



T: 07900 413080
DDI: 0207 692 0643

E: info@smplanning.com
W: www.smplanning.com

80-83 Long Lane
London, EC1A 9ET

Via Planning Portal Only

15th November 2023

Dear Sir/Madam

MATERIAL MINOR AMENDMENT (SECTION 73) APPLICATION REFERENCE 22/0706/P AS AMENDED BY 2023/3836/ (EXTENSIONS AND ALTERATIONS AT LOWER GROUND, FIRST FLOOR AND ROOF LEVEL INCLUDING REPLACEMENT MANSARD ROOF, INSTALLATION OF BALCONIES/ TERRACES AND ALTERATIONS TO FENESTRATION TO ENABLE THE RECONFIGURATION OF THE RESIDENTIAL UNITS AND A REDUCTION FROM 19 UNITS TO 16 UNITS WITH ASSOCIATED REFUSE AND CYCLE STORAGE AND THE ERECTION OF A FRONT BOUNDARY TREATMENT.) AT 5 – 7 ADAMSON ROAD.

Please accept this covering letter as an accompaniment to this minor material amendment to permission 22/0706/P (as amended by 2023/3836/) to enable the retention of independent stair and circulation cores for each of the buildings and associated internal layout alterations.

Please also find enclosed a completed application form, a full set of existing/previously approved and proposed plans.

The Site

The site is located on the north side of Adamson Road, to the east of the junction with Winchester Road. The site comprises of a pair of semi-detached, properties which have been subdivided into a total of 19 flats. No.5 currently comprises 9 flats across 5 floors and no.7 comprises of 10 flats across 5 floors.

The site is on a street comprised of similar residential properties. The site lies within the Belsize Park Conservation Area.

Planning History

On the 27th of July 2023, planning permission was granted (reference 22/0706/P) for extensions and alterations at lower ground, first floor and roof level including replacement mansard roof, installation of balconies/ terraces and alterations to fenestration to enable the reconfiguration of the residential units and create a shared access core resulting in a reduction from 19 units to 16 units with associated refuse and cycle storage and the erection of a front boundary treatment.

On the 15th of September 2023, a non-material amendment application was submitted (reference 2023/3836/) which sought to amend the description of development to remove the terms “create a shared access core” from the description of development for planning permission 22/0706/P. The application is invalid at the time of writing.

The Proposal

The proposal seeks a material minor amendment to full planning permission reference 22/0706/P which granted planning permission for extensions and alterations at lower ground, first floor and roof level including replacement mansard roof, installation of balconies/ terraces and alterations to fenestration to enable the reconfiguration of the residential units and create a shared access core resulting in a reduction from 19 units to 16 units with associated refuse and cycle storage and the erection of a front boundary treatment.

The proposal seeks to amend the approved plans condition (condition 2) to enable independent stair and circulation cores to be provided for each building with associated internal layout changes. For full details of the proposed amendments please refer to the submitted plans.

Planning Legislation and Policy:

Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determinations under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following

sections are relevant to the consideration of this application; Section 11 (making effective use of land), Section 12 (achieving well designed places) and Section 16 (Conserving and enhancing the historic environment).

Local Planning Policy

For the purposes of this application, the adopted development plan for the London Borough of Camden comprises the London Plan (2021), the Camden Local Plan (2017), Kentish Town Neighbourhood Plan (2016) and associated Supplementary Planning Guidance. The following policies are considered relevant to this proposal:

London Plan (2021) (LLP)

- Policy D3 – Optimising Site Capacity Through a Design Led Approach
- Policy D4 – Delivering Good Design
- Policy D6 – Housing Quality and Standards
- Policy D12 – Fire Safety
- Policy HC1 – Heritage Conservation and Growth
- Policy T5 – Cycling
- Policy T6.1 – Residential Parking

Camden Local Plan (2017) (CLP)

- Policy H3 – Protecting Existing Homes
- Policy H6 – Housing Choice and Mix
- Policy H7 – Large and Small Homes
- Policy G1 – Delivery and Location of Growth
- Policy A1 – Managing the Impact of Development
- Policy A5 – Basements
- Policy D1 – Design
- Policy D2 – Heritage
- Policy CC1 – Climate Change Mitigation
- Policy CC2 – Adapting to Climate Change
- Policy CC3 – Water and Flooding
- Policy CC5 – Waste
- Policy T1 – Prioritising Walking, Cycling and Car-free Development
- Policy T2 – Parking and Car-free Development

Kentish Town Neighbourhood Plan (2016) (KTNP)

- Policy D3 – Design Principles

Supplementary Planning Guidance Documents (SPDs)

- Basements (2021)
- Design (2021)

- Housing (2021)
- Amenity (2021)
- Transport (2021)

Planning Analysis:

The proposed amendment is in relation to internal changes only and does not result in any changes to the number of dwellings within the buildings, any external alterations or any change to the position of each room within each respective flat. The previously approved 5 bedroomed dwellings on the lower ground floor are now proposed as 4 bedroomed units and the 4 bedroomed unit at upper ground floor level is proposed to be a 3 bedroomed unit. This change is favourable given that Local Plan Policy H7 table 1 identifies 3 bedroomed dwellings as a high priority unit type. The proposal retains two stair cores, which is beneficial for fire escape purposes and retains the character of the buildings as independent entities. The retention of separate stair cores reduces the amount of structural work to the building, reducing construction related noise and disturbance impacts. As such the main consideration will be in relation to the impact of the changes on the living conditions for the future occupants.

Living conditions for future occupants

Paragraph 130 (f) of the NPPF states that planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Policy D6 of the London Plan states that housing development should provide adequately sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners.

CLP Policy H6 states that in all developments the Council will encourage design of all housing to provide functional, adaptable and accessible spaces, and expect all self-contained homes to meet the nationally described space standards. The CLP advises that private amenity space is also important in adding to residents' quality of life and CLP Policy D1 requires development to incorporate outdoor amenity space.

The existing internal arrangement is such that the building comprises one- and two-bedroom flats with only 4 of the existing 19 flats meeting national minimum space standards. The previously approved arrangement resulted in 5 flats exceeding the national minimum space standards and 9 flats which were within a 10% failure margin.

The proposed arrangement results in 6 flats exceeding the national minimum space standards with 8 flats being within a 10% failure margin (table 1). The proposal continues to increase the number of flats with multiple aspect and direct access to private amenity space. As per the previously approved scheme, the proposal also provides formalised waste storage and cycle parking for the future occupants, where none currently exist. It remains that the proposed scheme would result in a significantly improved living environment for the future occupants.

Table 1: Living Quality Comparison Table of previously approved and the proposed amended scheme.

Unit no.	Unit type	NMSS Floorspace Requirement (sqm)	Previously approved floorspace (sqm)	Proposed Amended Floorspace (Sqm)	Private Amenity space (sqm)
1	4b 6p	99	146 - 5b 8p	157	25
2	4b 6p	99	146 - 5b 8p	157	25
3	3b 5p	86	120 - 4b 6p	110	40
4	3b 5p	86	84 - 3b 5p	110	40
5	2b 3p	61	58 - 2b 3p	64	4.5
6	2b 3p	61	66 - 2b 3p	64	4.5
7	1b 2p	50	48 - 1b 2p	42	2.5
8	1b 2p	50	49 - 1b 2p	42	2.5
9	2b 3p	60	54 - 2b 3p	55	5.6
10	2b 3p	61	63 - 2b 3p	55	5.6
11	1b 2p	50	44 - 1b 2p	45	3.4
12	1b 2p	50	44 - 1b 2p	45	3.4
13	1b 2p	50	43 - 1b 2p	47	0
14	1b 2p	50	47 - 1b 2p	47	0
15	1b 2p	50	47 - 1b 2p	47	0
16	1b 2p	50	43 - 1b 2p	47	0

The proposal provides a high-quality living environment for the future occupants in line with the aspirations of LP Policy D6, CLP Policy H6 and the Council's Amenity CPG.

Summary & Conclusion

As demonstrated in this letter and the plans and documents that support this application, the development continues to constitute sustainable development which will provide high quality family accommodation and significantly improved living conditions for the future occupants of the building, whilst preserving the contribution the building makes to the character and appearance of the Conservation Area. The proposal reduces the parking demand of the site and ensures appropriate cycle parking and waste storage arrangements for the existing and future occupants. The development is in accordance with the relevant Development Plan Policies and therefore it is respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully



Stuart Minty
Director
SM Planning