

Planning Statement

Re-provision of existing public house and new residential accommodation

17 York Way, LB Camden

September 2023

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1. Introduction

- 1.1. This Planning Statement has been prepared by Centro Planning Consultancy on behalf of the Applicant, Mendoza Limited. It supports the planning application for the renovation of the existing public house (*sui generis* use) at ground floor and basement level and the redevelopment above to provide seven new homes in four storeys of flatted accommodation (Class C3 use).

Site and Surroundings

- 1.2. The site forms the south-western corner of the junction of York Way and Agar Grove in the London Borough of Camden (LB Camden). The boundary with LB Islington runs north-south along York Way. The site is not in a town centre.
- 1.3. The site is currently occupied by a public house at ground floor and basement level, which would be retained in this proposal. Above the public house are three floors of ancillary accommodation associated with the public house use. The presumed lawful use of the existing building is *sui generis* (public house).
- 1.4. On either side of the site, *i.e.*, to the south and west, are terraced buildings with ground floor commercial units in Class E and residential uses above.
- 1.5. On the western side of York Way, the predominant land use is residential. The character, design, height, and quality of these buildings is mixed. Terraced buildings along York Way to the south and along Agar Grove to the west are in Class E uses on the ground floors with residential uses above.
- 1.6. The site is within the Camden Square Conservation Area (CA) on the CA's south-eastern edge. The Camden Square Conservation Area Appraisal and Management Strategy (March 2011) defines this area of the CA as a "*boundary roads*" character zone. The heart of the CA sits to the north and west, across Agar Grove.
- 1.7. Buildings on the eastern side of York Way have a variety of uses and lack a dominant typology. Further east is a large grouping of light industrial uses.
- 1.8. The site is sustainably located with a PTAL of 2, indicating reasonable transport connectivity.
- 1.9. The existing public house is not identified with any specific community, *e.g.*, LGBTQ+ patrons.
- 1.10. It is not a recognised Asset of Community Value.
- 1.11. In townscape terms, the site is on a prominent corner of a road junction, where additional massing relative to the surroundings is commonly supported.

Table 1: Planning History

Application Number	Development Description	Date Registered	Decision
2021/6224/PVL	3 Tables and 12 Chairs Monday to Saturday 12:00 - 23:00 Sunday 12:00 - 22:00 New Application	21-12-2021	Granted
2021/0299/PVL	3 Tables 6 Benches (12 seating) Monday to Saturday 12:00 - 23:00 Sunday 12:00 to 22:00 New Application	22-01-2021	Granted
2019/5931/TC	3 Benches(12 seats) (previously 3 Benches, 3 Umbrellas and 6 Barriers) Monday to Sunday 10:00- 22:30 Renewal and Variation Application	26-11-2019	Granted
2018/2122/TC	3 Benches(12 seats), 3 Umbrellas and 6 Barriers Monday to Sunday 10:00- 22:30 New Application	08-05-2018	Granted
2017/6056/A	Display of 2x externally illuminated fascia signs and 3x retractable awnings.	07-12-2017	Withdrawn Decision
2017/0908/TC	3 Benches(12 seats), 3 Umbrellas and 6 Barriers Monday to Sunday 10:00- 22:30 (Previously Monday, Thursday, Friday and Saturday 11:00 - 22:30) Renewal and Variation Application	15-02-2017	Granted
2015/6560/TC	3 Benches(12 seats), 3 Umbrellas and 6 Barriers Monday, Thursday, Friday and Saturday 11:00 - 22:30 New Application	24-11-2015	Granted
9280019	Display of an externally illuminated fascia board sign reading 'The Newmarket' in gold 305mm lettering on both frontage three 900mm x 600mm 'facility sign' boards and two hinds head 'Corporate image' plaques located within the ground floor frontage illuminated from above by 7 replacement brass ganging lanterns together with an externally illuminated projecting sign measuring 940mm x 130mm at first floor level within the Agar Road frontage as shown on six un-numbered Sketches.	07-02-1992	Grant Approval for Advertisement
8893073	Prune/ remove trees at rear.	23-05-1988	Agree to pruning of Trees

- 1.12. The proposal was discussed with Officers at two pre-application meetings with took place on 2 August 2022 (Ref. 2022/3290/PRE) and 30 May 2023 (Ref. 2023/0829/PRE).

2. Decision Making Framework

- 2.1. This section articulates the decision making framework for the application.
- 2.2. Planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise¹.
- 2.3. The Development Plan for London Borough of Camden (henceforth: LB Camden) comprises:
- The London Plan (March 2021)
 - LB Camden Local Plan (July 2017)
- 2.4. The Council and the GLA have also adopted a range of supplementary planning guidance (SPG) documents, which represent important material considerations. The following SPGs are relevant:
- Community Uses, Leisure Facilities and Pubs Camden Planning Guidance (CPG) (January 2021) (Henceforth “Public House CPG”)
 - Housing CPG (January 2021)
 - Camden Square Conservation Area Appraisal and Management Strategy (March 2011)
 - GLA Housing SPG (March 2016, updated August 2017)
 - Design CPG (January 2021)
 - Technical Waste Planning Guidance (2018)

Material Considerations

- 2.5. A revised NPPF was published in July 2021 and is an important material consideration in decision making², particularly regarding land use optimisation.
- 2.6. The most recent Housing Delivery Test³ found that LB Camden delivered 76% of the needed housing in the preceding three years, resulting in a 20% buffer being applied to the five-year housing land supply. The Applicant has reviewed the available data.

Heritage Framework

- 2.7. As the site is within the Camden Square CA, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 applies to the proposal. The Act states, *“In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the*

¹ S38 (6) Planning and Compulsory Purchase Act 2004

² NPPF Paragraph 2

³ Department for Levelling Up, Housing and Communities (DLUHC) 14 January 2022

provisions mentioned in subsection (2),⁴ special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

- 2.8. The site is within the setting of the Grade II-listed telephone kiosk. Therefore Section 66(i) of the Planning (Listed Buildings and Conservation Areas) Act 1990 also applies to this proposal. The Act states, *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.*
- 2.9. The following case law is particularly instructive where planning decisions are to be made in the context of heritage assets. First, the *Forge Field* Judgment⁵ explains the proper application of the above statutory tests, and their interplay with the Section 38(6) statutory test. Second, the *Forest of Dean*⁶ Judgment confirms the correct approach when applying Paragraph 11(d) of the NPPF⁷. Third, the *Bohm* Judgement⁸ is important in the context of a CA where a building is being demolished and replaced, particularly where the existing building has some negative effects.

⁴ These include the planning Acts.

⁵ R (on the application of) Forge Field Society & Others v Sevenoaks DC & Interested Parties [2014] EWHC 1895 (Admin)

⁶ *Forest of Dean* DC v SSCLG & Anor [2016] EWHC 421

⁷ The Judgment was handed down in the context of the 2012 NPPF, however its findings apply equally to the latest NPPF Paragraph 11(d).

⁸ Dorothy Bohm and others v Secretary of State of Communities and Local Government & Interested Parties [2017] EWHC 3217 (Admin)

3. Planning Approach

- 3.1. The proposed planning approach is to follow the structure of the Public House CPG, working constructively with Officers to ensure the effects of the proposal on the ground floor public house use are properly addressed. Therefore, two pre-application meetings occurred to ensure Officers were duly consulted at the appropriate times.
- 3.2. In line with guidance, the first pre-application meeting occurred on 16th November 2022 and the second occurred on 5th April 2023.
- 3.3. Following the first pre-application meeting, the Applicant undertook the Community Survey and Audit of Alternative Public House Provision with the findings submitted to LB Camden.
- 3.4. Following the second pre-application meeting, the Applicant undertook a Noise Assessment, Daylight Sunlight Assessment, Marketing Assessment, Viability Assessment, and produced CGIs.
- 3.5. The second pre-application discussed the outcomes of these assessments and agreed on principles regarding the change of use, height, massing, heritage and design. Comments from the Planning Officer were closely reviewed and considered in the proposal.

4. Retention of Public House Use

- 4.1. This proposal seeks to maintain the public house, which would include its kitchen on the lower ground floor and its license to play recorded music. In doing so, the public house will continue to operate as a pub.
- 4.2. The principle of the proposal is supported by the development plan and by the relevant planning guidance, subject to the appropriate assessments and the findings of those assessments.
- 4.3. The retention of the public house at ground floor and lower ground floor is strongly supported by the development plan (Local Plan Policy C4, London Plan HC7, Public House CPG).
- 4.4. In order to provide access to the proposed residential units, approximately 25m² of ground floor space would be needed to provide residents with a corridor to the residential core.
- 4.5. The current configuration of the site uses an internal partition to separate the pub's trading floorspace and a corridor-like path from the building's side entrance to the hotel reception desk. The proposal would adopt this same approach, albeit with a more formal internal wall. The effect of the proposed residential corridor on the pub's trading floorspace is therefore effectively nil and is not considered to be material.

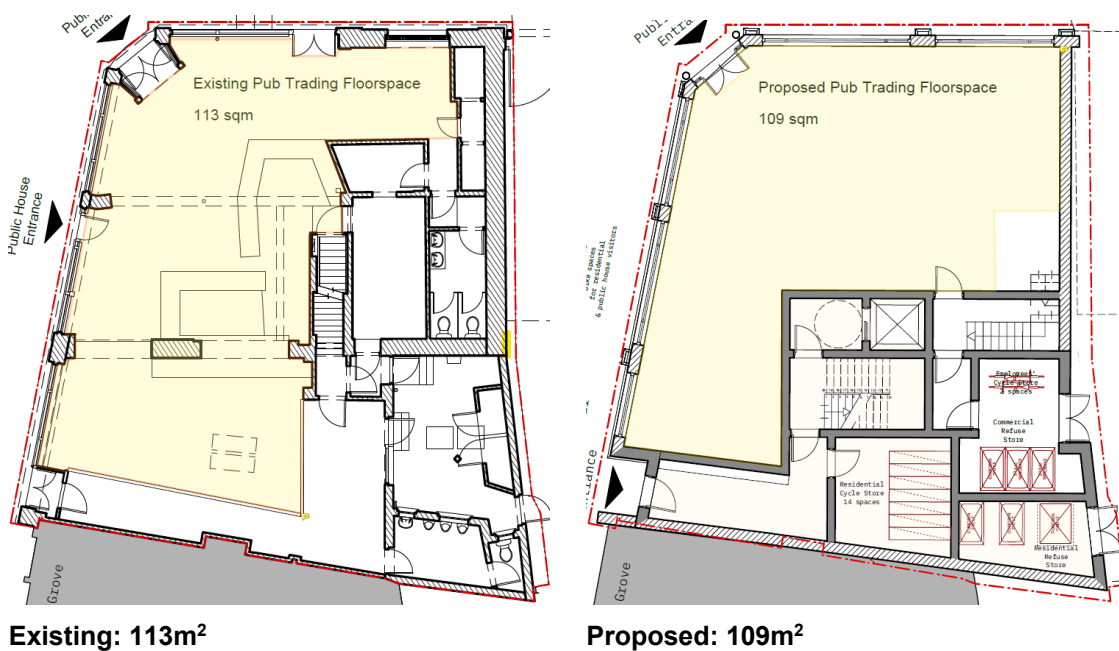
Figure 1: Existing Internal Partition



- 4.6. The provision of a fit-for-purpose residential stair core, a residents' cycle parking store, a DDA lift, a residential waste store, and an employee cycle store would all need to be provided on the ground floor, as well. However, increased efficiencies in the layout of the public house help to accommodate space for these additional ground floor functions. The increased efficiencies include moving the toilets to the basement level, rationalising the commercial waste storage area, and removing unnecessary ground floor public house storage space.

- 4.7. The pub's trading floorspace can be understood as the space occupied by customers while consuming food and drink, as well as the front-of-house bar. The area of this space is proposed to change from ca. 113m² to ca. 109m², a total reduction of 4m². The storage and kitchen functions in the basement would be retained. Whilst the final internal layout of the re-provided public house would be subject to future operator's requirements, these calculations assume 5m² of proposed ground floor trading space are reserved to allow for the provision of a ground floor DDA customer WC.
- 4.8. The compared areas are shown below.

Figure 2: Existing and Proposed Public House Trading Floorspace



- 4.9. The proposed re-provided public house is therefore materially equivalent to the existing public house with regard to trading floorspace, and it is considered to be acceptable.

5. Loss of Ancillary Accommodation

5.1. The loss of the ancillary accommodation at first floor and above is acceptable in principle, provided that certain criteria set out in the Public House CPG are met. Both of these were also noted in Officer's pre-application advice.

5.2. These criteria are:

- Comfort that the public house will remain viable in the long term
- No loss of features used by specific community groups or sub-groups are adversely affected
- Appropriate alternative pubs in the in the locality

Long-term Viability of Pub

5.3. Simultaneously, it must be noted that this would not be considered an official change of use, as the existing space above the ground floor is considered sui generis.

5.4. The Public House CPG requires proposals to demonstrate that there is no interest in the continued use of the property or site as a public house and no reasonable prospect of a public house being able to trade from the premises over the medium term. A marketing exercise and a viability assessment stand as evidence in this demonstration. Both tasks were undertaken by the Applicant.

5.5. The marketing exercise and viability assessment were undertaken to demonstrate the value of the existing public house and the ancillary space above. Being that the public house is not considered a community asset, these works align with Policy C4 of the Local Plan and Public House CPG to evidence the understanding that its viability will be unharmed by the provision of residential use above the redeveloped pub.

5.6. With regard to the viability of the retained public house at the ground and basement levels, the marketing assessment found that the public house would remain viable following the proposed works. The public house is already traded predominantly as a restaurant which works well alongside the residential component. No conflict is created between the residential and public house use due to the hours and food led trade; the public house currently only trades until 23.00. These hours will also ensure there is no future licensing problem either.

5.7. The marketing assessment presented two successful instances of pubs with similar layouts, e.g., similar ground floor areas and a kitchen service, in the surrounding area which continue to trade well.

5.8. The letter concluded that providing residential accommodation above the redeveloped public house will be an enhancement and a better fit with the requirements of the operator and customers within the location.

- 5.9. It must be noted that analysing the financial records of the current operator does not provide meaningful insight into whether the proposed public house will be viable because the existing unit is relatively under-cared for and is designed less fashionably than many of the other pubs presented in the public house audit. Improving the visual amenity is predicted to have a significantly positive impact on the financial viability of the proposed pub.
- 5.10. A more appropriate measure to assess the future financial viability would be to utilise a comparative market approach to assess the reasonableness of the assumption that the proposed public house is viable, against a real-world dataset of pubs of comparable size in comparable locations. This allows a data-driven conclusion to be reached as to whether the re-provided public house would be financially viable as a matter of objective observation.
- 5.11. Therefore a Future Viability Comparative Study was conducted of 26 public houses in and around zones 2 and 3 of London. Only some of these pubs had kitchen functions and food offerings. The exact GIA of the pubs were not available for all of the pubs, but the site area could be estimated for all of the pubs using publicly accessible mapping tools. When publicly available, the length of continuous operation was also presented in the audit.
- 5.12. Given that the existing public house is only licensed to serve alcohol and play recorded music, the entertainment offerings are limited. This was taken into close consideration in the audit, resulting in the exclusion of pubs with dedicated outdoor seating, private hiring sub-sections of pubs, niche entertainment offerings, and beer gardens. More accurate comparisons can be made by excluding pubs with these features from the audit.
- 5.13. In principle, new ancillary accommodation is only supported in town centres, and use of the public house and accommodation above are understood to operate in distinct spaces on site. Visitor accommodation on this site would not accord with the 'town centres first' approach, which is intrinsic to the English planning system. Therefore, the loss of the visitor accommodation is not considered unacceptable in principle, provided the loss of the ancillary accommodation would not result in the re-provided public house use being financially unviable.

Alternative Public House Provision in the Locality

- 5.14. The Public House CPG sets parameters for how Officers will assess 'partial loss' of a public house. Partial loss is described in the guidance as loss of one or more of a public house's key supporting elements, e.g. beer gardens, kitchens, meeting/function rooms, and ancillary accommodation for guests or staff⁹. The guidance states, "*Where two or more elements of the existing public house would be lost through a proposed scheme, the Council will require the applicant to undertake a community*

⁹ Paras. 4.31-4.35

survey...and an assessment of alternative pub provision in the locality. This should be in line with the evidence the Council will seek for proposals involving the loss of a pub” (emphasis added)¹⁰.

- 5.15. Only one feature of the pub, the ancillary accommodation, would be lost. Therefore, a community survey and audit of alternative public house provision are not needed.
- 5.16. However, for the sake of robustness and a positive, proactive approach, the Applicant has undertaken these assessments to assist Officers in their understanding of the local area.
- 5.17. The Alternative Public House Provision Assessment, as submitted with the application, shows that there is only one other drinking establishment within 400m. Crucially, the public house use will not be lost.
- 5.18. The Alternative Public House Provision Assessment leads to the following conclusions:
- There are not many public houses close by, which is reasonable given that this is not a town centre location. In any regard, the public house use will be re-provided, so the principle is not in question.
 - A review of the licenses of other venues within 1,000m shows that all licensed uses of the site would continue to be available at other venues. In any case, the licensed uses of the site can be retained for the proposal.
- 5.19. Given these findings, no community users would be adversely effected by this proposal because the public house use would not be disturbed. This proposal is predicted to have only positive impacts on the community and surrounding area.

Community Engagement

- 5.20. The Statement of Community Involvement shows that the ancillary accommodation is not of any specific value to the community at large or to any protected/minority groups within the community. Notwithstanding, a Statement of Community Involvement is submitted for the sake of robustness.
- 5.21. In principle, visitor accommodation is generally supported only in town centres, therefore the principle of its loss is not of concern.

¹⁰ Para. 4.33

6. Principle of New Homes

- 6.1. The provision of new homes is a fundamental aim of the development plan, the Housing CPG (January 2021) and the GLA Housing SPG (March 2016, updated August 2017). The prevailing land use in the area is residential, and the site is sustainably located.
- 6.2. As shared with Officers in the first pre-application, the second-floor side window at No. 164 Agar Grove serves a WC¹¹ and is not a material consideration in terms of natural light or outlook. The planning drawing for No. 164 is provided in Appendix 1.
- 6.3. Additionally, the provision of new homes will assist LB Camden in achieving the delivery of their housing supply.
- 6.4. The principle of residential use on site is therefore acceptable.

Principle of Adjacent Public Houses and Residential Uses

- 6.5. The close proximity of public houses and homes is a fundamental and positive feature of London's urban fabric. The public house is also already adjacent to residential uses on both sides.
- 6.6. To confirm, in response to the Officers' comments, the Applicant will ensure robust noise mitigation measures are adopted.
- 6.7. The considerations include the operation of the public house and the playing of recorded music. To confirm, the public house is not currently licensed for live music, dance, or live performance. Therefore, its existing noise generation is limited to its normal use. Recorded music is an extremely common feature for pubs and other uses, including restaurants and retail units and is not considered, by its nature, to be harmful to residential amenity.
- 6.8. The development plan does not resist residential uses above public houses, which is sensible given the common occurrence and positive traditional townscape features of this arrangement.
- 6.9. For the sake of robustness, the Applicant undertook a Noise Impact Assessment to ensure the public house would not jeopardize the residents' quality of life. This assessment has been submitted with the associated application documents.
- 6.10. There are multiple ways that this combination of uses can be addressed, such that it is not a negative factor in the planning balance.

¹¹ Ref. 2022/3290/PRE

- 6.11. The London Plan Policy D13 Agent of Change does not resist developments of new noise-sensitive uses near existing noise-generating units. Rather, it simply encourages mitigation measures such as noise insulation.
- 6.12. Local Plan Policy C4 and planning guidance also consider the close proximity of public houses and residential uses. Again, such arrangements are not opposed.
- 6.13. Camden's Public House CPG¹² supports non-objection clauses related to noise and vibration produced by the public house during licencing hours. The Applicant is content for the planning permission to be accompanied by a Legal Agreement with obligations to secure non-objection clauses for future residents and to secure assurances that future occupants are made aware of the public house's licencing hours.
- 6.14. Noise insulation features between the ground and first floor can also be employed.
- 6.15. Whilst not a planning matter, it is a material consideration that the pub's licencing would also consider noise impact on neighbouring uses and would be appropriately controlled under this separate regulatory process.
- 6.16. Officers requested in their first pre-application written response that the applicant demonstrates that *"suitable mitigation measures could be implemented to ensure that the pub at ground and basement levels would be able to continue to operate if the upper floors were converted from pub to residential"*. Following the second pre-application meeting, the Officers expressed concern about the impacts of noise on both the future residents and, in effect, the public house's success if residents were to seek license restrictions.
- 6.17. The Noise Impact Assessment evidences that the proximity of the public house and residential use is acceptable and in accordance with the development plan and relevant guidance.
- 6.18. Therefore, the principle of a public house with residential uses above fully accords with the development plan and would not be a negative consideration in the planning balance.

¹² Para. 4.34

7. Design and Townscape

Existing building

- 7.1. The existing site is three storeys and is visually divided between the ground floor and upper floors through the use of colour. The ground floor street-facing elevations would be painted blue with windows placed across the majority of the façade; the two upper floors are painted a creamy yellow with minimal ornamental decorations. The upper floors do not have sash windows or traditional windows, such as Victorian or Edwardian, which are typical to the Camden Square Conservation Area. The paint on the upper levels appears to be chipping and cracking, resulting in a less than beneficial impact on the Conservation Area.
- 7.2. To more easily identify the existing site as a pub, a traditional-style public house sign would hang from the first floor on the Agar Grove side of the site.

Heritage Approach

- 7.3. The primary framework for assessing the proposed external changes is in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act (1990) (as amended), which states, *“with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*
- 7.4. The value of the CA is considered to be inward-facing towards Camden Square, and the boundary areas are heavily altered. For example, the existing elevations at first floor and above are a low-quality art deco renovation undertaken in the 20th Century.
- 7.5. The site is not explicitly identified as a positive contributor to the CA, and it sits on the edge of the CA in a ‘boundary road character area’. The public house is mentioned in the Conservation Area Appraisal and Management Strategy only in passing to note its existence.
- 7.6. With the proposed alterations, the site would align closely with the Camden Square Conservation Area’s character. The superficial alterations would greatly enhance and upgrade the visual aesthetics of the site, as expressed through the restrained classical and Italianate exterior style, as well as Victorian Style windows. This type of window is identified as a preferred style by the CSCAAMS.
- 7.7. The building is not statutorily listed, locally listed, or identified as an Asset of Community Value.
- 7.8. The proposal presents an opportunity to provide a design which relates to the prevailing architectural style of the Camden Square estate itself, which currently is disassociated from the site in design and townscape terms.

- 7.9. For the sake of robustness, CGIs were produced, as seen in the Heritage and Townscape Visual Assessment. These CGIs illustrate how the proposal will sit within the surrounding area. As demonstrated, this proposed development enhances the view on Agar Grove and York Way.
- 7.10. Officers took the initial position in pre-application discussions that the building is a positive contributor to the CA based on a summary section of the CA appraisal which states “*All properties are considered to make a positive contribution to the character and appearance of the Conservation Area unless listed as neutral or negative.*” However, this point is contradicted by Map 3 (Appendix 2) of the CSCAAMS, which identifies all sites as positive, negative, or neutral. 17 York Way was left un-annotated, leading to the belief that the existing site should not automatically be considered a positive contributor, given that the Council could have identified it as a positive contributor but did not.
- 7.11. While the logic behind qualifying all buildings as positive contributors, unless listed otherwise, could be understandable given the historically significant housing estate, which presents as relatively homogenous, the existing site’s exterior is vastly different than the buildings located in the centre of the conservation area.
- 7.12. It is more relevant to this specific site that, despite being a public house in a prominent corner location, the site is not included as a positive contributor. This accords with how the site is experienced from the public realm, as the site has no design relationship with the historically significant housing estate and very little townscape relationship with the housing estate.
- 7.13. The site is mentioned once in the CA Appraisal: “*The area has three public houses...*” The Lord Stanely, The Murray, and Newmarket Ale House. However, this was simply an objective statement; no further details regarding these pub’s contributions to the area were provided. Given that many sites in the area were described as positive contributors, with explanations to elaborate on that distinction, the pub’s mention in the CSCAAMS does not provide strong enough evidence to support the argument that the existing site makes a positive contribution.
- 7.14. The much more relevant section of the CSCAAMS is the assessment of the boundary road character area, where the site is located. This area is described as “*poor – in need of investment and reinstatement of detail.*” Further, and more specifically, the CSCAAMS stated, “*The approaches to Camden Square, Agar Grove and York Way need enhancement and redesign*” (emphasis added). The proposed scheme would achieve that.
- 7.15. The key proposed changes to the exterior of the building are assessed against the statutory framework as follows.

Proposed external changes

- 7.16. There are four key components of the proposed physical changes to be building:
- Additional Storey

- Rhythm and Proportion of Fenestration
- Infill on Agar Grove elevation
- External design features

Additional Storey

- 7.17. The additional storey is artistically sculpted and behind a parapet. From this, the additional storey would be stepped back, thus it would not be clearly visible from the street. Officers have not found this to be unacceptable in pre-application discussions.

Rhythm and Proportion of Fenestration

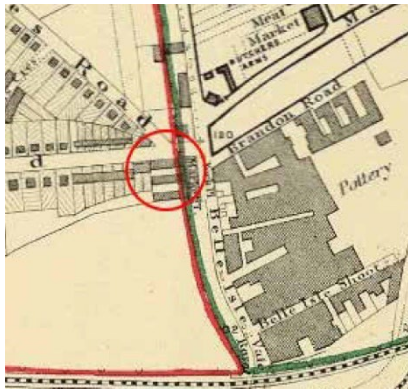
- 7.18. Officers wrote in the second pre-application advice that an additional storey within the existing massing could result in a disruption to the traditional proportions of the public house
- 7.19. However, given the enhancements to the external surfaces of the proposed site and the continued visual cue of the pub's use, this proposal would result a benefit to the site and surrounding boundary streets.
- 7.20. Pre-application advice said that the traditional proportions of the public house are reflected by the "*very tall first floor and subordinate upper storey*". Currently, the proportion of the ground floor ranges from 36-40%, and the upper floors attribute to 60-64% of the site's street elevation. The proposed site's base floor would make up 35% of the street elevation and the upper floors would equal 65% of the street elevation. The difference between the existing and proposed proportion is nil.

Infill

- 7.21. The proposal would fill an existing building gap at first floor and above on the Agar Grove elevation.
- 7.22. In the first pre-application advice letter, officers presented the idea that York Way was the "*principal road*" when compared to Agar Grove. This assertion should be brought into question.
- 7.23. There is not a clearly established visual hierarchy of design within the immediate surrounding site to indicate that York Way would be the dominant street over Agar Grove. In townscape terms, the site is on a prominent corner of a road junction, where additional massing relative to the surroundings is commonly supported.
- 7.24. There is currently a building gap at first floor and above between the site and 164 Agar Grove. There is no evidence to suggest the existing gap is intentional. Such gaps do not appear near the site, nor do they commonly appear within the Conservation Area. Additionally, the existence of a gap between buildings does not automatically lead to the conclusion of a road being the principal road; if that were the determining characteristic then there would likely be a gap between the buildings on the corner of York Way and Camden Park. Given this, the proposed scheme would provide residential units within that space and close the gap between the buildings.

- 7.25. The character would be enhanced by completing the established datum of the roofs and terrace because it would make the site appear more in line with the other buildings in the area.
- 7.26. Officers tested whether this building gap might be historically significant or an intentional townscape feature of value during pre-application discussions. Officers put forward four separate potential reasons that an infill may be inappropriate.
- Historic significance of building gap
 - Townscape and proportion
 - Impacts on neighbours
 - Camden's planning guidance on rear and side residential extensions
- 7.27. The design team tested each of these over the course of the pre-application period and in the submission documents accompanying the application.
- 7.28. Whilst some of these arguments were evidenced not to be of concern during the pre-application process, each argument and the evidence of the infill's acceptability in each regard is presented below for completeness. The outcome of each exercise reinforced the findings that there is no historic significance or inherent townscape value of this building gap.
- 7.29. First, the pre-application advice states that the existing public house was likely built during the 1920s and later updated in the Style Moderne fashion. It says the current infill was likely a yard/garden in the past, which was later filled. Though there is no clear evidence to support this, the site is believed to have historical significance.
- 7.30. The officers wrote, "*While some extension might be possible here, a full-height one would fail to be subordinate to the host building and would mask the pattern of development.*" This pattern of development, which relates to gardens and open ground, again, cannot be proven, nor is it currently presented within the site in the manner being described.
- 7.31. Definitive dates as to when Agar Grove, No. 17 York Way and the terrace along York Way were built are unavailable. However, the 1860 and the 1871 OS maps show Agar Grove existed before the public house at No. 17 and the terrace along York Way. The Camden Estate was laid out in the 1840s. By 1849 the streets around Camden Square had been laid out, including Agar Grove (formerly St Paul's Road). The conservation area appraisal states that most of these streets were built quickly from the 1860s and were fully developed by the 1880s.
- 7.32. The 1860 OS Map shows that Agar Grove and the Camden Square Housing Estate had been built by then. At that time, a market existed on the site at 17 York Way and the terrace along York Way had not yet been built, as shown in Figure 3, below.

Figure 3: 1860 Ordinance Survey Map



- 7.33. By 1871, the market had been demolished, and the public house at 17 York Way and the adjoining terrace along York Way had been built, as shown in Figure 4, below.

Figure 4: 1871 Ordinance Survey Map



- 7.34. Therefore, the historic and spatial relationship between the Camden Square Housing Estate and the public house is primarily one of single proximity rather than any comprehensive planning or urban design intent.
- 7.35. The chronological order of development in the area shows there is no intentional urban design expression of a hierarchy between the two roads. This is still the case today. As the townscape is read now, there is not any material hierarchy between York Way and Agar Grove. The pattern of development and historic significance are not relevant factors to support an argument against the provision of the proposed scheme because evidence would suggest if there were to be a dominant road, it would more likely be Agar Grove, not York Way.
- 7.36. Therefore, the building gap is not historically significant, nor would it be considered an intentional townscape feature on this site.
- 7.37. Second, careful consideration has been taken to reflect the historic legibility of the site's use and the surrounding area. The street elevations are presented on pages 35 and 36 of the associated Design and Access Statement.

- 7.38. Officers said the existing building reflects a historic form with *“pleasing traditional proportions of the elevations”*¹³. Following the second pre-application meeting, greater attention was given to maintaining the proportion of windows and walls of the street elevation. The proposal is designed to enhance the surrounding site and contribute to the area’s character. The CSCAAMS asserted, *“Incremental repair and reinstatement of original or creation of enhancing elevation and boundary details would benefit the area and should be actively encouraged.”*
- 7.39. As a corner building, both frontages address York Way and Agar Grove equally in the façade treatment; there is no primary or secondary elevation. The infill has been designed to be read as a sympathetic but separate element of the Agar Grove façade, thereby providing a visually pleasing completion of the terrace rhythm and also references to the more square-like proportionality of the original building. It is therefore considered appropriate to maintain a continuous height along both frontages as part of the proposals with a full height infill development above the existing gap to the west.
- 7.40. The legibility of the historic form and proportions of the elevations would be respected and enhanced by the scheme.
- 7.41. Third, the neighbouring buildings will be unaffected by the proposed scheme with regard to privacy, overlooking, and access to natural light. This proposal will not lead to harmful impacts to the surrounding buildings. It was previously thought that 164 Agar Grove’s privacy may be negatively impacted, however the singular window on that property facing 17 York Way has been identified as a bathroom window with a frosted finish. With this, there would be an insignificant level of risk associates with these proposed scheme.
- 7.42. Fourth, officers wrote in their second pre-application written advice that, *“Guidance states that rear extensions should be one storey lower than the host building and side extension should not be taller than the porch. Full height extensions are not acceptable.”*¹⁴ This guidance, which comes from Section 11 of the CSCAASM, is clearly related to extensions of existing residential buildings and does not apply to the proposal. It is also apparent that this rule in the CAA relates to the Camden Square Housing Estate, the purpose of the CA designation. The site is not within the Camden Quare Housing Estate. In any regard, the proposed infill would not be dominant to the existing building. It’s implementation would fit seamlessly within the site and the context of continuous terrace.
- 7.43. To confirm, the proposed infill is not a rear extension, and the purpose of this policy is not relevant to the application. Without prejudice to this position, the Applicant considered the Design CPG, which recommends extensions be sensitive and appropriate to the surround area and says they should *“not spoil the appearance of the property or harm the amenity of the area.”* In line with this, the proposal’s scale and material would not distract from the area’s character; it would enhance the area’s character.

¹³ 2022/3290/PRE

¹⁴ 2023/0829/PRE

- 7.44. Therefore, there is no historic significance of this building gap, and the infilling of the building gap is positive in townscape terms. The development plan does not discourage the proposed infilling. This feature is therefore acceptable.

External Design Features

- 7.45. As presented in the Design and Access Statement, the preferred colour palette of the proposal references the existing site's blue and cream façade, as well as other public houses and residential sites within the area. Further, the light grey colour of the roof is intended to break up the massing of the building and draw attention away for the building's height.
- 7.46. While the Applicant has presented one preferred colour palette, discussions with the Case Officer regarding colour are welcomed. Colour is a flexible element in the proposed scheme and if the Officer believes the other options presented in the Design and Access Statement are stronger, then amending the palette of the façade would be possible.
- 7.47. The first and second storey windows include traditional pediment details, which are reflective of the character of the Conservation Area, as well as other traditional pubs – as presented in the Design and Access Statement.
- 7.48. The Corinthian, palm style, columns on the ground level of the proposed scheme send a visual indication that the site is used as a public house. This aesthetic feature is very common among pubs. This visual legibility of this features allow the site to be easily identified as a pub; this visual legibility of this features allow the site to be easily identified as a pub. In effect, this closely accords with the design features of the Camden Square Housing Estate.
- 7.49. As stated by the CSCAAMS, *"Incremental repair and reinstatement of original or creation of enhancing elevation and boundary details would benefit the area and should be actively encouraged."* This proposal would accomplish that initiative and improve the CA.
- 7.50. Therefore, in each of the four ways the principle of the infill was tested, this feature is demonstrated to be acceptable.
- 7.51. Please refer to the Preliminary Heritage Appraisal¹⁵ prepared by Stantec for a comprehensive analysis.

8. Providing High-quality Homes

Five Year Housing Land Supply

¹⁵ Appendix 3

- 8.1. The Applicant reserves its position on LB Camden's five-year housing land supply and welcomes the Council's most recent figures on housing land supply.

Housing Delivery Test

- 8.2. LB Camden has a minimum housing requirement of 10,380 over the 10-year plan period, i.e., an annualised minimum target of 1,038 (Table 4.1 of the London Plan) plus an appropriate buffer.
- 8.3. As established in Policy H1 of the Local Plan, Camden housing needs require the delivery of 16,800 homes between 2016-2031, or 1,120 homes per year. Between 2019 and 2021 Camden delivered 1,982 homes, which was 1,034 below the housing needs target. As a result, a 20% buffer is applied to the Council's minimum housing delivery requirement.
- 8.4. Camden's most recent Authority Monitoring Report (2023) (AMR) covers the period from FY2018 to FY2020. It states that 531.6 net new homes were completed in FY2021/22.
- 8.5. Housing delivery figures for 2022/23 are not yet confirmed.

Table 2: Camden Housing Delivery

Year	2019-20	2020-21	2021-22	Total
Number of Homes Completed	922 Source: HDT (Jan. 2022)	528 Source: HDT (Jan. 2022)	532 LB Camden's AMR	1,982
Camden Minimum Target	1025 Source: HDT (Jan. 2022)	746 Source: HDT (Jan. 2022)	1,245 Source: Annualised London Plan minimum target plus 20% buffer as required by HDT	3,016
			Delivery relative to target	65.7%

- 8.6. As demonstrated above, Camden's housing delivery for FY2019 to FY 2021 was 65.7% of its minimum required target. Therefore, delivery was below the threshold set out in footnote 8 of Paragraph 11(d) of the NPPF, and the tilted balance appears to apply via the housing delivery test route.

The Tilted Balance

- 8.7. Given the above evidence, it appears that the number of homes delivered in LB Camden for the past three years that reliable data is available. Therefore, the tilted balance set out in Paragraph 11(d) if the NPPF therefore may apply through the Housing Delivery Test route.

- 8.8. Furthermore, there is no published demonstration by LB Camden that it has a five-year housing land supply, and, absent this, Paragraph 11(d) therefore may apply via the Housing Land Supply route.
- 8.9. The Applicant welcomes LB Camden's most current position on recent housing delivery and its housing land supply.
- 8.10. Application of the tilted balance means that planning permission should be granted unless:
- *"i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".*
- 8.11. The proposal has significant weighty benefits, which would far outweigh any perceived 'less than substantial' heritage harm¹⁶. Hence, in this situation, the heritage tests in the NPPF (and statute) would be met, resolving limb (i) of para 11(d)¹⁷. Limb (ii) of Paragraph 11(d), *i.e.*, the tilted balance, would then be engaged.

Design-led Approach

- 8.12. The proposed development has been carefully designed to reference the heritage of the surrounding site and maintain the character of the existing public house. In doing so, the proposal would be situated well within the area and would carefully reflect the valuable characteristics of the conservation area.

Proposed Unit Mix

- 8.13. Initially only 2-bed units were presented to the Council. Following the second round of pre-application with LB Camden, a more varied unit mix has been provided. The applicant has taken the Officer's comments into consideration and now proposes a revised unit mix as follows.

Table 3: Unit Types and Areas

Unit	Unit Type	Min. GIA (m ²) ¹⁸	Proposed GIA (m ²)
1.01	1B/1P	39	40
1.02	3B/5P	86	88
2.01	2B/3P	61	61
2.02	2B/3P	61	63

¹⁶ Although it is the applicant's position that the proposal enhances (or at the very least) preserves the CA.

¹⁷ As per the Judgment in *Forest of Dean* at Paragraph 37

¹⁸ London Plan Table 3.1

3.01	2B/3P	61	61
3.02	2B/3P	61	63
4.01	2B/3P	61	66

- 8.14. As demonstrated above, the proposed unit areas accord with the housing standards set by Policy D6 of the London Plan.

Table 4: Proportion of Unit Types

Unit Type	Nr.	%
1B/1P	1	14.3
2B/3P	5	71.4
3B/5P	1	14.3

- 8.15. The proposed unit mix meets the needs of various households and individuals. This provision aligns with Policy H7 of the Local Plan, which identifies a need for each proposed unit type and encourages a range of different unit sizes on site.
- 8.16. With the proposed unit mix, 85.7% of the homes provided are either 2-bedroom or 3-bedroom market units. Providing dwellings of this size are considered to be a high priority of the Council, according to Policy H7 of the Local Plan. As a result, the proposed unit mix would be successful in contributing to the creation of mixed and inclusive communities.

Bedroom area and width

- 8.17. As seen in Table 3, the proposed dwellings provide enough internal floorspace to satisfy the minimums set in London Plan Policy D6. Each room was designed to provide a liveable layout that could effectively meet the needs of future residents.

Floor to ceiling heights

- 8.18. The residential entry hall, residential cycle and refuse storage, and commercial ground floor will be 3310mm from floor to ceiling. Floors 1, 2, and 3 will have a floor to ceiling height of 2.55m. The fourth floor unit will be 2.75m from floor to ceiling. Therefore, all floor to ceiling heights would exceed the minimum standard floor to ceiling height of 2.5m set out in London Plan Policy D6.

Safety and Accessibility

- 8.19. The residential and commercial areas of the site will have separate entrances. Public house customers and employees will enter through the main entrance on the corner of York Way and Agar Grove. Residents will enter through a private and secure entrance on Agar Grove. This layout will help establish a sense of safety, security, and privacy for residents.

- 8.20. The residential units will be accessible via a staircase and an 8-person lift. Only residents of the building will have access to these areas. All access will be controlled by key-fob access for residents. Visitor access is enabled by voice and video intercom link to the apartments. The intercom will be functional and accessible for users of all heights and for wheelchair users. The commercial visitors and employees will access the public house through a separate entrance to the front of the building.
- 8.21. The provision of separate and secure entryways aligns with Policy C5 of the Local Plan by addressing the impact of food, drink, and entertainment uses and implementing appropriate building safety measures.
- 8.22. Given that the space open to patrons is limited to the ground floor, no additional accessibility measures would be required for the commercial space. The step-free entryway and lift dedicated to the residential units can accommodate residents and their visitors with accessibility needs. Access to this portion of the site will be fully wheelchair accessible. This aligns with the Access for all CPG and Policy C6 of the Local Plan, as well as Policy D7 of the London Plan.

Outlook and Overlooking

- 8.23. The proposal may allow for the opportunity to overlook into the second-floor side window at No. 164 Agar Grove. However, the neighbour's privacy would not be impeded, as those windows relate to a wash closet, and are thus already frosted for privacy reasons.

Private Outdoor Amenity

- 8.24. Each of the proposed units has immediate access to private outdoor amenity space via a balcony.

Table 5: Outdoor Private Balcony Area

Unit No.	Unit Type	Standard Area (m ²) in London Plan	Proposed Area (m ²)
1.01	1B/1P	5	6
1.02	3B/5P	8	9
2.01	2B/3P	6	6
2.02	2B/3P	6	9
3.01	2B/3P	6	6
3.02	2B/3P	6	9
4.01	2B/3P	6	18

- 8.25. London Plan Policy D6 encourages private outdoor amenity to be provided for any new residential unit[at an area of 5m² per 2-person flat and an additional 1m² per additional inhabitant per flat. Local Plan

Policy D1 establishes that private outdoor amenity space can add significantly to residents' quality of life. Thus the inclusion of balconies, like those in the proposed scheme, are encouraged.

Communal Outdoor Amenity

- 8.26. Outdoor communal amenity 26m² in area is also provided on the roof at the fourth floor.
- 8.27. London Plan Policy D6 encourages the use of roof areas for additional private or shared outside space. The proposed scheme achieves this.

Affordable Housing and Financial Viability

- 8.28. Policy H4 of the Local Plan presents a guideline for the provision of affordable housing, saying that the Council will accept a payment-in-lieu of affordable housing when a development provides fewer than 10 dwellings, as is the case in this proposed scheme. Economics and financial viability of the development will be accounted for when determining whether an affordable housing provision should be sought.
- 8.29. In line with Policy H4, a Financial Viability Assessment is being conducted to determine the possibilities for an affordable housing provision.
- 8.30. This Assessment will be added to the planning record shortly, as soon as the document is completed.

9. Additional Planning Considerations

Cycle Storage

- 9.1. A total of 22 cycle storage spaces would be provided as part of the proposal. This provision aligns with Policy T5 of the London Plan and Policy T1 of Camden's Local Plan. There are no existing cycle storage facilities on site. Thus, this provision would result in a significant gain of cycle parking spaces.
- 9.2. The cycle parking storage for the residents would be provided in a private and secure area to the rear of the site through the residential entrance. 14 residential cycle spaces will be provided. This space would be separate from cycle parking for other users, indoors, and secured. It will be separate from the residential waste refuse storage area, as well.
- 9.3. This space would be separate from cycle parking for other users, indoors, and secured.
- 9.4. The employee cycle parking would be provided at the back of the commercial unit on the ground floor. Two secure cycle parking spots will be allocated to employees. The employee cycle storage will be located in the same area as the commercial refuse storage, on the opposite side of the room.
- 9.5. The patrons and residential visitors will share access to the 6 cycle parking spaces on Agar Grove. These spots will be delivered through the provision of three Sheffield bike racks. These would be delivered via a Section 278 Highways agreement.

Table 6: Cycle Parking

Cycle users	No. of spots	Location on site
Private Residents	14	Private Residential Entryway
Resident Visitors	2	Sheffield Bike Stand on Agar Grove Pavement
Public House Employees	2	Inside public house at rear
Public House Customers	4	Sheffield Bike Stand on Agar Grove Pavement
Total	22	

- 9.6. These plans are illustrated in the Proposed Ground Floorplans, attached to this application.

- 9.7. On the existing site there is no reasonable location for residential visitor parking or public house visitor cycle parking within the site boundary. Therefore, the proposed visitor cycle parking is proposed to be on street Sheffield stands, secured through financial obligation. Four spaces would be dedicated to public house customers and two would be dedicated to residential visitors. On balance with the site constraints and the intention to re-provide a comparable public house trading floorspace, this is considered to be the best possible arrangement.
- 9.8. The cycle parking and refuse bins will be stored separately in their own enclosed spaces to the rear of the site. This would ensure the site remains secure and hygienic.

Waste and Refuse Storage

- 9.9. In total, three dedicated residential refuse bins are proposed. They would be located in a fully enclosed area the rear of the site near the residential private entrance and would be naturally ventilated. Two of those are 770 litre Euro bins for waste and one 1100 litre Euro bin for recycling. Each proposed flat will be able to dispose of 238 litres of waste in these bins. These bins will be stored separately from the commercial waste storage and will only be accessible to residents.

Table 7: Waste and Recycling Storage Provision for 7 flats

Proposed refuse	Min. refuse	Proposed recycling	Min. recycling
2 x 770 l	2 x 660 l	1 x 1,100 l	1 x 1,100 l

- 9.10. The proposed waste storage was designed in accordance with the Design CPG¹⁹, Policy CC5 of the Local Plan, and Camden's Technical Waste Planning Guidance (2018).
- 9.11. Commercial businesses and residential units cannot share a waste storage area because businesses must individually pay a fee to have their waste disposed of. The commercial space would have its own enclosed waste storage area at the back of the pub. The existing public house has one large bin for general waste and one wheelie bin for food waste.
- 9.12. For the sake of robustness and with the intention of maintaining a hygienic environment, the number of bins dedicated to public house waste storage has been increased from the existing two bins to three Euro 770 litre bins, one dedicated to recycling and two dedicated to waste. Commercial waste would be collected by a private waste collector and structured to meet the needs of the future commercial operator.

Noise Assessment

¹⁹ Para. 8.33

- 9.13. The Applicant completed a noise assessment, conducted by Syntegra Consulting Ltd, on the site to measure the current noise levels and develop a methodology for insulating the proposed flats from environmental and public house noise.
- 9.14. To insulate the noise produced by the public house on the ground floor the proposed development will incorporate sound protective measures between the ground and first floor into the scheme.
- 9.15. As noted previously, the public house is only licensed to play recorded music. As a result, the noise levels produced by the public house would be minimal in comparison to venues that can host live performances.
- 9.16. To responsibly mitigate the risks of noise and vibration, the Local Plans seeks to ensure that they are controlled and managed. The Noise Assessment associated with this application stands as evidence that the proposed scheme could operate without causing harm to amenity.
- 9.17. Being that the scheme won't cause harm to amenity and noise and vibration risks, which were found to be low, can be mitigated, the proposed scheme complied with the standards and guidance set by Policies A1 and A4 of the Local Plan and Policy C14 of the London Plan.

Daylight and Sunlight

- 9.18. Daylight Sunlight Reports, which assessed the proposed residential units and impacts on surrounding residential properties, were undertaken to ensure future residents and neighbours would be able to access natural light.
- 9.19. The assessments found that the proposal would deliver opportune levels of sunlight and natural light into the proposed flats. Since the most recent pre-application, rooflights were added to flat 4.01 to provide even greater levels of natural light. These would not be visible from the public realm.
- 9.20. The Local Plan establishes how sunlight and daylight should be managed when developing. Policy A1 explains that the Council utilises the Building Research Establishment Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011 to access the acceptable levels of daylight and sunlight.
- 9.21. The Daylight & Sunlight Report followed the guidance of the 2022 (3rd Edition) Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' (The BRE Guide) and BS EN 17037:2018. These guidelines were published after the 2017 Local Plan. Though the associated reports were influenced by a newer version of guidance, the principles and overall standards remain the same. Thus, this proposal accords with Policy A1 of the Local Plan.

Flood Risk

- 9.22. The site is located in flood zone 1, meaning there is a low probability of flooding from rivers and sea. As a result, flood risk assessments is not necessary.

Fire Safety

- 9.23. The proposed scheme has been reviewed and analysed by Fire Safety South East, who concluded the commercial and residential layouts comply with building regulations and do not pose a fire risk to residents and visitors.
- 9.24. Policy D11 of the London Plan states that new developments should “*incorporate appropriate fire safety solutions and represent best practice in fire safety planning in both design and management.*”
- 9.25. Having produced a Fire Statement and undergone reviews from fire consultants, the scheme has been deemed safe, and thus accords with the policy guidelines.

Energy and Sustainability

- 9.26. The proposed scheme was guided by sustainability principles. The proposal would provide air source heat pumps (ASHP) to heat the proposed units. This is the most common zero-emissions means to heat new homes, and it is fully in accordance with the development plan, with particular regard to London Plan Policy SI2.
- 9.27. During the pre-application process, Officers encouraged the Applicant to submit an Energy Statement to demonstrate how the carbon emission reductions would be achieved under the Energy Hierarchy in accordance with Local Plan Policy CC1. This is now fully addressed by the submitted assessment.
- 9.28. In accordance with the whole life-cycle approach to sustainable development set out in London Plan Policy SI 2, demolition of existing building fabric is also kept to the minimum extent possible while still delivering the benefits to the conservation area's character and appearance and the duty to optimise the site's capacity for the delivery of new homes.

Biodiversity

- 9.29. Given that this is an application for a minor development which is not in close proximity to any notable natural sites or species, an ecological impact assessment (EclA) is not required. No risks to biodiversity or natural conservation were identified during the pre-application proceedings.
- 9.30. There is no evidence of biodiversity at the existing site presently. Effectively, any amount of additional greenery within the site would constitute a net gain.
- 9.31. London Plan Policy G5 applies to major applications only, meaning an application for minor development such as this is not required to calculate or submit an Urban Green Factor.

- 9.32. The standards set by Local Plan Policy A3 relate most closely to developments near sites with existing natural habitats. As states, there is no existing natural habitat that could be disrupted by the proposed development. By default, the proposed scheme would accord with Policy A3.
- 9.33. Biodiversity is welcomed for all sites in the Borough. The opportunities for habitat creation will be limited due to the size of the development. Niche habitats such as bat and bird boxes will be included where appropriate with the locations and details secured by condition.

10. Conclusion

- 10.1. This Planning Statement assesses the proposal for 17 York Way, N7 against the development plan and material considerations. It also considers Officers' initial advice received in the first and second pre-application.
- 10.2. The site is located on the edge of the Camden Square Conservation Area and would make a positive contribution to the character and appearance of the area. The proposal would improve the character of the conservation area and would be more in keeping with the high-quality period design of the Camden Square development. The external design of the site would clearly visually indicate that the ground floor is used as a public house. The design of the upper floors would complement the surrounding buildings and reflect the urban design features identified by the CSCAASM.
- 10.3. The provision of 7 much-needed 1, 2, and 3-bedroom homes would benefit the residents of the borough and would add to the borough's housing stock, which is currently not sufficient to make home ownership affordable. The Council may not have been achieving its minimum housing delivery targets established by the London Plan.
- 10.4. In instances where housing delivery is below 75% of minimum targets for the past three years, the development plan is considered to be out of date²⁰, and the 'tilted balance' in favour of planning applications which would deliver new homes applies²¹.
- 10.5. The proposed scheme would provide high quality housing to future residents and would adhere to the amenity standards set by the Local and London Plans.
- 10.6. The proposed public house would remain financially viable and would be significantly more appealing in comparison to the existing site.
- 10.7. Therefore, the public benefits are significant. The key benefit is the provision of 7 new homes, which will make a small but meaningful contribution toward meeting the extreme need for additional housing stock in the borough. Other benefits include the re-provision of the public house, improvements to the public house's character, and improvements to the character and appearance of the conservation area.
- 10.8. The proposal is found to accord with the development plan and should be approved without delay. No material considerations indicate otherwise. If the 'tilted balance' in paragraph 11(d) of the NPPF applies, the planning balance is tilted even more greatly in favour of permission being granted.

²⁰ NPPF para. 11(d), footnote 8

²¹ NPPF para. 11(d)

Appendices

Appendix 1 – 164 Agar Grove Planning Drawings

Appendix 2 – Map 3 of Camden Square Conservation Area Appraisal and Management Strategy

Appendix 3 – Preliminary Heritage Appraisal

Appendix 1 - 164 Agar Grove Planning Drawings

Appendix 2 – Map 3 of Camden Square Conservation Area Appraisal and Management Strategy

Appendix 3 – Preliminary Heritage Appraisal

