



Land adjacent to Harrington Square, Camden

PLANNING STATEMENT



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PLANNING STATEMENT

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WSP

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1

INTRODUCTION



1 INTRODUCTION

- 1.1.1. This Planning Statement (PS) has been prepared by WSP, on behalf of Salboy Limited (the applicant), in support of the planning application to the London Borough of Camden (“LBC”) for the infill development at vacant land, adjacent to Hurdwick House to provide 11 residential dwellings including the provision of landscaping within the surrounding area and use of the existing access off Harrington Square.
- 1.1.2. The application site is identified on the Site Location Plan (drawing ref. 0010-SP-XX-XX-DR-A-0210) submitted alongside this PS.

1.2 OVERVIEW

- 1.2.1. This application has been submitted following pre-application discussions with the Council and public consultations with the surrounding residents.
- 1.2.2. The proposal now involves the following:
- 11 residential dwellings;
 - New improved landscaping to the surrounding area;
 - High quality design which has taking into account the surrounding context;
 - Provision of landscaping around the surrounding area;
 - New frontages with access of Harrington Square;
 - Car-free development; and
 - Sustainable development.
- 1.2.3. Further details of the full proposal have been provided within the “Scheme Proposal” section, Chapter 3.

1.3 ABOUT SALBOY LIMITED

- 1.3.1. Salboy, the applicant, is a nationwide property development company known for delivering high quality developments, adding value to residents, investors and the surrounding community. Salboy develop both residential, commercial and mixed use schemes. To date, they have delivered over 2,500 homes and 300,000sqm of commercial floorspace across the UK and continue to develop schemes of the highest standard.
- 1.3.2. Salboy is involved in their development process from the beginning to the end. Salboy identify sites, design and develop masterplans, obtain planning permission, finance the developments as well as construct the developments to completion. Construction is undertaken through their construction arm DOMIS who are part of the Salboy Group.
- 1.3.3. Salboy understand long term sustainable development and are committed to ensuring developments push the boundaries in order to create greener, more sustainable places for people to enjoy.

- 1.3.4. Salboy not only invest in delivering developments but also their people. They have created over 3,500 jobs across the UK.
- 1.3.5. Some developments that Salboy have developed include:
- One Cluny Mews, Earl's Court, Kensington and Chelsea – 5 storeys delivering 35 apartments including a mix of one, two and three bedrooms.
 - Victoria House, Manchester – 177 apartments across 25 storeys with a mix of one, two and three bedrooms homes.
 - Viadux, Manchester – a mixed use scheme consisting of a 40 storey tower delivering 375 apartments and 269,000 sqm of commercial floorspace.
- 1.3.6. This is only a snap-shot of their developments but more can be found on their website.

1.4 PLANNING SUBMISSION

- 1.4.1. As well as this PS, the planning application submission is supported by the following documents:
- Completed application forms and certificates, prepared by WSP;
 - CIL Forms, prepared by WSP;
 - Design and Access Statement, prepared by Studio Power;
 - Affordable Housing Financial Viability Assessment and Affordable Housing Statement, prepared by BNP Paribas;
 - Full drawing package, prepared by Studio Power (including Drawing issue sheet);
 - Statement of Community Engagement, prepared by WSP;
 - Landscaping Strategy and associated plans, prepared by Outerspace;
 - Transport Statement and Travel Plan (including waste storage and collection), prepared by Caneparo Associates;
 - (Draft) Construction Management Plan, prepared by Caneparo Associates;
 - Noise Assessment, prepared by KP Acoustics;
 - Fire Strategy, prepared by Marshall Fire;
 - Arboricultural Assessment, prepared by Fabrik;
 - Air Quality Assessment, prepared by XC02;
 - Biodiversity Survey and Report, prepared by Ecology Partnership;
 - Flood Risk Assessment and Sustainable Drainage Systems (SuDS) Strategy, prepared by renaissance;
 - Basement Impact Assessment and Structural Report and Drawings, prepared by A-squared Studio;
 - Contamination Report, prepared by renaissance;
 - Energy Statement and Sustainability Statement, prepared by Novo;
 - Health Impact Assessment, prepared by WSP; and
 - Daylight and Sunlight Assessment, prepared by GIA.

1.5 STRUCTURE OF PLANNING STATEMENT

1.5.1. The PS is structured as follows:

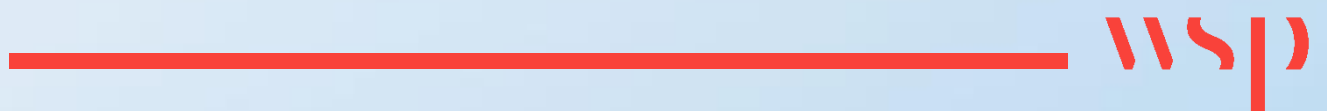
- Chapter 2 describes the application sites and the surrounding area;
- Chapter 3 explains the scheme proposals;
- Chapter 4 sets out the relevant planning policy and guidance;
- Chapter 5 provides an assessment of the key planning considerations; and
- Chapter 6 sets out the conclusions.

1.5.2. The PS confirms that the proposal complies with national, regional and local policies and will provide much needed residential dwellings for the Borough.



2

BACKGROUND



2 BACKGROUND

2.1 SITE CONTEXT

- 2.1.1. The application site is currently a vacant car park to the east of Harrington Square/Hurdwick Place which has been boarded off from use. The application site area is approximately 0.05ha. The site includes mainly hard-surfacing with some soft landscaping fronting the site. Access to the application site is off Harrington Square which provides access to the existing Hurdwick House residential development.
- 2.1.2. Both to the north and the south of the application site are residential dwellings which also front onto Hurdwick Place and Harrington Square, respectively. The application site also backs onto the rear of residential dwellings on the upper floors and commercial/retail units on the ground floor which face onto Eversholt Street. The application site is separated from the large commercial building to the west by Harrington Square Gardens which is open to the public as well as the highways network.
- 2.1.3. The application site is in a highly accessible location with a PTAL rating of 6a which means the site has excellent access to public transport and is considered to be in a sustainable location. The site is a one minute walk to Mornington Crescent Underground Station and close to Central London and rail stations to the south, including Euston Station where works are underway on the construction of High Speed 2 (ie HS2). Camden Town, which includes a mixture of shops and markets, lies to the north, with Kings Cross Central and Regents Park to the east and west respectively.
- 2.1.4. The application site is located within Flood Zone 1 which is land assessed as having a less than 1 in 1,000 annual probability of sea or sea flooding.
- 2.1.5. Details of surrounding listed buildings have been set out within the planning designations section below.

2.2 PLANNING DESIGNATIONS

- 2.2.1. The site has the following designations/located near to the following designations:
 - Camden Town Conservation Area;
 - Euston Area Plan;
 - To the west of Neighbourhood Centre;
 - To the south of Camden Town Centre and Protected Secondary Frontage; and
 - Opposite Open Space.
- 2.2.2. Although there are no listed buildings within the application site, the Mornington Crescent Underground Station to the north of the application site is Grade II Listed and sits on the corner of Hurdwick Place, Camden High Street and Millbrook Place.
- 2.2.3. Hurdwick House, a residential building, lies directly to the south of the site. This building replaced those which were damaged from bombing during the war. The terraced building further to the south of the site, linked to Hurdwick House, were not impacted by the war and are Grade II Listed.

2.3 PLANNING HISTORY

- 2.3.1. There appears to be no planning applications/permissions for this site, however, there are permissions for changes to the external appearance of the neighbouring properties.
- 2.3.2. This site has been subject to pre-application advice from the Council (pre-application ref. 2015/3464/P, dated 5 August 2015) which accepted the principle of residential development on the site. We have signed a PPA with the Council and have had three pre-application meetings with the Council. Further details of the pre-application meetings have been set out below.

2.4 PRE-APPLICATION ADVICE

- 2.4.1. The applicant has undertaken several pre-application meetings with the planning team at the Council, including planning officers, the Conservation Officer and the Design Officer. The meetings have been undertaken through both formal pre-application meetings (May 2022, September 2022 and December 2022) and through informal workshops between January 2023 and July 2023. These discussions have shaped the design of the proposed development as well as discussing the principle of the development and other planning matters.

DESIGN REVIEW PANEL MEETING

- 2.4.2. Two DRP meetings have occurred during the pre-application stage of the proposal. The first DRP meeting occurred in January 2023 which was attended by a panel of six people. The design was assessed, and a number of amendments were suggested to address some of the concerns raised by panel members.
- 2.4.3. The second DRP meeting occurred June 2023, the meeting included two new panel members. The principle of design had been accepted and therefore, this meeting mainly focused on specific details including the layout on the ground floor and the façade treatment.
- 2.4.4. Full details of the progression of the design through the pre-application meetings and the DRP meetings have been provided fully within the Design and Access Statement, prepared by Studio Power and a summary of the LBC's pre-application response and the DRP response has been provided below.

SUMMARY OF RESPONSES AND AMENDMENTS

- 2.4.5. As mentioned above, the full progress of the design following the formal and informal pre-application meetings with LBC and the planning team and the DRP can be found within the Design and Access Statement, prepared by Studio Power, but a summary of these responses and how we have responded to this has been provide below:
- The principle of the residential development is acceptable;
 - The provision of dual aspect dwellings were welcomed;
 - The provision of residential dwellings in accordance with minimum space standards was welcomed;
 - The provision of a car-free scheme was accepted;
 - The provision of a mix of private garden space as well as communal garden space was accepted;

- Details of the internal layout needed to be updated to remove the basement living space – the design has been amended so the basement now only includes the plant equipment, and all living space sits on the ground floor and upper floors;
- The additional storey above the existing buildings would need be reassessed – the design now includes a set back top floor to reduce the massing of the proposed building. The design of the top floor has been redesigned so it incorporates a brick design which incorporates the design of the lower floors, and the parapet has been amended so it incorporates other design features within the surrounding area;
- The front façade of the building needed to be reassessed to address the concerns raised – the design has been amended to include the following:
 - Profiled precast cladding replaced with glazed sawtooth brickwork at ground floor.
 - Ground floor level raised with the introduction of ramped entrance bridges to allow more light into basement lightwell.
 - All entrances at ground floor recessed to add greater depth and a covered entrance to the ground floor façade. Detailed reconstituted stone framing to the central entrance with projected balcony above.
 - Decoration of full height windows added at first floor level with the introduction of projected white glazed window framing in reference to neighbourhood terraces.
 - Variation of bay widths and added façade depth with the introduction of a projected central bay.
 - Horizontal banding removed at second floor. In reference to surrounding terrace typologies, horizontal elements emphasized at first floor through change in materiality and third floor through subtle change in brick bonding.
 - Variation of window heights introduced to add a vertical hierarchy to the façade and reduce the perceived ‘warehouse’ typology.
 - Raised parapet of central bay with brick detailing to signify central ‘crown’ and to create variation to the parapet across the Harrington Square elevation.
 - Profile of top set back storey updated with central section forming a visual continuation of the celebrated central bay. Set back ‘wings’ either side.
 - Corner brickwork detail continuing up to top floor in reference to curved Hurdwick House Balconies.

2.4.6. Since the amendments, a final informal workshop was undertaken with the Architects, Studio Power and the Design and Conservation Officers who welcomed the amendments to the design.

2.4.7. Although engagement occurred with officers and through the DRP process, a public consultation even was also undertaken to discuss views from the local public and other Statutory Stakeholders.

2.5 SUMMARY OF PUBLIC CONSULTATION

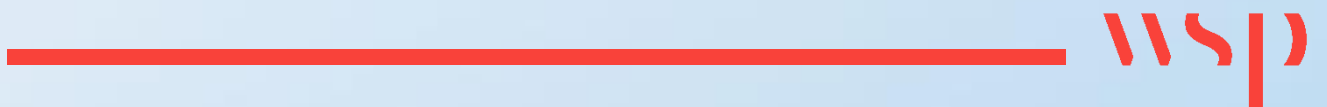
2.5.1. The application has also been presented to surrounding residents to get their views of the scheme.

2.5.2. The engagement programme undertaken has met the requirements of the national planning policies and the general principles set out in LBC’s Statement of Community Involvement (SCI).

- 2.5.3. To engage on the scheme, the development team delivered a pre-application engagement programme, which included engagement with identified local stakeholders, the local community, LBC's DRP and statutory consultees.
- 2.5.4. Consultation leaflets were issued to 1,534 residents and local businesses. The leaflets contained details of the proposals and an invitation to a public exhibition event.
- 2.5.5. A public exhibition even was held in February 2023 at the Working Men's College, 44 Crowndale Road, London, NW1 1TR.
- 2.5.6. This included display boards outlined the redevelopment plans and members of the project were on hand to respond to any questions.
- 2.5.7. A consultation website, www.harrington-square.co.uk was launched to provide an online platform to communicate the proposed development. The website hosted details and an online feedback form.
- 2.5.8. A dedicated consultation email address (UKPlanningComment@wsp.com) was advertised on the leaflet as a means for people to provide comments directly to the project team.
- 2.5.9. The exhibition had a low attendance with only two residents attending the event. One resident lived at Hurdwick House and the other resident lived in the tower blocks close to Euston Station.
- 2.5.10. As part of the responses during the consultation event, one resident (who lived by Euston Station) raised a concern about public transport and the possibility of closing the bus route to allow for the construction of the development. This came from the diversion of the buses due to the Crossrail works at Euston Station. Salboy assured this resident that there would be no intention to close the roads during the construction. The other resident, who lives at Hurdwick House, had concerns regarding the noise from construction and the possibility of losing daylight into their flat. Salboy confirmed that the construction works would be undertaken by their construction company (which is part of Salboy Group) called DOMIS and there will be onsite contact for residents to discuss any issues residents may have during construction and a Construction Management Plan will be required to be submitted and approved by the Council prior to development starting. In addition, a Daylight and Sunlight Report has been prepared by GIA who have assessed the levels of daylight and sunlight of the existing residents. The report concludes that there would be no amenity impact on the existing residents of Hurdwick House.

3

SCHEME PROPOSALS



3 SCHEME PROPOSALS

3.1 OVERALL SCHEME

3.1.1. The proposed development seeks full planning permission for:

“Development of the existing vacant car park to provide 11 residential dwellings and associated works”

3.1.2. Full details of the proposal are set out below.

3.1.3. The proposal is for a new four storey (plus basement) with an additional set back fifth storey building to provide 11 new residential dwellings. The proposed building will attach to the existing residential terraced buildings which fronts the corner of Hurdwick Place. The proposal will incorporate two new entrances directly off Harrington Square. Two entrances will be private entrances for the proposed duplex residential units on the ground and basement level. The third entrance will be an access for the residents across the rest of the floors. A rear access provided which will be for the refuse and recycling area, the cycle parking room as well as external amenity space for the ground floor units.

3.1.4. New landscaping will be provided at ground floor level fronting Harrington Square, some of which will be private amenity space for the ground floor units, with new landscaping at the rear. Landscaping is proposed at the first floor terrace element, accessible to residents. A green roof is proposed at the top floor of the building alongside PV panels.

3.1.5. The proposed building will be located on existing car parking. This parking was originally provided for residents at Hurdwick House, however, 12 car parking spaces have since been blocked off from use as they were not used at all. Therefore, the proposal will result in the loss of 12 unused car parking spaces, however, the proposed scheme will be car-free.

3.1.6. The proposal will include the following units:

- Unit 1 – 3B, 5P
- Unit 2 – 2B, 4P
- Unit 3 – 3B, 5P
- Unit 4 – 2B, 3P
- Unit 5 – 1B, 2P
- Unit 6 – 3B, 5P
- Unit 7 – 2B, 3P
- Unit 8 – 1B, 2P
- Unit 9 – 3B, 5P
- Unit 10 – 3B, 6P
- Unit 11 – 3B, 6P

3.1.7. All units will have access to communal and private outside space and will be in accordance with national minimum space standards.

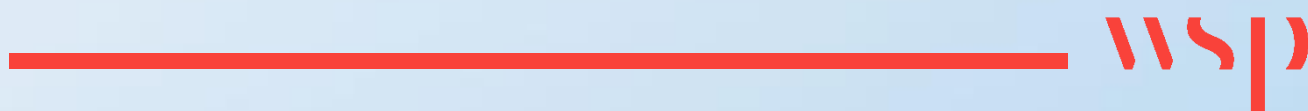
3.1.8. All residential units will have adequate private amenity space, in line with minimum space standards with M4(2) and M4(3) of The Building Regulations (2010).

3.1.9. The Design and Access Statement, prepared by Studio Power, provides a detailed outline of the proposed works.



4

RELEVANT PLANNING POLICY AND GUIDANCE



4 RELEVANT PLANNING POLICY AND GUIDANCE

- 4.1.1. This section of the PS provides an overview of the key planning policies and other material considerations relevant to the proposed development.

4.2 NATIONAL POLICY

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 4.2.1. The revised National Planning Policy Framework (NPPF) was revised in July 2021 and sets out the Government's planning policies for England and how these are expected to be applied.
- 4.2.2. Paragraph 10 states that, at the heart of the NPPF, is the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 4.2.3. Paragraph 11 states that for decision-taking, applying a presumption in favour of sustainable development means approving development proposals that accord with an up-to-date development plan without delay.
- 4.2.4. Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delays.
- 4.2.5. Section 8 promotes developments which facilitate interaction between members of the community and provides high quality, safe and accessible, shared open space.
- 4.2.6. Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.2.7. Paragraph 120 requires planning policies and decisions to give substantial weight to the value of using suitable brownfield land and 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.
- 4.2.8. Paragraph 118 states planning policies and decisions should promote an effective use of land in meeting the need for homes, offices and other uses.
- 4.2.9. Section 12 requires all new development to be of a high quality and design, and consider the surrounding context of an area, as well as a positive contribution to inclusive and safe environments. Paragraph 126 highlights that good design is a key aspect for achieving sustainable development, creating better places in which to live and work and helping make development acceptable to communities.
- 4.2.10. Section 14 deals with meeting the challenge of climate change. Policies encourage development to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure.

PLANNING PRACTICE GUIDANCE

- 4.2.11. The Planning Practice Guidance (PPG) is also a material consideration in determining planning applications. The PPG provides an explanation of the government's interpretation of policy in the NPPF.

4.3 THE DEVELOPMENT PLAN

- 4.3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.3.2. The Development Plan consists of:
- The London Plan (2021); and
 - The Camden Local Plan (CLP) (2017).
- 4.3.3. The policies of particular relevance are summarised below.

THE LONDON PLAN (2021)

- 4.3.4. The London Plan was adopted in 2021 and sets out the spatial development strategy for London. It sets out the various strategic policies for London boroughs on:
- Housing supply;
 - Social infrastructure;
 - Design and sustainability;
 - Transport; and
 - Place shaping.
- 4.3.5. The London Plan recognises the need for more homes within London, within a range of tenures that meet the diverse and changing needs of the population at prices they can afford. The London Plan is committed to taking effective steps through its policies to achieve these aims.
- 4.3.6. Relevant policies of the London Plan have been considered in this planning application and are stated below.
- Policy GG1 Building strong and inclusive communities
 - Policy GG2 Making the best use of land
 - Policy GG4 Delivering the homes Londoners need
 - Policy D1 London's form, character and capacity for growth
 - Policy D3 Optimising site capacity through the design-led approach
 - Policy D4 Delivery good design
 - Policy D5 Inclusive design
 - Policy D6 Housing quality and standards
 - Policy D7 Accessible housing
 - Policy D10 Basement Development
 - Policy D11 Safety, security and resilience to emergency
 - Policy D12 Fire safety
 - Policy H1 Increasing housing supply
 - Policy H4 Delivering affordable housing

- Policy H10 Housing size mix
- Policy HC1 Heritage conservation and growth
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy SI2 Minimising greenhouse gas emissions
- Policy SI12 Flood risk management
- Policy SI13 Sustainable drainage
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.1 Residential parking
- Policy T6.5 Non-residential disabled persons parking

THE LOCAL PLAN (2017)

- 4.3.7. The Local Plan was adopted in 2017 and sets out the key decisions about how much development will happen in the borough and where, when and how it will take place. The following policies are relevant to the proposals:

- Policy G1 Delivery and location of growth
- Policy H1 Maximising housing supply
- Policy H4 Maximising the supply of affordable housing
- Policy H6 Housing choice and mix
- Policy A1 Managing the impact of development
- Policy A4 Noise and vibration
- Policy A5 Basements
- Policy D1 Design
- Policy D2 Heritage
- Policy CC1 Climate change mitigation
- Policy CC2 Adapting to climate change
- Policy CC4 Air quality
- Policy CC5 Waste
- Policy T1 Prioritising walking, cycling and public transport
- Policy T2 Parking and car-free development

SUPPLEMENTARY PLANNING DOCUMENTS AND SUPPLEMENTARY PLANNING GUIDANCE

- 4.3.8. The following Supplementary Planning Documents (SPD) and Guidance (SPG) are material considerations for this proposal:

- CPG (Design)
- CPG (Developers Contributions)
- CPG (Housing)
- CPG (Amenity)
- CPG (Transport)
- CPG (Energy efficiency and adaptation)

EMERGING LOCAL PLAN

- 4.3.9. The London Borough of Camden have started a review of the Camden Local Plan 2017. A call for views consultation was held from 4 November 2022 to 13 January 2023.
- 4.3.10. The Local Development Scheme was published in June 2021 and provides an indicative timetable for the adoption of the Emerging Local Plan. Croydon expect to begin preparation of the Draft Local Plan and updated Site Allocations in Summer 2023, with adoption expected in Summer 2025.
- 4.3.11. Therefore, the Emerging Local Plan is in the early stages of the process and therefore, would not be a consideration within this application.

5

KEY PLANNING CONSIDERATIONS



5 KEY PLANNING CONSIDERATIONS

5.1.1. This section sets out the main policy issues associated with the proposed development and provides an explanation of how these issues have been addressed in order to comply with the aims, objectives and requirements of the policies set out in the Development Plan, whilst taking into account other material considerations. In this regard, we consider the key issues of relevance to the proposed development to fall under the following headlines aligned to the National Planning Policy Framework:

- Principle of Development;
- Delivering a sufficient supply of homes;
- Achieving well designed places;
- Promoting sustainable transport; and
- Meeting the challenge of climate change.

5.1.2. The key themes identified above are addressed in the following paragraphs, with reference to the Proposed Development and the relevant national, regional and local planning policies.

5.2 PRINCIPLE OF DEVELOPMENT

5.2.1. The proposal will include 11 residential dwellings on underused brownfield site and will help to deliver much needed housing for the Borough.

5.2.2. At the heart of the NPPF is the presumption in favour of sustainable development ie meeting the needs of the present without compromising the ability of future generations to meet their own needs. Paragraph 8 of the NPPF sets out three roles to help achieve sustainable development including economic, social and environmental objectives. The proposed development for 11 residential dwellings will achieve the three objectives through the following:

- Economic – the proposals will provide housing and deliver employment in the construction sector;
- Social – the proposal seeks to provide 11 residential dwellings. the housing mix has been designed to incorporate the need of the local area (including smaller residential dwellings); and
- Environmental – the proposals will enhance the local environment and land around the perimeter of the application site and provide outside space for residents to enjoy.

5.2.3. Paragraph 119 of the NPPF goes on to encourage the effective use of land in meeting the need for housing whilst paragraph 141 of the NPPF seeks to utilise brownfield sites and underutilised land is used first, before using greenfield land.

5.2.4. Policy H1 of the London Plan (2021) also supports making optimum use of sites for housing by taking into account the local context and character, design and public transport.

5.2.5. The increasing need for new homes is reflected in the London Plans' proposals that will increase the annual housing target for the Borough of 1,038 new homes per year.

5.2.6. As well as increasing the borough's housing targets, the London Plan explicitly promotes the delivery of new housing on small sites. Policy H2 applies a presumption in favour of small housing developments that will provide between one and 25 homes through "*the redevelopment or upward extension of flats and non-residential buildings to provide additional housing*". The development fully accords with Policy H2 of the London Plan (2021) and, therefore, should benefit from its presumption in favour of development.

- 5.2.7. Policy H1 (Maximising housing supply) of the CLP also states that there is an additional need for 16,800 additional homes between 2016/2017-2030/31.
- 5.2.8. There is a clear need to deliver as much as much housing as possible in Camden which has been stipulated within national, regional and local policies.
- 5.2.9. The proposal to provide 11 residential dwellings within a sustainable location on brownfield land is therefore, in accordance with national policy and Policy H1 and H2 of the London Plan and Policy H1 of the CLP.

5.3 DELIVERING A SUFFICIENT SUPPLY OF HOUSING

HOUSING PROVISION AND MIX

- 5.3.1. London Plan Policy H1 sets out that each Borough must aim to deliver housing in line with the ten-year housing targets. For Camden, the ten-year housing target is 10,380 homes, resulting in 1,380 dwellings per year. The proposed development would make a small but important contribution to that target.
- 5.3.2. London Plan Policy H10 requires that the unit size mix of new homes within development proposals meets London's current and projected housing needs. Policy H6 (Housing choice and mix) of the CLP seeks to secure a variety of housing suitable for existing and future households. Policy H7 (Large and small homes) seeks a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities, and reduce mismatches between housing needs and existing supply.
- 5.3.3. The CLP identifies at Table 1 and paragraph 3.189 that for market housing, there is a high need for two and three bedroom homes within the Borough. A breakdown of the bedrooms per dwelling have been set out below:

Size	Number of dwellings	Percentage
1 bed (2 persons)	2	18%
2 bed (3 persons)	2	18%
2 bed (4 persons)	1	9%
3 bed (5 persons)	4	37%
3 bed (6 persons)	2	18%
Total:	11	100%

- 5.3.4. The proposed development would consist of two, 1 bed dwellings, three, 2 bed dwellings and six, 3 bed dwellings. The housing mix proposed has been configured to meet the identified needs of the CLP and address the high demand for two and three bedroom dwellings. The proposed housing mix will provide for both individuals and families and meet the needs of various groups and the Council. Therefore, the proposal complies Policy H1 and H10 of the London Plan and Policy H6 and Policy H7 of the CLP.

QUALITY OF ACCOMODATION

- 5.3.5. The proposal meets and exceeds the minimum space standards as set out within the London Plan providing adequate space within each flat for the new residents.
- 5.3.6. Policy D6 of the London Plan requires residential developments to meet minimum space standards as set out in Table 3.1, this is echoed in Policy H6 of the CLP. All the proposed residential dwellings either meet or exceed the minimum space standards. The proposed accommodation schedule for the residential dwellings within two sites has been set out below:

Unit no.	No. of person	London Plan space standards (sqm)	Proposed Area (sqm)
1	3b5p	86	97
2	2b4p	70	96
3	3b5p	86	88
4	2b3p	61	66
5	1b2p	50	50
6	3b5p	86	88
7	2b3p	61	66
8	1b2p	50	50
9	3b5p	86	99
10	3b6p	95	113
11	3b6p	95	135

AFFORDABLE HOUSING

- 5.3.7. Paragraph 63 of the NPPF states that where affordable housing needs cannot be met on-site, off-site provision or an appropriate financial contribution in lieu must be robustly justified. London Plan Policy H4 sets out that affordable housing must be provided off-site or as a cash in lieu contribution in exceptional circumstances. Policy H4 of the CLP states the Council will require developments with a capacity for 10 or more additional dwellings, the affordable housing should be provided on site, however, where affordable housing cannot practically be provided on site, or off-site provision would create a better contribution, the Council may accept provision of affordable housing off site or a payment-in-lieu.
- 5.3.8. This application is supported by the Financial Viability Assessment prepared by BNP Paribas which has assessed the viability of the scheme.
- 5.3.9. The assessment looks at the site-specific constraints and costs as well as the revenue estimates and the need to provide a reasonable level of return for both the landowner and the developer.

- 5.3.10. The assessment includes likely S106 payments as well as CIL payments. The financial appraisal shows that there is a surplus of £460,000 to £660,000 and therefore, the proposal can support a payment in lieu of on-site affordable housing. Salboy have been in contact with affordable housing providers to provide one affordable housing unit on site. However, there has been limited interest in the provision of one dwelling on the site and therefore, the Financial Viability Assessment as highlighted that a financial payment in lieu could be the contribution. We would welcome further discussions with the Council on this matter.
- 5.3.11. Therefore, the proposed development complies with National policy and Policy H4 of the London Plan and Policy H4 of the CLP.

5.4 ACHIEVING WELL DESIGNED PLACES

DESIGN AND MASSING

- 5.4.1. The proposed development has been designed to enhance the surrounding area of the application site. The proposal follows a similar height to that of the existing residential dwellings through the provision of a maximum of six storeys with the ridge height similar to that of the ridge height of the existing residential buildings. Furthermore, the proposed buildings incorporate similar design features such as materials into the external elevations so it fits well into the streetscene of the surrounding area.
- 5.4.2. The design has significantly evolved through several pre-application meetings and workshops with the Conservation Officer and the Design Officer to provide a scheme that would be acceptable in design and massing terms.
- 5.4.3. Policy D4 of the London Plan and Policy D1 of the CLP require all new development to be high quality which respects the local context and character, sustainable, inclusive, incorporates high quality landscaping and designed to minimise crime.
- 5.4.4. The surrounding area is a mix of commercial and residential developments. There is no specific design formation, however, the site does sit between an existing terrace block for residential, fronting Hurdwick Place and a purpose building block of residential flats, Hurdwick House. The existing buildings have a similar height or approximately four storeys.
- 5.4.5. Directly opposite the site is open space, Harrington Square Gardens which is open to the public and beyond that is the large office building, Greater London House (occupied by ASOS) which consists of seven storeys (including basement) and has a unique design.

Figure 1 – Terraced buildings off Hurdwick Place



Figure 2 – Hurdwick House



Figure 3 – Greater London House



- 5.4.6. The accompanying Design and Access Statement, prepared by Studio Power explains the design rationale for the proposed development and how it has evolved, however, details of this have been set out below.
- 5.4.7. The proposal seeks to maintain and enhance the existing urban grain by creating a new terrace building that is five storeys in height with an additional, set back sixth storeys. The proposed building has incorporated key features within the surrounding area including window heights, parapet heights, elevation finishes which creates a unique design form.
- 5.4.8. The proposed development will significantly enhance the appearance of the surrounding area through the use of modern and historic design features. The design of the building references the existing residential dwellings both from the neighbouring terraced building as well as Hurdwick House which has been welcomed by both the Council's Design Officer and Conservation Officer as well as the Design Review Panel. Below is a CGI of the proposed development.

Figure 4 – CGI image of the proposed development



- 5.4.9. The proposal also includes the use of accent colour which is another key element within the surrounding area so the building aligns with the existing terraced buildings. The choice of materials have been agreed with the Council.
- 5.4.10. In terms of the massing, the proposal has taken into account the massing of the surrounding area. Although the proposal is an additional storey in height from the existing terraced buildings, the height difference is not significant as the additional storey has been set back away from street view. An image of the section of the proposed building showing the relationship of the proposed building massing in relation to the surrounding area has been provided below:

Figure 5 – section of the proposed building and surrounding area



- 5.4.11. Additional CGIs also show the relationship between the proposed building in relation to the surrounding area.

Figure 6 – proposed development in relation to Hurdwick House



Figure 7 – proposed development in relation to the Hurdwick Place terrace building and Hurdwick House



- 5.4.12. The proposed design and massing has gone through extensive pre-application discussions with the Council and the DRP. The proposed design is wholly suitable for the surrounding area and enhances the character of the surrounding area through including similar features to that of the surrounding buildings.
- 5.4.13. Overall, the design of the proposed development will enhance the character and appearance of the surrounding area making a positive contribution to the visual amenities of the surrounding area.
- 5.4.14. Furthermore, the proposed massing is in-keeping with the prevailing height and forms of the development in the area. As such, the proposed development is wholly in accordance with national policy and Policy D4 of the London Plan and Policy C1 of the CLP.

5.5 RESIDENTIAL AMENITY

AMENITY SPACE

- 5.5.1. The proposed scheme provides private amenity space through the use of balconies and gardens to all units and communal shared spaces incorporated into the design at the rear of the proposed building.
- 5.5.2. Policy D6 of the London Plan requires the provision of private outside space for dwellings. Policy A2 of the CLP requires developments to seek opportunity for providing private amenity space. Each proposed dwelling has their own private amenity space either through a garden or a balcony. The balconies on the upper floors have been incorporated within the building, ie set back, to allow for continuity of the external façade of the building. The proposal also seeks to provide a communal terrace area to the rear of the building at first floor level for use of the residents to the proposed building.

- 5.5.3. The proposed building, therefore, either meets or exceeds the private amenity space requires in accordance with national policies, Policy D6 of the London Plan and Policy A2 of the CLP.

DAYLIGHT AND SUNLIGHT

- 5.5.4. In line with the BRE guidelines, the proposed scheme would not cause an unacceptable impact on the daylight and sunlight of adjoining occupiers as well as provides sufficient levels of light into the proposed rooms.
- 5.5.5. A Daylight and Sunlight Report has been prepared by GIA to support this planning application. The report concludes that the properties with a reasonable expectation of daylight and sunlight amenity situated around the development site have been analysed. The report sets out the full assessment on all the windows but with a summary below.

Proposed residential dwellings

- 5.5.6. In terms of the daylight assessment, 32 out of the 37 habitable rooms (87%) will meet or exceed the minimum levels of sDA recommended by BRE and are therefore considered to offer very good daylight amenity. The majority of these rooms see sDA levels well above recommendation.
- 5.5.7. The five rooms falling short of recommendation are two bedrooms and three combined living/kitchen/dining (LKD) rooms located in the most constrained areas of the façade.
- 5.5.8. The two bedrooms (rooms 16 and 25) falling short of guidance are both located within units where daylight has been prioritised in the living spaces, where natural light is typically most appreciated.
- 5.5.9. Furthermore, both form part of three-bedroom units where the other rooms well exceed the minimum recommended sDA levels. Therefore, future occupants will be able to enjoy good daylight amenity overall.
- 5.5.10. Of the three LKDs (rooms 2, 14 and 26) falling short of guidance, two of them (rooms 2 and 26) do so only marginally seeing 49.9% and 47.6% sDA, where 50% is recommended. This difference is unlikely to be perceived by future occupants and, therefore, these rooms can be considered acceptably well-lit. The remaining LKD falling short of guidance is located on the north-eastern oriented unit on the first floor, which naturally has lower daylight potential, and is also obstructed by Hurdwick House and the properties along Eversholt Street. Furthermore, this room is located behind a generously sized inset balcony, inherently reducing the ingress of natural light whilst providing private outdoor amenity which is usually considered an acceptable trade-off in modern apartment blocks.
- 5.5.11. Overall, it can be concluded that the proposed design performs very well in terms of daylight, whilst balancing natural lighting with other design constraints such as the provision of outdoor private amenity and privacy issues.
- 5.5.12. In terms of sunlight, 10 out of 11 units will have access to a well sun lit living space, well exceeding the minimum of 1.5 hours of sunlight recommended within the BRE. The one unit seeing lower levels of sunlight is the north-eastern oriented unit located on the first floor which naturally has lower sunlight expectation and is also obstructed by the neighbouring buildings and inset balcony located at the front. Nevertheless, future occupants will still be able to enjoy direct sunlight from their balcony and therefore this unit can be considered to offer acceptable sunlight amenity overall. As such, the proposed scheme is considered to perform very well in terms of sunlight.

- 5.5.13. In conclusion, the scheme is considered to perform very well and future occupants will be able to enjoy very good daylight and sunlight amenity overall.

Existing residential dwellings

- 5.5.14. Overall, the scheme will achieve a very high level of daylight compliance. Of the 171 windows assessed for VSC, 164 (95.9%) will meet the BRE Guidelines. Of the 137 rooms assessed for NSL, 133 (97.1%) will meet the BRE Guidance. With regards to sunlight (APSH) the scheme will achieve a very high level of BRE compliance. Of the 128 rooms, 122 (95.3%) will meet the BRE Guidance.
- 5.5.15. In regard to overshadowing, there will be an impact beyond guidance to the Sun Hours on Ground (SHOG) assessment to three of the seven assessed rear gardens that are in close proximity to the site. The assessment requires at least 2 hours of directly sunlight to 50% of the amenity area on the 21 March.
- 5.5.16. The scheme will, therefore, not cause unacceptable harm to neighbouring amenity and with regard to daylight and sunlight the proposed development likely adheres to national policy, Policy D6 of the London Plan and Policy A1 of the CLP.

PRIVACY AND OUTLOOK

- 5.5.17. The proposed building has been designed to reduce any impact from neighbouring residential dwellings. The proposed building has faced the windows away from Hurdwick House so the outlook is away from any habitable rooms, furthermore, the balconies proposed have been indented within the building so they are set back further away from the neighbouring properties.
- 5.5.18. The proposed building retains a significant distance from the rear of the existing residential buildings leaving a distance of approximately 10metres, however, the buildings layout means that there is no direct views from proposed habitable rooms into existing habitable rooms. The side elevation (east) faces the stair core of Hurdwick House and therefore, there will be no overlooking into each property.
- 5.5.19. The building also backs onto the rear of the properties along Eversholt Street. The existing buildings consist of four storeys. The buildings that back onto the application have a ground floor extension that borders the car park area. The ground floor area is are commercial uses and therefore, there will be no overlooking into habitable rooms on the ground floor. The upper floors (first to the third floor) appear to be residential, however, the distance between the proposed building (the closest habitable room) and the rear of this building is approximately 30m. Given the nature of the urban environment and this central London location, this is a significant distance for this built up area and one that the Council should accept. Even with this distance, the proposed building and the existing buildings along Eversholt Street are separated by the existing car park that is to be retained, thus creating a further sense of separation and obscuring views between the proposal and existing residential dwellings.
- 5.5.20. In short, the proposal will have no material harm on neighbouring residential amenity as they will develop on a vacant site which currently detracts from the surrounding streetscape. The proposals will introduce high quality designed housing for the area.

5.6 HERITAGE

- 5.6.1. The design of the building has taken into account the heritage assets within the surrounding area. A full Heritage Assessment has been prepared by KM Heritage but a summary of their report has been provided below.
- 5.6.2. The proposed massing of the scheme aims to sit comfortably next to neighbouring Hurdwick Place terraces to the north and Hurdwick House to the south. The design of the building aims to reintroduce mass that was historically present on the site and improve the overall streetscape of Harrington Square. The articulation of the mass has attempted to reflect and reinterpret the scale and façade details of the historic terraces surrounding the site and has stitched the historic streetscene back together through the extension of the terraced buildings along this part of the road.
- 5.6.3. In terms of the detail of the design, a comprehensive character area study was undertaken by the architects to fully understand the surrounding 19th century terrace façade which has been designed to capture the essence of the historic context while embracing a contemporary vision. The split horizontally base, middle and top typology provide their own defining characteristics and the split into uniform vertical bays of the façade reintroduces this historic façade pattern to the site.
- 5.6.4. The conclusions consider that the level of decoration to the ground floor façade and gardens that front on to Harrington Square will improve the overall streetscape from its existing condition and importantly contribute positively to the character and appearance of the conservation area.
- 5.6.5. The raised decorative parapet to the central bay helps signify the central entrance which is further celebrated through a projecting reconstituted stone portico. The raised parapet helps break up the horizontality of the façade.
- 5.6.6. It is proposed that brick is the predominant material, decoratively applied to the upper floor parapets to provide interest and variation. The ground floor incorporates white glazed sawtooth brickwork, making reference to the decorative rusticated stucco often found at this level on 19th century terraces.
- 5.6.7. The proposals have been articulated to fit comfortably into its context. The proposed parapet line follows that of the adjoining Hurdwick Place terraces with a varying parapet to the central bay creating an interest to the front elevation. Overall, the proposals, as detailed in the Design & Access Statement, have been designed to not only contribute a new high-quality piece of architecture into Harrington Square, but to do so in a manner that both preserves and enhances the character and appearance of the conservation area as well as the setting of nearby listed buildings which has been achieved through careful consideration of historic forms, massing, details and materials – which have been carefully combined to create a contemporary composition which sits contextually within its setting.
- 5.6.8. In short, the proposal will enhance the setting of the heritage assets and brings back historical features that have been lost due to the war bombings. The proposal is, therefore, in accordance with national policy, Policy HC1 of the London Plan and Policy D2 of the CLP.

AIR QUALITY

- 5.6.9. Policy SI1 (Improving Air Quality) of the London Plan sets out the commitment to improving air quality and public health. Development proposals should not lead to further deterioration of existing poor air quality, create any new areas that exceed air quality limits and should not create

unacceptable risk of high levels of exposure to poor quality. Policy CC4 of the CLP states the Council will take into account the impact of air quality when assessing development proposals as well as requiring Air Quality Assessments (AQAs) where development involves significant construction.

- 5.6.10. An Air Quality Assessment prepared by XCO2 has been submitted as part of this application. The AQA outlines that the results of the assessment and implementation of construction and operational-phase mitigate measures, the redevelopment of the site would not negatively impact air quality.
- 5.6.11. Therefore, the proposed development will not negatively impact the air quality of the site and surrounding area and is compliant with Policy SI1 of the London Plan and Policy CC4 of the CLP.

NOISE AND VIBRATION

- 5.6.12. London Plan Policy D12 (Agent of Change) development should manage noise by ensuring good acoustic design to mitigate and minimize existing and potential impacts of noise generated by existing uses in the surrounding area and mitigation measures should inform early design stages. Policy A4 of the CLP states that the Council will seek to ensure that noise and vibration is controlled and managed.
- 5.6.13. As part of the submitted Noise Impact Assessment, prepared by KP Acoustics Ltd, a noise data survey and analysis was undertaken to assess daytime and night-time levels of noise likely to be experienced by the proposed development. The measured noise levels informed the robust glazing specification proposed in the design of the development in order to provide acceptable internal noise levels for all residential environments of the development.
- 5.6.14. Therefore, the proposed development has taken the appropriate steps to ensure that any impact from noise is mitigated through design. The Noise Impact Assessment recommendations have been applied and therefore, the proposed development would comply with London Plan Policy D12 and Policy A4 of the CLP.

BASEMENT IMPACT ASSESSMENT

- 5.6.15. Policy A5 of the CLP sets out that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposed would not cause harm to neighbouring properties, structural, ground or water conditions of the area and the character and amenity of the area.
- 5.6.16. Alongside this planning statement, a Basement Impact Assessment (BIA), prepared by A-squared Studio has been submitted as part of the application. The BIA has been prepared to assess the potential effects of the proposed basement development on the local hydrology, geology and hydrogeology, and to determine the potential impacts to neighbours and the wider surrounding area.
- 5.6.17. The BIA outlines that the no groundwater was encountered during the ground investigation works and no interaction with the groundwater is anticipated in the proposed works.
- 5.6.18. The BIA has assessed land stability, and the impacts of the proposed development on neighbouring properties and concluded that there will be low risk to the development and/or neighbouring properties associated with the risk of land and slope stability. Furthermore, the BIA also concludes that there is a low risk of groundwater flooding.
- 5.6.19. The proposed basement development within the proposal would not have a negative impact on the development or neighbouring properties and there would be low risk of groundwater flooding. Therefore, proposed basement development complies with Policy A5 of the CLP.

5.7 TRANSPORT, PARKING AND SERVICING

- 5.7.1. The application is accompanied by a Transport Statement which assess the impacts of the proposed development on the surrounding highways network. In regards to trip generation, the proposed development is minor in nature and will not materially increase trips to and from the site so as to have discernible impact on the surrounding road system.

PARKING

- 5.7.2. The proposal seeks to remove 12 car parking spaces, however, these car parking spaces are not in use and have been physically bordered off from any use through hoarding. The proposal will, therefore, not impact on the number of car parking spaces as they are not in use. Policy T2 seeks for new development to be car free and therefore, this should be accepted by the Council.
- 5.7.3. The application site is in a highly accessible location with a PTAL rating of 6a which means the site has excellent access to public transport and is considered to be in a sustainable location and therefore, it would be accepted that the scheme is car free.
- 5.7.4. The site is a one minute walk to Mornington Crescent Underground Station and close to Central London and rail stations to the south, including Euston Station where works are underway on the construction of High Speed 2 (ie HS2).
- 5.7.5. The application site also sits next to a bus stop, Station “C”, “Mornington Crescent”. This bus stop includes buses 24, 29 (as well as the night bus – N29), 134 and night bus N279. The bus routes goes towards Warren Street.
- 5.7.6. The site is also accessible to other amenities and services being so close to Camden Town Centre which is a walk away.
- 5.7.7. Given the sites sustainable location with access to various public transport options and with Policy T2 seeking developments to be car free, the proposal to have a car free scheme is in accordance with national, regional and local policy.

CYCLE PARKING

- 5.7.8. The proposal seeks to provide 24 long stay cycle parking spaces in the form of two-tier racks within sheltered and secure storage at ground floor level. An additional two spaces will be provided externally to the building in the form of Sheffield stands. An image of the cycle parking location has been provided below.

Figure 8 – location of the cycle storage room and the external cycle storage area



- 5.7.9. The proposal accords with the requirements within Policy T5 and T6 of the London Plan and Policy T1 and T2 of CLP.

DELIVERY AND SERVICING

- 5.7.10. The majority of deliveries to the proposed residential units will be undertaken by small to medium sized vehicles eg transit vans. The development is expected to generate approximately 1-2 deliveries per day, when considering that the average dwelling will receive 0.15 deliveries per day. This is likely to form part of an existing trip on the local highway network and would form the route of other deliveries taking place along Harrington Square, therefore it will not have a material impact on the local highway network.
- 5.7.11. Refuse collection will take place on-street, with refuse vehicles stopping within 10m of the refuse store. Residents would be responsible for putting waste and recycling into their correct bins, which will be stored within a communal store. The location of the bin store ensures that Council collection operatives are not required to drag the bins further than 10m, whilst also ensuring that residents do not have to carry their waste to the bins by more than 30m, as outlined within Manual for Streets guidance.
- 5.7.12. The total waste provision is in accordance with LBC waste capacity guidance, which has been outlined below for dwellings with three or less bedrooms:
- 120 litres of bin, box or sack volume for general waste or 'refuse'
 - 140 litres of mixed dry recycling
 - 23 litres of food waste

- 5.7.13. 4.10 A total of 1 x 1,100L Eurobin and 1 x 240L wheelie bin will be required for general waste and 1 x 1,100L Eurobin + 1 x 660L Eurobin for mixed dry recycling will be needed for the Site. Additionally, 1 x 360L bin will be required for food waste, which accords with the requirements set out above.
- 5.7.14. It is expected that refuse collection will take place by Council collection vehicles on a weekly basis. The proposal will therefore, be provided with adequate servicing arrangements which is in accordance with national policy and Policy T7 of the London Plan and Policy CC5 of the CLP.

5.8 ENVIRONMENTAL FACTORS

TREES

- 5.8.1. A total of eight individual trees, 1 groups and 2 hedgerows were assessed within the survey schedule including 1 category 'A' trees (High quality) and 10 category 'C' trees, groups and hedgerows (Low quality) in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'.
- 5.8.2. Trees assessed as category 'U' are considered to be of such condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.
- 5.8.3. The site is relatively missing significant arboricultural features with the only features on site are identified as trees H1, T2 and T3. All other trees and vegetation are off site trees.
- 5.8.4. The most significant local feature tree (T7) is located off site within Harrington Square and will not be impacted by the proposed development.
- 5.8.5. The proposed landscaping strategy has taken into account the remove of the identified trees and has looked to provide new trees and landscaping to address the removal of the trees and hedgerow from the site. Further details of the landscaping has been provided below.

LANDSCAPING

- 5.8.6. The landscaping scheme has been devised by Outerspace who have been involved in the progress of this application during the pre-application meetings and the DRP meetings.
- 5.8.7. There is limited landscaping on the site with only a small amount of greenspace fronting onto Harrington Square. The rest of the application site is hardstanding and although vacant, was previously used as car parking.
- 5.8.8. As the development will be visible off Harrington Square, provision of high quality landscaping is essential. The proposal has, therefore, incorporated a mix of hard and soft landscaping which is either communal or private to improve the attractiveness of the development through the introduction of greenery. This includes the provision of communal landscaping which fronts onto Harrington Square, as well as communal soft landscaping along the eastern elevation and to the norther elevation at ground floor level. As the proposal also includes two residential dwellings on the ground floor, private garden space is also provided for these two dwellings at ground floor level. Unit 1 will have their private garden space at both the rear and front of the building. This provides them with dual aspect garden space that can be enjoyed at different times of the year. The rear garden also allows additional privacy for the future residents of this unit. Unit 2 includes a private garden space that fronts onto Harrington Square as well as wraps around the east of the building, further away from the residential street, to provide some additional privacy for the future tenants.

- 5.8.9. In terms of landscaping, although each dwelling will have their own private space through the provision of balconies, the proposal also introduces a communal terrace which provides additional soft landscaping within this garden space to improve the natural environment of the proposed building. This space will also include some paved area as well as places to sit and enjoy which faces away from the Harrington Square street.
- 5.8.10. The roof level will incorporate a green roof which has been designed to allow for PV panels to be installed as well. Green roofs have a range of benefits including improving drainage, boosting thermal performance of the building, aiding air quality and supporting wildlife habitats. The green roof will also boost the UGF rating as well.
- 5.8.11. Although outside of the application site, the proposal also seeks to provide additional soft landscaping to the front of Hurdwick House. This will be agreed with the owners of Hurdwick House separately but have been shown on the plans for information purposes and is a benefit to the proposed development.
- 5.8.12. Given the improvement to the site in terms of soft landscaping which is an integral part of the proposed development, the proposal is in accordance with the national, regional and local policies and should be supported by the Council.

CONTAMINATION

- 5.8.13. Alongside this planning statement, a Geo-Environmental Assessment Report (Contamination), prepared by Renaissance, has been submitted.
- 5.8.14. A preliminary risk assessment was undertaken within the submitted Phase I Assessment and outlined that the site has had minimal uses. The overall risk to end-user human health from on-site soils is considered negligible. The assessment has found risk from off-site sources of contamination to be low.
- 5.8.15. Therefore, the proposed development would not present a risk to future occupants of the site in relation to contamination.

ECOLOGY

- 5.8.16. The site does not lie within or adjacent to, or in the impact radius of any internationally designated sites. Therefore, it is unlikely that any development on the site will have a significant impact on any internationally designated sites.
- 5.8.17. The site does fall within the Impact Risk Zone of Hampstead Heath Woods SSSI. However, the current proposals indicate that the development at Harrington Square does not fall into any of the listed developments that may impact surrounding SSSI sites, therefore no further consideration is necessary.
- 5.8.18. The Harrington Square Gardens situated on the western edge of the site, is considered unlikely that the proposals would have any significant direct or indirect impacts on statutory and non-statutory designated areas within the local area.
- 5.8.19. Due to the urban nature of the surrounding area and the high levels of streetlights, the site was considered to have 'negligible' potential for foraging and commuting bats.
- 5.8.20. There was no evidence of badgers within the application site nor the surrounding area.

- 5.8.21. The ornamental hedge and scattered tree habitats, have the potential to support nesting birds. However, it has been suggested that removals of these areas should be undertaken outside of the breeding seasons (March-September). This will be taken into account when development starts on site.
- 5.8.22. In conclusion, the lack of suitable habitat and/or connectivity means that the site is not considered to be constrained by other protected/notable species.
- 5.8.23. Enhancements, including the planting of street trees and the use of green roofs, would provide higher value habitats post development. This has been taken into account as part of the proposed development through the introduction of a green roof.

FLOOD RISK

- 5.8.24. London Plan Policy SI 12 (Flood Risk Management), Part C states that development should ensure that flood risk is minimized and mitigated, and that residual risk is addressed. CLP Policy CC3 outlines that the Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible.
- 5.8.25. The development site is located entirely within the Flood Zone 1 and is comprised of 66% impermeable hard standing. Given the sites location within Flood Zone 1, the risk from flooding is considered to be low.
- 5.8.26. Surface water will be discharged into the Thames Water Combined Sewer at an agreed discharge rate. The surface water system will accommodate flows on-site up to and including the 1 in 100-year critical duration event, with an allowance for climate change. The surface water will be collected on site, via various SUDs features.
- 5.8.27. A Flood Risk Assessment and an Outline Drainage Strategy, prepared by Renaissance, has been submitted alongside this planning statement and provides further details on flooding and drainage for the proposed development.
- 5.8.28. Therefore, the proposed development is at low risk of flooding given its location within the Flood Zone 1 and complies with London Plan Policy SI 12 and CLP Policy CC3.

5.9 ENERGY AND SUSTAINABILITY

- 5.9.1. The scheme has been designed in order to accord with the Mayor's Energy Strategy, maximising the savings achieved through energy efficiency (Be Lean and Be Clean) before the application of renewable energy generation (Be Green). This includes enhanced building fabric as set out within the submitted Energy Strategy and the provision of photovoltaic panels to be installed on the development.
- 5.9.2. Therefore, the proposal is in accordance with national policy, Policy SI 2 of the London Plan and Policy CC1 of the CLP.

5.10 FIRE STRATEGY

- 5.10.1. London Plan Policy D12 requires all development proposals to ensure the safety of all building users and to achieve the highest standards of fire safety. As such, a Fire Statement has been prepared in support of this application and highlights the main fire safety principles that have been employed in the design of the scheme in accordance with Policy D12 of the London Plan.

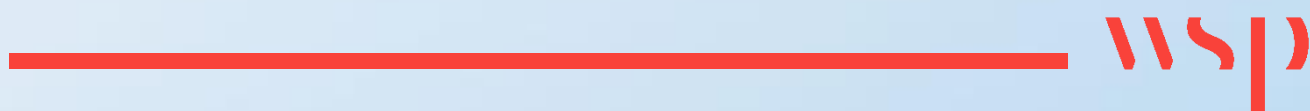
- 5.10.2. The design proposals have been sympathetically designed with consideration to the on-site fire strategy and relevant planning policy, this includes sprinklers. The submitted Fire Safety Statement, prepared by Marshall Fire Ltd, outlines that the scheme meets the requirements of Planning Gateway One and London Plan Policy D12.

5.11 COMMUNITY INFRASTRUCTURE LEVY

- 5.11.1. The Council has implemented its local Community Infrastructure Levy (CIL) with an updated charging schedule approved on 25 September 2020, which is in addition to the Mayoral CIL2 that has been in place since April 2019.
- 5.11.2. The London Borough of Camden CIL Charging Schedule rates for Class C3 use in the sites located within Zone B £322 per square metre.
- 5.11.3. Mayoral CIL2 charging rates for all types of development, except medical/health services or education services, for the London Borough of Camden is £80 per square metre.

6

CONCLUSIONS



6 CONCLUSIONS

- 6.1.1. This PS has been prepared in support of a full planning applications, on behalf of Salboy Limited.
- 6.1.2. The overall scheme will provide a high quality, 11 residential dwellings which will make efficient use of underused brownfield sites. The proposed development is:
- “Development of the existing vacant car park to provide 11 residential dwellings and associated works”*
- 6.1.3. The scheme has been designed to provide existing and future residents with a high-quality residential environment. The proposals also improve the streetscape and outlook for existing local residents and will be a positive addition to the area.
- 6.1.4. In summary, the proposal will:
- Provision of 11 residential dwellings, contributing to housing targets for the Borough, as well as an affordable housing payment in line with the Financial Viability Assessment prepared by BNP.
 - Use brownfield land more efficiently to benefit the existing residents and the Borough;
 - A well designed building that would enhance the character and appearance of Harrington Square and the wider Camden Town Conservation Area and remove the vacant car park from the streetscene. The design of the scheme has gone through extensive pre-application discussions with the Council as well as through the DRP process and the proposed design has been welcomed by the Council;
 - All proposed residential dwellings will be in accordance with minimum space standards and provide good amenity space;
 - The proposal does not have a detrimental impact on the amenity of the surrounding residents; and
 - The proposal is for a car-scheme development and given the sites sustainable location with access to various public transport options, the Council should support a car free scheme; and
 - The proposal will provide jobs through the construction stage and add to the community.
- 6.1.5. As demonstrated by this PS, and the accompanying application documents, the proposed development would result in a sustainable development that accords with the Development Plan and is supported by the NPPF and NPPG. Planning permission should, therefore, be granted without delay.



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