage and servicing: Will appropriate storage facilities and servicing be provided? (LP Policy CC5)
8. Sustainability, energy efficiency and renewable energy: Does the proposal meet the objective of sustainable development (London Plan; LP Policies CC1 and CC2).

6.0 ASSESSMENT

6.1 This section considers the following:

1. Land use and principle of development
2. Quality of living accommodation
3. Design and conservation
4. Residential amenity
5. Basement impact
6. Flood risk
7. Transport and highways
8. Trees, landscaping and biodiversity
9. Sustainability
10. Waste
11. Contamination
12. Planning Obligations

1. Land use and principle of development

Principle of housing

6.2 The Local Plan identifies housing as a priority land use. To meet (and exceed) the objectively assessed needs of the Borough, the Council seeks to maximise the delivery of new housing. This aim is supported by policies H1 (Maximising housing supply) and G1 (Delivery and location of growth). On this basis, housing is generally supported in principle in what is a predominantly residential environment.

6.3 In 2018, the Government introduced the Housing Delivery Test as a formal measure of whether development is providing the number of homes required. The Framework indicates that planning decisions should reflect the outcome of the Housing Delivery Test. According to the Government's assessment of the Housing Delivery Test:

- 106% of Camden's requirements were met in the three years to 2018;
- 87% of Camden's requirements were met in the three years to 2019;
- 79% of Camden's requirements were met in the three years to 2020.
- 76% of Camden's requirements were met in the three years to 2021

6.4 Significant weight must be given to the delivery of housing in light of the Housing Delivery Test. Paragraph 11(d)(ii) of the Framework makes clear that the presumption should be in favour of granting permission unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

6.5 London Plan Policy H2, Small Sites, states:

Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to:

1) significantly increase the contribution of small sites to meeting London's housing needs

2) diversify the sources, locations, type and mix of housing supply

3) support small and medium-sized housebuilders

4) support those wishing to bring forward custom, self-build and community-led housing

5) achieve the minimum targets for small sites set out in Table 4.2 as a component of the overall housing targets set out in Table 4.1.

6.6 The 10-year target for housing completions on small sites in Camden is 3280 out of an overall housing target of 10380 over 10 years.

6.7 The text supporting Policy H2 states:

Incremental intensification of existing residential areas within PTALs 3-6 or within 800m distance of a station or town centre boundary is expected to play an important role in contributing towards the housing targets for small sites set out in Table 4.2. This can take a number of forms, such as: new build, infill development, residential conversions, redevelopment or extension of existing buildings, including non-residential buildings and residential garages, where this results in net additional housing provision. These developments should generally be supported where they provide well-designed additional housing to meet London's needs. [paragraph 4.2.4]

6.8 The application site has a PTAL rating of 3. In addition to the above, the application site benefits from an extant planning permission to create 3 flats and a maisonette.

6.9 The provision of housing on the application site is very clearly acceptable in principle.

Dwelling mix

6.10 The proposal would provide a pair of 3-bedroom, 5-person maisonettes, a 2-bedroom, 4-person maisonette and a 2-bedroom, 4-person flat. This mix of unit sizes, including both large and small units, is in line with the aims of Local Plan Policy H7 which states that 2 and 3 bedroom dwellings are a “high priority”.

6.11 The application proposal would provide a better mix of dwelling sizes than the extant scheme which includes only small units, primarily 1-beds.

2. Quality of living accommodation

6.12 The Framework states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. London Plan Policy D6 states that housing development should be of a high-quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners.

Internal space standards

6.13 The relevant standards for internal layouts and room sizes are provided by:

- The London Plan (2021) - Policy D6
- Mayor’s Housing Supplementary Planning Guidance (2016)
- The Department for Communities and Local Government's Nationally Described Space Standard (March 2015)

6.14 The table below demonstrates that all of the proposed flats would comply with the standards in the documents listed above.

	Type	Total floor area (sqm)	Main bedroom (sqm)	Bedroom (sqm)	Bedroom (sqm)	Private amenity (sqm)
1	3-bed/5pers*	108[93]	13.2 (11.5)	11.6(11.5)	10.8(7.5)	23.0[8]
2	3-bed/5pers*	111[93]	16.3 (11.5)	12.8 (11.5)	8.8(7.5)	31.0[8]
3	2-bed/4pers	72[70]	15 (11.5)	13 (11.5)	-	7.0[7]
4	2-bed/4pers*	89[79]	12.8 (11.5)	12 (11.5)	-	12.5[7]

Table 6.1: Internal and external areas (requirements in []) (* duplex)

- 6.15 In addition to the above, all the principal double bedrooms in the proposal would be at least 2.75m wide, every secondary double bedroom 2.55m wide and all single bedrooms 2.15m wide. The floor to ceiling heights within the main habitable rooms would be at least 2.5m, above the minimum standard set out in CPG Housing.

Amenity space provision

- 6.16 The London Plan requires a minimum of 5m² of private outdoor space to be provided for 1-2 person dwellings with an extra 1m² for each additional occupant. The Camden Local Plan and CPG are not prescriptive in respect of private amenity space.
- 6.17 The pair of family units would have more than 20sqm of amenity space each. The 2-bedroom units would have 7.0sqm and 12.5sqm. Amenity space proposed accords with, and in most cases, significantly exceeds the London Plan requirements.

Internal daylight and sunlight

- 6.18 The application is accompanied by an internal daylight/sunlight report, prepared by Right of Light Consulting, which assesses the levels of natural light that would be experienced by future occupiers of the lower ground floor rooms. The assessment is based on the numerical tests laid down in the Building Research Establishment (BRE) guide '*Site Layout Planning for Daylight and Sunlight: a good practice guide, 3rd Edition*' by P J Littlefair 2022.

6.19 In respect of the daylight the report concludes that all tested habitable rooms would meet or surpass the BRE minimum illuminance recommendations (paragraph 4.2.2). In regard to sunlight the report states that all basement dwellings would have at least one living room window which faces within 90 degrees of due south. All basement dwellings also have a living room which receives a total of at least 1.5 hours of sunlight on 21 March. The proposed development therefore satisfies the BRE exposure to sunlight requirements (paragraph 4.3.2).

6.20 The proposal therefore satisfies all of the requirements set out in the BRE guide '*Site Layout Planning for Daylight and Sunlight*' and would provide the development's future occupiers with adequate levels of natural light.

Outlook, aspect and ventilation

6.21 All four units would be dual aspect. Unit 1 would have windows facing the road and the railway, Units 2 and 3 would have primary windows facing the railway with apertures to the lightwell to the rear; and Unit 4 would have windows to the front and rear. This will ensure all the flats can incorporate cross-ventilation when needed.

6.22 All the flats would have access to views across the railway line and/or towards Murray Mews.

6.23 The extant scheme includes some deep rooms with secondary windows facing a very narrow lightwell to the rear. As such the new proposal would provide better quality internal spaces and therefore better living conditions for future occupiers.

Privacy

6.24 The proposal has been designed to ensure that rear rooms and amenity areas are not overlooked by properties to the rear.

Access and inclusive design

6.25 New build residential developments need to comply with the access standards in Part M of the Building Regulations. The Regulations include a

mandatory requirement (part 1 - visitable dwellings) and the optional elements (part 2 - accessible and adaptable dwellings, part 3 - wheelchair user dwellings). The Council expects all new-build housing to go above the minimum mandatory Building Regulations with a requirement to meet at least Building Regulations part M4(2).

- 6.26 For the reasons set out in the Design and Access Statement, it is not physically possible to satisfy the standards in full in this particular instance. All of the units are however designed to meet the mandatory Part M4(1) 'visitable' standards.
- 6.27 Whilst the proposal includes a flight of five steps up to the main entrance, the extant scheme includes a flight of seven steps down to an entrance shared by 3 flats. The current proposal is an improvement compared to the extant scheme in this respect.
- 6.28 For the reasons set out above the proposal would provide acceptable living conditions of future occupiers and therefore accords with London Plan Policies D6 and D7, and Local Plan Policy D1.

3. Design and conservation

- 6.29 The application site comprises vacant and unused land. It is identified in the Camden Square Conservation Area Appraisal and Management Strategy (2011) as a space that makes a negative contribution to the character and appearance of the Conservation Area. The Appraisal states that:

These buildings, elements or spaces detract from the special character of the area and offers potential for beneficial change. In other words they 'blight' the area and improvement is expected.

- 6.30 The submission is accompanied by a Design and Access Statement, which explains the how the scheme was derived and illustrates the quality of the materials proposed.

4. Residential amenity

6.31 Local Plan Policy A1 seeks to protect the quality of life of occupiers and neighbours. To this end the Council will grant permission for development “unless this causes unacceptable harm to amenity”. Factors that are considered include:

- visual privacy, outlook;
- sunlight, daylight and overshadowing;
- artificial lighting levels;
- transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;
- impacts of the construction phase,;
- noise and vibration levels;
- odour, fumes and dust;
- microclimate;
- contaminated land; and
- impact upon water and wastewater infrastructure.

Daylight & Sunlight

6.32 An assessment of the effects of the proposal on natural light levels reaching windows serving nearby residential properties has been carried out by Right of Light Consulting in accordance with the guidance contained within BRE document *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (2022).

6.33 The assessment, which also compares the proposal with the extant scheme, concludes:

All neighbouring windows pass the relevant BRE diffuse daylight and direct sunlight tests for both the proposed scheme and the consented scheme. The development also passes the BRE overshadowing to gardens and open spaces test.

In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

Outlook

- 6.34 The proposal is similar in terms of its bulk and massing to the extant scheme and the daylight/sunlight assessment demonstrates that it has similar levels of impact on natural light reaching the dwellings to the rear. It follows therefore that any reductions in levels of outlook from nearby flats will be similar to those resulting from the extant scheme.

Privacy and artificial light

- 6.35 The scheme has been designed so as to limit the number of windows in the rear elevation and to ensure outdoor amenity space does not allow views towards the nearby flats. Where apertures are proposed these would be unopenable and would comprise obscured glazing.
- 6.36 The modest number of windows in the rear elevation, together with the provision of obscured glazing, would ensure that levels of artificial lighting within the scheme would not lead to unacceptable levels of light spill and disturbance to neighbours.

Noise, disturbance, odours and fumes.

- 6.37 The proposal would provide four dwellings potentially housing about 18 people. The noise generated by the occupiers using the private amenity areas, which would be predominately next to the railway, would not be out of place in this predominately residential environment.
- 6.38 The proposed dwellings would not result in levels of odours or fumes that would be incompatible with a residential environment.

Construction impacts

- 6.39 Impacts on the living conditions of neighbouring residents during the construction phase of the development can be controlled by the standard planning condition requiring the submission and approval of a Construction Management Plan prior to the commencement of the development. It is note that such a condition was not attached to the extant permission. As

such there would be a far greater degree of control over the construction of the new proposal.

6.40 For the reasons set out above, the proposal would ensure that occupiers of neighbouring properties retain acceptable living conditions post-development and therefore the proposal accords with Local Plan Policy A1.

5. Basement impacts

6.41 In response to Local Plan Policy A5, the application is accompanied by a *Basement Impact Assessment* prepared by Croft Structural Engineers and a *Geotechnical Interpretative Report and Ground Movement Assessment*, prepared by Maund Geo-Consulting. The latter confirms that:

- the formation level of the basement will be on clay.
- the anticipated Damage Category (as defined on the Burland Scale) will not be greater than Category 1 (Very Slight).
- monitoring of existing structures should be carried out during construction
- groundwater is not a concern given that no water table is present on site.
- any local seepages encountered during construction can be controlled and discharged.

6.42 The Basement Impact Assessment concludes that:

- The construction of the basement will not have any significant impacts on the Surface water.
- The site is not in a local flood risk zone. Flooding is not a concern because the risk of flooding is low. Mitigation factors will be put into place to deal with residual risks of flooding.
- The risk of flooding from excess surface water is not considered significant. There is a risk of flooding due to the failure of the pumping system but this can be reduced to acceptable levels with appropriate design and installation measures.

6.43 The Assessments demonstrate that the proposals meet the criteria in Local Plan Policy A5 and CPG Basements.

6. Flood risk

6.44 The application site is within Flood Risk Zone 1 and in an area with a low risk of surface water flooding.

7. Transport and highways

6.45 The Local Plan requires new homes to be car free, including the removal of rights for residents to apply for on-street car parking permits. No on-site car parking is proposed and the removal of the right for future residents to apply for parking permits can be secured by way of the s106 agreement.

6.46 Cycle storage provision will accord with the standards in the new London Plan. The extant scheme includes storage for only 4 cycles.

8. Trees, landscaping and biodiversity

6.47 There is single, c.3m tall, self-seeded Tree of Heaven within the application site which will be removed as part of the proposal.

6.48 There nearest tree of any size and amenity value is the mature maple in a neighbouring garden to the rear of the site. This is about 15m from the site boundary and would not therefore be affected by the proposal.

6.49 There is no known biodiversity within the site and no reason to believe this is the case.

6.50 No landscaping is proposed or needed given the urban nature of the site and its surroundings.

9. Sustainability

6.51 The Framework confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and standards relevant to sustainability are set out throughout the Framework.

6.52 Local Plan policy CC1 requires all developments to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and

sustainable urban drainage. Policies CC2 and CC3 are relevant with regards to sustainability and climate change. All residential developments are required to achieve at least a 35% reduction in regulated carbon dioxide emissions on-site over the 2013 Building Regulations.

- 6.53 The proposal seeks to achieve high standards of sustainable design and construction. It will need to be built in line with the new Part L building regulations which came into effect on 1 June 2022. To this end the Design and Access Statement demonstrates how photovoltaic panels can be integrated into the roof design and air source heat pumps installed discretely. These measures, combined with ventilation with heat recovery to minimise heat loss, energy efficient services and insulation, would achieve a reduction in the carbon dioxide emissions.
- 6.54 A Sustainability and Energy Plan secured via a legal agreement would ensure the measures outlined above and in the Design and Access Statement would be put in place as part of the design and construction of the building.

10. Waste

- 6.55 A dedicated bin store is proposed adjacent to the pavement a short distance from the main entrance to the flats. The bin store has space for a 660L refuse, a 660L recycling and a 240L food waste wheelie bin.
- 6.56 Details of the design of the storage area and method of waste storage and removal (including recycled materials) could be secured via a planning condition.

11. Site Contamination

- 6.57 The extant planning permission is subject to a planning condition (No.4) that states that no development shall take place until:
- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council;*
- b) The investigation has been carried out in accordance with the approved details and the results and remediation measures*

(if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details.

- 6.58 The purpose of the condition was to “protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial use of the site”. Part (a) of this condition was discharged on 24 September 2013 under application reference 2013/4845.
- 6.59 The HESI Phase II Environmental Report (dated March 2007) submitted and approved in 2013 is provided with this application. It set out various site remediation measures including excavation of the site. The proposal would involve the excavation of almost the entirety of the site: remediation therefore forms an integral part of development.
- 6.60 Paragraph 6.25 of the Local Plan states that: “*Remedial action is particularly important in developments where people will have access to the ground for gardening, play or planting food for consumption*”. A large proportion of the application site would be occupied by the proposed building and external spaces would be largely, if not completely hard landscaped. As such future occupiers would have little or no access the ground on which the development would stand. The proposal therefore accords with Local Plan Policy A1 in this respect.

12. CIL and Planning Obligations

- 6.61 If planning permission is granted and the development is implemented, a liability to pay the Camden Community Infrastructure Levy (CIL) and Mayor of London CIL will arise. CIL is intended to consolidate financial contributions towards the development’s local infrastructure impacts, and additional separate contributions should not be sought towards the same infrastructure unless there is an exceptional and demonstrable need as a direct result of the proposed development.
- 6.62 Any further planning obligations which are not covered by the CIL, and are in line with the “tests” in the National Planning Policy Framework (2021) and

the CIL Regulations, can be sought through a legal agreement under s.106 of the Town and Country Planning Act, (1990, amended).

6.63 Based on the Developer Contributions CPG, the nature, scale and circumstances of the proposal, and the issues considered above, we believe the following Planning Obligations may be applicable and justifiable in this case:

1. Permit free residential units.
2. Construction Management Plan and implementation support contribution
3. Construction Management Plan construction impact bond
4. Financial contribution towards affordable housing in the borough
5. The repair and re-instatement of the footways and highways adjoining the development. site
6. Sustainability and Energy Plan.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 The application site benefits from an extant planning permission that was initially granted in 2005 and then renewed in 2010 for the erection of a building comprising four, mainly small, flats. This scheme would not be wholly compatible with current building and planning standards.
- 7.2 The application site has been identified by the Council as having a detrimental visual impact on the character and appearance of the Camden Square Conservation Area and an area where enhancement is “expected”. Its development for housing, which is identified as a priority use, is clearly acceptable in principle.
- 7.3 The height, bulk, scale, massing and design of the proposal reflects that of the extant scheme whilst also responding to changes in the immediate surroundings including the extension of 6 Murrey Mews and the development of the site to the rear in St Augustine’s Road. The proposal provides a better mix of dwelling sizes than would be achieved under the extant scheme, higher quality residential accommodation and a far superior overall development.

Appendix 1: Evidence of Commencement

Implementation evidence for Planning Consent
Planning ref 2010/1303/P

22.10.2013

The following photographs were taken on 18 October 2013 for the purpose of demonstrating that the planning consent for the above site, planning reference 2010/1303/P, has been implemented by the installation of steel reinforced, concrete pile foundations.

Solicitor
Initial



PHOTO 1: View of site boundary wall and hoarding to gate as viewed from Murray Mews. Number 6 Murray Mews can also be seen beyond.

Implementation evidence for Planning Consent
Planning ref 2010/1303/P

22.10.2013



Solicitor
Initial

PHOTO 2: View of pile foundations looking northwest towards front boundary with number 6 Murray Mews to the Right.



Solicitor
Initial

PHOTO 3. Close up of top pile foundation with reinforcement bars projecting out.

Implementation evidence for Planning Consent
Planning ref 2010/1303/P

22.10.2013



Solicitor
Initial

PHOTO 4: View north towards number 6 Murray Mews side elevation with piles seen in foreground.



Solicitor
Initial

PHOTO 5: View southwest towards 17a Murray Street, The Irish Centre and railway with piles seen in the foreground



Solicitor
Initial

PHOTO 6: View southwest towards railway line, 17a Murray Mews and The Irish Centre with top of pile foundation and reinforcement bars seen in foreground.

Declaration by Solicitor:

I confirm that I have received and viewed the photographs numbered 1 to 6 on the above 'Implementation Evidence for Planning Consent' document pages 1 to 4 inclusive and dated 22.10.2013

Name (print).....

Company.....

Position.....

Sign.....

Date.....