



Planning Statement

PROPOSED SINGLE DWELLING

Land adjacent to 49 Lamble Street, Gospel Oak, NW5 4AS

For: **NESTBRIK LTD**



RTPI

mediation of space - making of place

CONTENTS

Contents	2
1. Introduction & Background	4
Introduction.....	4
Planning History	5
Site and Surroundings	5
2. The Development Proposals	7
3. Policy Assessment.....	9
National Planning Policy Framework	9
The London Plan.....	12
Camden Local Plan	14
Gospel Oak and Haverstock Community Vision.....	18
4. Planning Considerations.....	19
Principle of Development.....	19
Affordable Housing.....	22
Amenity	23
Scale and Relationship to Built Form	25
Design, Layout and Visual Impact	26
Access	29
Ecology and Arboriculture.....	29
5. Conclusion	30

COMPANY PROFILE

AMS Planning, Architecture and Development Ltd is a national 'Planning, Architecture & Development Consultancy' working throughout the UK. The Practice comprises Chartered Town Planners and Architects who have a significant amount of experience in the development industry across the UK.

We work closely with a range of external experts and consultants to provide a full service to our clients. The Practice provides planning, architectural and development advice to clients in both urban and rural settings. For over 15 years, the team has had an excellent record of accomplishment in delivering commercially viable and successful town planning solutions through both planning applications and on appeal.

1. INTRODUCTION & BACKGROUND

Introduction

- 1.1 This statement has been prepared to support an accompanying Full Planning Application on behalf of Nestbrik Ltd in respect of single residential dwellinghouse on land adjacent to 49 Lamble Street, Gospel Oak. The application is submitted in Full with all matters considered.
- 1.2 This application is accompanied by a Design and Access Statement and a full set of plans demonstrating how the proposed development would build on the principle established by a previous consent for a single dwelling on this plot to integrate well with the existing and approved built form.
- 1.3 The subject site comprises a small, contained plot at the eastern end of an existing row of terraced properties along Lamble Street, at its corner with Grafton Road. The site currently serves no function and is enclosed by a dwarf brick wall topped with metal railings, and further enclosed by wooden boarding which prevents views into the site interior. The site is very overgrown and physically inaccessible, with two damaged beech trees and brambles.
- 1.4 The following suite of architectural drawings, produced by NIKJOO, have been submitted to support this application:
 - Location Plan and Existing Block Plan 055-E(02)-001
 - Existing Ground Floor Plan 055-E(02)-100
 - Existing Front Elevation 055-E(04)-100
 - Existing Side Elevation 055-E(04)-101
 - Existing Rear Elevation 055-E(04)-102
 - Proposed Ground Floor Plan 055-L(02)-100 Rev T

- Proposed First Floor Plan 055-L(02)-101 Rev T
- Proposed Second Floor Plan 055-L(02)-102 Rev T
- Proposed Roof Plan 055-L(02)-103 Rev T
- Existing and Proposed Sections 055-L(03)-100 Rev T
- Proposed Front Elevation 055-L(04)-100 Rev T
- Proposed Side Elevation 055-L(04)-101 Rev T
- Proposed Rear Elevation 055-L(04)-102 Rev T

1.5 The submission is also supported by the following reports:

- Design and Access Statement prepared by AMS and NIKJOO;
- Preliminary Ecological Appraisal and Bat Survey Report prepared by TSA Ecology; and
- Arboricultural Impact Assessment and Tree Protection Plan prepared by Simon Pryce Arboriculture.

Planning History

1.6 The following planning history is considered relevant to the subject proposals:

- **2014/4270/P** - Erection of 3 no. new-build dwellings (1x3 bed, 1x 2bed and 1x1bed) and associated external work at end of existing terraces on Grafton Road, Lamble Street and Barrington Court. Approved 20 April 2015.

1.7 The subject site was referred to as 'Plot A', approved for a single dwelling, in connection with the above permission.

Site and Surroundings

1.8 The built form, pattern of development, and character of this part of Gospel Oak is discussed in detail in the accompanying Design and Access Statement.

- 1.9 The subject site comprises a 'leftover' space at the eastern end of a run of two storey terraced properties which line the southern side of Lamble Street. Those existing terraced dwellings form part of the Barrington Court estate, designed by Powell and Moya and completed in 1954. The estate includes an 11 storey block of flats at an elevated position approximately 80m west of the subject site, and a terraced row of two storey dwellings with flat roofs and a mixture of brick and coloured render to the front elevations, along with a distinctively almost continuous band of windows at the first storey.
- 1.10 A row of two storey Victorian terraced dwellings lines the northern side of Lamble Street, opposite the subject site. These have their backs to the street – facing Oak Village to the north – limiting the sense of connection with the Barrington Court terraces and the subject site.
- 1.11 Opposite the subject site on the eastern side of Grafton Road is situated the Kiln Place Tenants Hall and the four storey Kiln Place estate, completed in 1964. This is set back from and separated from Grafton Road with mature trees and vegetation, limiting the sense of connection with the subject site and adjacent Lamble Street development.
- 1.12 The site and surrounding area is not within a Conservation Area; nor are there any listed buildings within the vicinity.
- 1.13 The immediate area contains a number of different architectural styles from different eras, and has been further updated through recently developed infill plots and consents for additional storeys on existing dwellinghouses. Notwithstanding this, the adjacent (currently) two storey terraced dwellings to the immediate west of the subject site are particularly influential, providing a strong example high quality mid-century design approach in the immediate area.
- 1.14 The site benefits from a previous consent for a three storey, three bed dwelling.

2. THE DEVELOPMENT PROPOSALS

- 2.1 The application seeks full planning permission for a three-bedroom dwelling.
- 2.2 The proposed dwelling is between two and three storeys, and at 132m², exceeds the Nationally Described Space Standards for a three-bedroom, six-person, three-storey dwelling.
- 2.3 Private external amenity space totalling 18.6m² is proposed, exceeding the 9m² external amenity space required for a 6 person dwelling within Policy D6 (Housing Quality and Standards) of the London Plan. This is comprised of a garden at the ground floor level and a terrace at the second storey level.
- 2.4 The proposed layout includes a suitable bin storage area for waste and recycling, in accordance with Policy CC5 (Waste) of the Camden Local Plan.
- 2.5 In addition, secure cycle storage for two bicycles is provided in accordance with the standards set out within the London Plan as well as Policy T1 (Prioritising Walking, Cycling and Public Transport) of the Camden Local Plan.
- 2.6 Bedroom sizes and ceiling heights exceed the standards set out within Policy D6 (Housing Quality and Standards) of the London Plan.
- 2.7 The subject scheme seeks to effectively renew a previous planning permission on this site for a three-bedroom three-storey dwelling, permitted through a wider application under reference **2014/4270/P** - on 20 April 2015. Within that previous permission, the subject site was referred to as Plot A.
- 2.8 Overall, the subject proposed scheme is considered to provide an elegant response to the constraints of the site which retains more aspects of the existing context than the previous scheme.

- 2.9 The subject proposals however have an updated design which is considered to achieve several enhancements or betterments over the previously approved design. These amendments include retaining the existing curve at the site corner, utilising a flat roof, matching the approved roof height of the Lamble Street terrace given recent prior approvals for second storeys, an overall reduction in height and a less dominant Grafton Road facing elevation. The design approach is simplified, losing some of the previously approved features such as a complicated and angular roof line, and a dominant 'banding' design to the external palette which is not a strong characteristic of the surrounding development.
- 2.10 These amendments, coupled with the retention of all key aspects of the previous design which were considered appropriate in terms of protecting relevant planning considerations, such as separation distances, outdoor amenity areas, and orientation, all ensure that the subject proposals achieve net benefits in terms of design, the character of the surrounding area, and neighbouring amenity.

3. POLICY ASSESSMENT

3.1 This section of the Planning Statement identifies the most relevant national and local policies in relation to the subject proposals.

National Planning Policy Framework

3.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. An updated version of the NPPF was published on 20 July 2021 and provides the overarching national policy to which all locally produced planning policies and decisions must adhere.

Achieving sustainable development

3.3 The purpose of the planning system is to contribute to the achievement of sustainable development. The three overarching objectives - economic, social and environmental - should be pursued in conjunction of each other, in mutually supportive ways. The proposed residential development on a site which has previously established the principle of development, is accessibly located, and currently serves no purpose, achieves the three objectives of sustainable development.

Decision Making

3.4 At the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

3.5 Further to this, as outlined at paragraph 38, local planning authorities should approach decisions on proposed development in a positive and creative way.

Delivering a Sufficient Supply of Homes

- 3.6 Paragraph 60 makes it clear that a sufficient amount and variety of land must come forward where needed in order to support the Government’s objective of “significantly boosting the supply of homes.”
- 3.7 In paragraph 62, the government wants to ensure that the size, type and tenure of housing needed by different groups should be taken into account.
- 3.8 The proposed three-bedroom dwelling maximises the potential of this constrained site and is in line with the previous permission.

Making Effective use of Land

- 3.9 Paragraph 119 sets out that planning decisions should promote the effective land use to meet the need for homes and other uses, whilst safeguarding and improve the environment and ensure safe and healthy living conditions. The subject scheme would make more effective use of an unused end plot within an existing residential area.
- 3.10 Paragraph 120 goes on to note that planning decisions should [inter alia]:

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; and,

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)

3.11 The subject site is under-utilised and can be used to help meet housing needs.

Achieving Well-Designed Places

3.12 Good design is given great importance in the NPPF as a key aspect of sustainable development. Paragraph 130 includes a series of six criteria to be considered as part of the decision-taking process. These state that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development, (including green and other public spaces) and support local facilities and transport networks; and*
- *create places that are safe and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

3.13 The design aspects of the subject proposal are discussed in detail in the accompanying Design and Access Statement.

The London Plan

3.14 The London Plan was adopted in March 2021 and provides the overarching spatial development strategy for Greater London.

3.15 The following London wide policies are of considered of relevance to the subject scheme:

The London Plan (2021)	
GG2	Making the Best Use of Land
GG4	Delivering the Homes Londoners Need
D4	Delivering Good Design
D6	Housing Quality and Standards
D12	Fire Safety
H2	Small Sites

Principle of Development

3.16 Policy GG2 (Making the Best Use of Land) highlights that:

- Small sites should be utilised (A);
- Well-connected sites should be prioritised (B); and

- A design-led approach should determine the optimum development capacity of sites (D).

3.17 Policy GG4 (Delivering the Homes Londoners Need) highlights that more homes should be delivered (A) through the identification of a range of sites (D).

Design Standards

3.18 Policy D6 (Housing Quality and Standards) sets out a number of principles and standards which apply to housing development:

- Proposals should be of high quality design with comfortable and functional layouts which meet needs (A);
- Dual aspect dwellings should be prioritised where possible (C);
- Sufficient daylight and sunlight should be achieved for proposed and surrounding housing (D);
- Adequate and accessible refuse storage should be included (E);
- Nationally Described Space Standards must be met, along with minimum standards for bedroom size, storage and ceiling heights (F); and
- Private outside space should be a minimum of 5m² for a 1-2 person dwelling plus an additional 1m² for each additional occupant, unless higher local standards apply (F).

3.19 At 132m² internally and 18.6m² private external space, the proposed dwelling exceeds the Nationally Described Space Standards for a three-bedroom, six-person, three-storey dwelling, and meets all other relevant internal size standards, as well as external amenity standards.

3.20 As a high quality, dual aspect design which matches or exceeds the previous permitted design's daylight and sunlight implications, and includes suitable refuse

storage, the proposed development complies with all other relevant stipulations within the policy.

- 3.21 In terms of Policy D12 (Fire Safety), the submitted plans demonstrate that the proposed dwelling has been appropriately designed to minimise the risk of fire spread and risk to personally safety, in accordance with the relevant standards.

Housing

- 3.22 Policy H2 (Small Sites) states that 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:

- significantly increase the contribution of small sites to meeting London's housing needs
- diversify the sources, locations, type and mix of housing supply
- support small and medium-sized housebuilders
- support those wishing to bring forward custom, self-build and community-led housing
- achieve the minimum targets for small sites set out in [The London Plan].
- In Camden, the minimum 10 year target for net housing completions on small sites is 3,280.

Camden Local Plan

- 3.23 The Camden Local Plan was adopted in 2017 and provides the planning policies guiding spatial strategy and development management within Camden.
- 3.24 The following local policies are of considered of relevance to the subject scheme:

Camden Local Plan (2017)	
H1	Maximising Housing Supply
H4	Maximising the Supply of Affordable Housing
H6	Housing Choice and Mix
A1	Managing the Impact of Development
A3	Biodiversity
D1	Design
CC5	Waste
T1	Prioritising Walking, Cycling and Public Transport
T2	Parking and Car-Free Development

Housing

3.25 Policy H1 (Maximising Housing Supply) aims to exceed Local Plan targets for additional homes, particularly self-contained homes, by:

- Regarding self-contained housing as the priority land-use in the Local Plan (a);
- Where sites are underused or vacant, expecting the maximum provision of housing that is compatible with any other uses required on the site (d).

3.26 As a proposal for self-contained housing on a vacant site which has previously secured residential planning permission, the subject proposals assist with the objectives of this policy.

- 3.27 Policy H4 (Maximising the Supply of Affordable Housing) sets out that all developments that provide one or more additional homes, involving an increase in residential GIA of 100m² or more, will be expected to make an affordable housing contribution. This is acceptable as a payment-in-lieu for developments of fewer than 10 additional dwellings, or where affordable housing cannot practically be provided on-site.
- 3.28 The applicant intends to make an appropriate, policy compliant payment-in-lieu, in line with the proposed dwelling at 132m² and as per the relevant calculations set out in detail within the Housing Camden Planning Guidance (CPG).
- 3.29 Policy H7 (Large and Small Homes) seeks to ensure that all housing development contributes to meeting the priorities set out in the Dwelling Size Priorities Table. The subject scheme is for a three-bed dwelling, which is identified as a 'high' priority for market units.

Amenity

- 3.30 Policy A1 (Managing the Impact of Development) sets out a number of principles whereby the Council will seek to protect quality of life for occupiers and neighbours, highlighting that development will be permitted unless "this causes unacceptable harm to amenity".
- 3.31 As set out in more detail in the accompanying Design and Access Statement, the subject proposal retains all key features of the previous proposal which were considered to adequately protect amenity, including separation distances etc., whilst making some improvements which will lead to a net enhancement for neighbouring amenity, such as an overall reduction in height and preserving the existing roof height of the immediately adjacent Lamble Street dwelling.

Biodiversity

3.32 Policy A3 (Biodiversity) sets out that the Council will assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed.

3.33 As demonstrated by the submitted Preliminary Ecological Appraisal and suite of plans, every effort to realise benefits for biodiversity within this constrained plot has been made, including incorporating green roofs, swift boxes, bat boxes, and opportunities for planting species with biodiversity benefits.

Design

3.34 Policy D1 (Design) requires development to adhere to a number of design principles. As demonstrated in more detail within the Design and Access Statement, the subject proposal is considered to comply with these, and to achieve net design betterments against the previously approved scheme. Key criteria which relate to the design include:

- respects local context and character;
- comprises details and materials that are of high quality and complement the local character;
- incorporates outdoor amenity space; and
- provides a high standard of accommodation.

3.35 In line with Policy CC5 (Waste), the proposed development includes facilities for the storage and collection of waste and recycling.

Transport

- 3.36 Policy T1 (Prioritising Walking, Cycling and Public Transport) includes a number of measures whereby the Council will promote sustainable transport.
- 3.37 Whilst much of the policy is more strategic, the proposed development does include accessible secure cycle parking facilities in excess of the London Plan minimum standards, in compliance with this policy.
- 3.38 The proposed development will be car-free in accordance with Policy T2 (Parking and Car-Free Development).

Gospel Oak and Haverstock Community Vision

- 3.39 The subject site sits within the inner “core area” identified within the Community Vision where “the focus of estate renewal will occur.”
- 3.40 The Community Vision notes:

The Gospel Oak area is identified a priority area for regeneration and across the neighbourhood much of the expected growth will occur on estates that through extensive consultation with local residents have been identified for development as part of our Community Investment Programme (CIP) (p. 24).

- 3.41 The proposed development is also considered to align with the key principles identified within the Community Vision on p. 38; in particular:
- Delivering the Homes we Need
 - Making the Best Use of Land

4. PLANNING CONSIDERATIONS

4.1 This Section of the Planning Statement identifies the main planning considerations relating to the principle of the proposed development.

4.1 Having regard to the development plan context, it is considered that the key planning issues in the consideration of the subject application are as follows:

- Principle of Development;
- Affordable Housing;
- Amenity;
- Scale and Relationship to Built Form;
- Design, Layout and Visual Impact;
- Access; and
- Ecology and Arboriculture.

Principle of Development

Previous Consent

4.2 As previously noted, the subject site previously benefitted from planning permission for a single three-storey, three-bed dwelling, as part of a larger consent for three dwellings (ref. 2014/4270/P). Under that previous consent, the subject site was known as 'Plot A'.

4.3 In discussing the principle of a residential land use at Plot A, as well as the other two plots which formed part of that previous consent, the Officer Report (Appendix 1) set out:

[I]t is noted that none of the 3 sites have been designated as open space in the LDF and therefore they cannot be afforded any special protection in planning land use terms...

With regards to the introduction of residential on this site it is noted that housing is the priority land use of the LDF. Policies DP2 and CS6 make housing the top priority when considering the future of unused and underused land and buildings. However this priority does not override the need to protect other land uses nearby or the need to respect the characteristics of the area or the site in question. The application sites along Grafton Road are considered to be underused and provide the Council with an opportunity to build 3 dwellinghouses for private sale which will provide funding to build 3 social rent units in Barrington Close along with associated landscaping improvements.

The development of the end plots for such purpose is therefore considered to be acceptable in land use terms and the community benefit which will result as a consequence of the CIP projects across the Borough is considered to outweigh any concerns raised about utilising the space infrequently as communal garden area (paras 6.2-6.5).

- 4.4 Whilst in the interim a new Local Plan has been adopted, there are no policy changes or material considerations which affect the principle of a residential land use on the subject site.
- 4.5 The subject site remains undesignated as open space, or any other designation which might afford special protection.
- 4.6 Housing – particularly ‘self-contained’ housing – remains the priority land use of the LDF under Policy H1 (Maximising Housing Supply).
- 4.7 The subject plot remains an underused end plot and, to clarify, is not accessible and not used by local residents as a communal garden plot.

Policy Compliance

- 4.8 The subject proposal, which involves redeveloping an unused plot in an accessible location, not subject to any restrictive designations, which has previously benefited from planning permission for residential use, is compliant with the aims of national, London-wide, and local policy.
- 4.9 The subject scheme would make effective use of an unused end plot in an existing accessible residential area in accordance with paragraphs 119 and 120 of the NPPF
- 4.10 Policy GG2 (Making the Best Use of Land) within the London Plan also promotes the effective use of land, including in particular small sites and well-connected sites, both of which are features of the subject site. Policy H2 (Small Sites) is also specifically supportive of well-designed new homes on small sites which are below 0.25 hectares in size – a category which again applies to the subject site. Part of the justification is to support small and medium-sized housebuilders. It is worth highlighting that the applicant as an independent, small-scale housebuilder.
- 4.11 More generally, Policy GG4 (Delivering the Homes Londoners Need) sets out that more homes should be delivered, through a range of sites.
- 4.12 Within the Local Plan, as previously noted, Policy H1 (Maximising Housing Supply) aims to exceed Local Plan targets for additional homes, particularly self-contained homes, by:
- Regarding self-contained housing as the priority land-use in the Local Plan (a);
 - Where sites are underused or vacant, expecting the maximum provision of housing that is compatible with any other uses required on the site (d).
- 4.13 As a proposal for self-contained housing on a vacant site which has previously secured residential planning permission, the subject proposals assist with the objectives of this policy, in much the same way the previous permission was in accordance with the priority land use within the borough.

4.14 In addition, the proposals accord with Policy H7 (Large and Small Homes), in providing a three-bedroom dwelling, with three-beds identified as a ‘high’ priority for market units.

Conclusions on Principle

4.15 As detailed above, the subject scheme represents a policy compliant scheme for a single, three-bedroom dwellinghouse on a small, unused site within a residential area, subject to no restrictive designations which might preclude development. As the proposed development accords with the development plan it should be approved without delay.

4.16 There are also significant material considerations in favour of the proposed development:

- The site previously benefited from planning permission for a single, three-bedroom dwellinghouse. Since then, whilst the Local Plan has been updated, no new policy designations apply to the subject site and a residential land use remains the priority for the Borough. There are no other material considerations which have arisen in the interim which might now preclude a residential land use.
- The subject scheme will make a policy compliant off-site affordable housing contribution, will maximise the potential for biodiversity enhancements within the site, and achieves design and amenity improvements over the previously approved development (discussed further within the below sections of this Statement).

Affordable Housing

4.17 Policy H4 (Maximising the Supply of Affordable Housing) sets out that all developments that provide one or more additional homes, involving an increase in residential GIA of 100m² or more, will be expected to make an affordable housing contribution. This is acceptable as an off-site payment-in-lieu for developments of

fewer than 10 additional dwellings, or where affordable housing cannot practically be provided on-site.

- 4.18 The subject scheme is for a single dwelling on a constrained site. The applicant intends to make an appropriate, policy compliant payment-in-lieu, in line with the proposed dwelling at 132m², and calculated as per the relevant detailed guidance set out within the Housing Camden Planning Guidance (CPG).

Amenity

- 4.19 The subject proposals will see a three bedroom dwelling created with 132m² of internal space, compared with 103.8m² created under the previously approved design. This exceeds the Nationally Described Space Standard for a three-bedroom, six-person, three-storey dwelling (108m², with 2.5m² internal storage). It also exceeds the living space standards set out within the London Plan.
- 4.20 The proposed external amenity space totals 18.6m², exceeding the 9m² external amenity space required for a 6 person dwelling within Policy D6 (Housing Quality and Standards) of the London Plan. This is comprised of a garden at the ground floor level and a terrace at the second storey level, mirroring in this respect the previously approved dwelling.
- 4.21 The proposed layout includes a suitable bin storage area for waste and recycling, in accordance with Policy CC5 (Waste) of the Camden Local Plan.
- 4.22 Overall, a good standard of amenity will be achieved for future occupants which exceeds the relevant standards and is in line with the previously approved dwelling.
- 4.23 The Officer Report for the previously approved scheme, in discussing the standard of amenity, noted that:
- The sites are quite constrained but outdoor space has been imaginatively designed into the scheme which is commendable (para 6.14);

- The proposed dwellinghouses are well in excess of requirements/standards (para 6.16); and
- Level of open space considered to be offset by generous size of the property and proximity to Hampstead Heath (para 6.17).

4.24 This analysis remains relevant to the subject proposals.

4.25 The subject scheme retains all key elements of the previously approved scheme which were considered to appropriately protect neighbouring amenity, apart from a few instances where it is considered the subject scheme achieves a betterment for neighbouring amenity. The elements relevant to neighbouring amenity, as identified within the Officer Report for the previously approved scheme (Appendix 1), retained by the subject scheme, are:

- Proposed forward projection at Lamble Street is approximately 5m from the boundary with no. 49;
- Southern orientation of the rear gardens of Lamble Street, coupled with the fact that the rear building line of the new dwellinghouse has been set forward to allow for the retention of the garage belonging to 49 Lamble St, helps to alleviate any concerns over sense of enclosure or loss of privacy;
- East facing windows at ground, first and second floor levels will not result in overlooking or loss of privacy to the residents in Kiln Place which are over 20m away and there are no windows which would directly overlook the neighbouring property; and
- Proposed terrace at second floor level will align with the roof level of 49 Lamble Street and due to its orientation and surrounding walls/roof it will not be possible to have views into the neighbouring property (para 6.20).

4.26 Elements amended by the subject scheme include:

- Instead of a sloping arrangement, the proposed roof line is flat and, at its highest point, has been designed to match the height of second storeys approved along Lamble Street; and
- The total height of the proposed dwelling is lower than the previously approved dwelling, by a total of approximately 1.7m.

4.27 Together these amendments significantly reduce any potential for overshadowing or overdominance which might impact neighbouring dwellings, meaning the subject proposal achieves a net gain in terms of neighbouring amenity over the previously approved proposals.

Scale and Relationship to Built Form

4.28 As alluded to in the above section, the proposed dwelling is overall of a reduced massing in comparison to the previously approved dwelling on the subject site.

4.29 It is important to note that since the approval of the previous scheme on the subject site, a number of recent permissions in the vicinity have further added to the variety of existing built form which forms part of the context informing the subject site, including development which creates more of a precedent for higher roof lines.

4.30 Recent approvals include:

- Two new flat roofed dwellings on Lamble Street, both permitted under 2014/4193/P. Both new dwellings adjoin and 'complete' existing blocks of mid-century dwellings, with the plot at the corner of Lamble Street and Lismore Circus (approx. 160 west of the subject site) completing the existing two storey white rendered terraced housing with a new two storey brick house, and the plot immediately west of the 11 storey Barrington Court block (approx. 95m west of the subject site) stepping down slightly from the adjoining four storey maisonettes to create a generous three storey dwelling. The design approach for both plots sets a precedent for modern, stylish and contemporary infill

development which utilises high quality, local materials and complements, without pastiche, the existing adjacent development.

- The increase in ridge height and alterations to number 80 Lamble Street (approx. 40m west of the subject site) to allow for a conversion to two residential flats (ref. 2019/6436/P).

4.31 Of particular note, a number of prior approvals to create additional storeys on top of the existing terraced dwellings immediately west of the subject site along Lamble Street have been granted, including nos. 41 and 42 (refs. 2022/0628/P and 2023/1877/P). All these terraced dwellings benefit from permitted development rights to create additional storeys in line with those already granted.

4.32 As opposed to the previously approved sloping roof line from no. 49, the proposed stepped flat roofline, which at its highest point will match approved second storeys along Lamble Street, is considered to create an improved relationship with the existing Lamble Street terrace.

4.33 In addition the significantly reduced overall height of the proposed dwelling ensures the Grafton Road facing elevation will be less dominant, again retaining a better relationship with the existing built form along the western side of the road.

4.34 Both the proposed elevations onto Lamble Street and Grafton Road will contribute a more active character and sense of surveillance, in comparison with the existing vacant plot and blank gable end which currently faces Grafton Road.

Design, Layout and Visual Impact

4.35 As noted previously, the proposed design retains a number of features which were considered positive aspects of the previously approved design. Those features highlighted within the previous scheme's Officer Report and retained by the proposed development include:

- Front door located along terrace frontage rather than Grafton Road (para 6.8);
- Frontage continues the terrace frontage before stepping forward to utilize the corner of the site (para 6.8);
- The garden space is enclosed at the front of the property and front door turned towards the terrace providing a positive connection to and termination of the terrace (para 6.8);
- The rear of the building is pulled back from the rear building line to reduce the impact of the building on the rear garden to the adjacent property (para 6.8);
- Roof rises from the height of the neighbouring terraced property to form a 3 storey gable onto Grafton Road (para 6.10);
- Proposed material is two finishes of brick (para 6.11);
- On the adjoining elevation to the terrace, one of the window openings corresponds in size to the strip of window openings on the terraces to aid in tying in the architectural detail to the adjacent property (para 6.11);
- On the Grafton Rd elevations the window openings are more varied in size and proportions. A large window to the internal circulation space facing Grafton Terrace provides each building with a sense of presence onto the street (para 6.11).

4.36 Certain design responses to the constraints and opportunities of the subject plot have are however amended from the previously approved scheme, in order to secure what are considered to be improvements. These amended features include:

- The proposed roof line is flat in accordance with the existing adjacent roof line, and will at its highest point match the height of approved second storeys along the Lamble Street terrace, of which all properties benefit from permitted development rights to create a second storey. The overall maximum height of

the proposed dwelling is significantly reduced from approx. 10.66m to approx. 8.95m. This reduces the previously dominant proposed elevation to Grafton Road, and better complements existing development through the retention of the existing flat roof design;

- The material palette still includes two brick finishes, but in a warm tone and a white toned brick which both breaks up the facades, creating interest, and is considered to better reflect the white render and warm brick front elevations of the existing Lamble Street terrace than the approved all white scheme;
- The Grafton Road facing elevation introduces porthole style windows with a varied and playful arrangement, in keeping with the previously acceptable principle of including larger and more varied window styles on this elevation, as well as a large window to the internal circulation space facing Grafton Terrace; and
- As opposed to the previously approved scheme, which created an angular arrangement at the corner in order to preserve the boundary with the pavement, whilst upper storeys overhung this, the proposed development will retain the existing curved corner arrangement, at all levels.

4.37 Overall, the subject proposed scheme is considered to provide an elegant response to the constraints of the site which retains more aspects of the existing context than the previous scheme, such as the existing curve at the site corner, utilising a flat roof, and maintaining the existing roof height of the Lamble Street terrace. The design approach is simplified, losing some of the previously approved features such as a complicated and angular roof line, and a dominant 'banding' design to the external palette which is not a strong characteristic of the surrounding development.

4.38 As with the previously approved design, the subject proposals are considered to make a positive contribution to the street scene and provide an effective termination to each terrace.

Access

- 4.39 The proposed development is car-free with a safe means of pedestrian access, in accordance with Policy T2 (Parking and Car-Free Development) of the Camden Local Plan.
- 4.40 In addition, secure cycle storage for two bicycles is provided in accordance with the standards set out within the London Plan as well as Policy T1 (Prioritising Walking, Cycling and Public Transport) of the Camden Local Plan.

Ecology and Arboriculture

- 4.41 Policy A3 (Biodiversity) sets out that the Council will assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed.
- 4.42 As demonstrated by the submitted Preliminary Ecological Appraisal and Bat Survey, both prepared by TSA Ecology, and suite of plans, every effort to realise benefits for biodiversity within this constrained plot has been made, including incorporating green roofs, swift boxes, bat boxes, and opportunities for planting species with biodiversity benefits.
- 4.43 The Arboricultural Impact Assessment and Tree Protection Plan prepared by Simon Pryce Arboriculture confirms that the remaining tree within the site is vulnerable to damage and has a limited safe useful life expectancy. Its root protection area is larger than the site boundary so development inevitably requires its removal. However, the proposed new tree in the front will mitigate its removal and make a positive contribution to the street scene.

5. CONCLUSION

- 5.1 The proposed development seeks to build on and improve a previous planning permission to create a three-bedroom dwellinghouse on the subject plot.
- 5.2 As detailed within this Statement, the subject scheme represents a policy compliant scheme for a single, three-bedroom dwellinghouse on a small, unused site within a residential area, subject to no restrictive designations or constraints which might preclude development.
- 5.3 Residential use, particularly on smaller sites, is promoted by both the London Plan within policies GG2 (Making the Best Use of Land), GG4 (Delivering the Homes Londoners Need) and H2 (Small Sites), and the Camden Local Plan within Policy H1 (Maximising Housing Supply). In addition, the proposals accord with Policy H7 (Large and Small Homes), in providing a three-bedroom dwelling.
- 5.4 As the proposed development accords with the development plan it should be approved without delay.
- 5.5 In addition there are significant material considerations in favour of the proposed development. As set out, the site previously benefited from planning permission for a single, three-bedroom dwellinghouse. Since then, whilst the Local Plan has been updated, no new policy designations apply to the subject site and a residential land use remains the priority for the Borough. There are no other material considerations which have arisen in the interim which might now preclude a residential land use.
- 5.6 The subject scheme will make a policy compliant off-site affordable housing contribution and will maximise the potential for biodiversity enhancements within the site.
- 5.7 The proposed amendments to the design in comparison with the previously approved scheme are considered to retain more aspects of the existing context than the

previous scheme, such as the existing curve at the site corner, utilising a flat roof, and not exceeding the approved second storey roof heights along the Lamble Street terrace. The design approach is simplified, losing some of the previously approved features such as a complicated and angular roof line, and a dominant 'banding' design to the external palette which is not a strong characteristic of the surrounding development.

- 5.8 These amendments, coupled with the retention of all key positive aspects of the previous design, such as separation distances, outdoor amenity areas, and orientation, all ensure that the subject proposals achieve net benefits in terms of design, the character of the surrounding area, and neighbouring amenity.
- 5.9 For the above reasons, we respectfully request that planning permission be granted.