



Chartered Town Planners & Architectural Technicians

## **DESIGN & ACCCESS / PLANNING STATEMENT**

Erection of mansard roof extension, and all associated works.

**Property Address:** 173 Arlington Road, London, NW1 7EY.

**January 2024**

## **1.0 INTRODUCTION**

**1.1** This Design and Access / Planning Statement is submitted on behalf of the applicant in respect of a pre-planning submission regarding the erection of a mansard roof extension. This Statement should be read in conjunction with other drawings accompanying the application.

**1.2** This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

## **2.0 APPLICATION PROPERTY AND SURROUNDING AREA**

**2.1** The application property is a three storey terraced building located on the west side of Arlington Road near its junction with Parkway. The building is in use as a travel agency at ground floor level, and two flats at upper floor levels.

**2.2** The immediate surrounding area is ‘mixed use’ in character but residential is the main use in the immediate vicinity. There are a wide variety of commercial uses nearby. With regards social and commercial services there is a commercial parade nearby on Parkway, and within walking distance there is a school, several religious buildings, medical centre and also Camden High Street.

**2.3** The site is well provided for in terms of transport and accessibility and has a PTAL rating of 6b (best). There are many bus routes within walking distance in addition to Camden Tube Station.

**2.4** The site is within walking distance of facilities, services and amenities all of which are connected to the premises via a network of footpaths. The surrounding road network is favourable towards encouraging cycling.

**2.5** The site is in flood zone 1 and at low risk of flooding. The building is within the Camden Town Conservation Area.



*Figure 1 – Existing Building.*

### **3.0 PROPOSED DEVELOPMENT**

**3.1** The proposed development is as for the erection of a mansard roof extension in a similar manner to the mansard roof at nearby property No. 177, and to a mansard roof approved at No. 175 (Ref. No. 2021/4929/P). The extension would facilitate the creation of two additional bedrooms.

**3.2** All habitable rooms would be served by at least one window.

**3.3** There is ample space for storage of refuse / recyclable materials within flats until waste collection days.

## **4.0 PLANNING HISTORY**

**4.1** There are no recent / relevant planning history for No. 173. 4D Planning however recently secured planning permission for a mansard roof extension on the neighbouring building No. 175 (Ref. No. 2021/4929/P).

**4.2** A pre-planning application was recently made in respect of the development – Ref. No. 2023/3593/PRE. In the response of the Planning Authority some concern was expressed that the development in question would ultimately result in a two storey extension to the original building and thus would harm its original form and scale. The Planning Authority did not deem there to be a public benefit to the proposal to outweigh the concern they attributed to it.

**4.3** In response to the pre-planning feedback, a specialist Heritage Statement has been commissioned and is submitted under separate cover in support of the application. Amongst the conclusions of this Statement are:

*“On balance, and due to the extent of its public visibility, the roof top addition would not be harmful to the significance of the building. Nor would it have a significantly harmful impact on the setting of the Conservation Area, or the setting of the adjacent grade II listed buildings of no’s 157-161 Arlington Road and 35-37 Parkway, given its scale, form and separation from these heritage assets.*

*Along with the use of setback on the mansard storey the addition of two dormers will ensure it connects well with the scale and form of distinctive buildings in its context. The addition of a classically inspired roof design will enhance the general unity of Parkway and Arlington Road and allow the unique character of no’s 157-161 Arlington Road, no 25 Parkway and Belgian Church to be thrown into relief.*

*As the conservation area is the important heritage asset, it is important to note that the scheme will engender improvement to the setting through the new mansard and roof elevation, giving visual interest to what is currently an untypical façade and rooftop. This will balance well within the setting and help create focus on the important buildings to the side and front.*

*From a visual point of view the design creates a better link across Arlington Road in all directions, forming a more interesting context to Parkway than present and blending in with other local 3 storey (plus roof) buildings. Effectively the new mansard storey will sit well in relation to the four storey buildings either side (at no’s 172 and no’s 175-177) and the larger blocks (Camden House and Arlington House) that bring scale to the wider setting, particularly at the north end of Arlington Street.*

*The improvement to the roof makes an announcement that the quality of the skyline in this part of the Conservation Area is important and it gives a means of signposting the connection at this level with the other significant buildings in the locality.*

*The nuanced character of the micro townscape created on the parade in which no 173 is located will be accentuated by the addition to the building. This does not disparage from historic and architectural context but rather creates an interesting and informed addition to the streetscape.*

*There are a number of potential heritage benefits that weigh in favour of this scheme, including:*

- It enhances the significance of a heritage asset and contribution of its setting;*
- It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment;*
- It better reveals the significance of a heritage asset and therefore enhances enjoyment of it and the sense of place;*
- The materials, scale and details are carefully arranged, so as to remain complimentary to the existing buildings in immediate context;*

*In respects to local policy the scheme will relate well to adjacent buildings and to the surrounding townscape on the grounds of its scale, quality of materials and height of buildings”.*

## **5.0 PLANNING POLICY AND GUIDANCE**

### **National Planning Policy Framework (2023)**

**5.1** The National Planning Policy Framework 2023 (NPPF) seeks to promote a wide choice of house types and home ownership. Para. 60 states:

*“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 delay.”*

***The proposed development would enhance the range of house types and house tenures available in the area.***

**5.2** Para. 124 of the NPPF states that:

*“Planning policies and decisions should support development that makes efficient use of land, taking into account:*

*...*

*the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use”*

***National planning policy promotes car-free type development where public transport and sustainable travel are in place.***

**5.3** The NPPF is particularly supportive of rooftop development and this marks a distinct new emphasis compared to the previous NPPFs. Para. 120(e) states:

*“Planning policies and decisions should:*

*...*

*support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers”.*

***The proposed development is a prime example of development that should be facilitated under the above policy provision. The upwards extension would be comparable in scale / massing to adjacent properties (existing & approved). There would be little if any adverse visual impact, and indeed it is strongly contended that the proposed works would enhance the area. Heritage matters are addressed below in this Statement.***

### **The London Plan (2021)**

**5.4** The London Plan (2021) encourages the optimisation of housing (Policy D6), and requires that housing be of the highest quality internally and externally (Policy D4, D5, and D8). ***The proposed residential extension accords with these policies.***

Table 4.1 of the London Plan states that a minimum target of 10,380 dwellings must be provided in Camden by 2029. A significant proportion of this is to be achieved by way of small sites (as per Table 4.2). London Plan policy H2 (small sites) states that:

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

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

*...*

*Boroughs should:*

*1) recognise in their Development Plans that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites*

*...”*

**5.5** Policy H2 is expanded upon in para. 4.2.4 where it is stated:

*“Incremental intensification of existing residential areas within PTALs 3-6 or within 800m distance of a station or town centre boundary is expected to play an important role in*



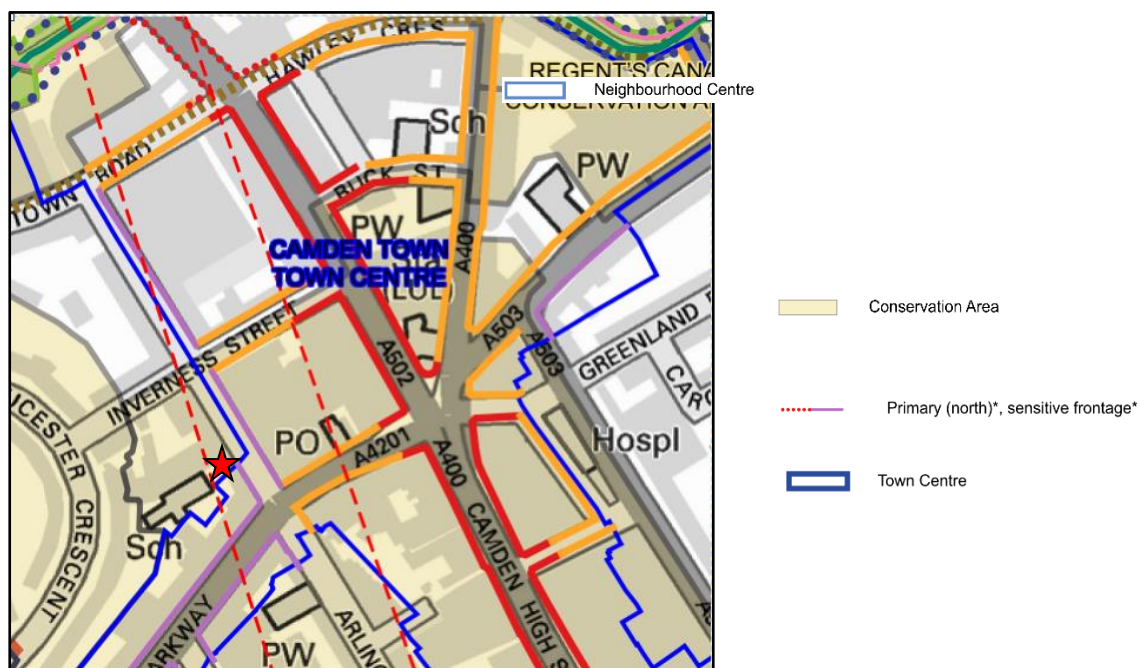
*contributing towards the housing targets for small sites set out in Table 4.2. This can take a number of forms, such as: new build, infill development, residential conversions, redevelopment or extension of existing buildings, including non-residential buildings and residential garages, where this results in net additional housing provision”*

*It is considered the proposed development is wholly in compliance with new London Plan policies. Small sites such as the application site are hugely important to enhancing housing supply. The new London Plan is clear that in order to provide new housing, local character will evolve and change over time.*

### Camden Local Plan (2017)

**5.6** According to the Local Plan Policies Map, the site is affected by the following planning designations / policies in particular - see Figure 1 below:

- Within a town centre,
- Along a sensitive commercial frontage; and,
- Within a conservation area,



*Figure 2 – Extract from Camden Policies Map. Approximate location of site is indicated by red star.*

**5.7** Policy H1 (Maximising Housing Supply) of the Camden Local Plan seeks to provide new homes by, amongst other means, developing underused sites. Policy H6 (Housing Choice and Mix)

seeks the design of all housing to provide functional, adaptable and accessible spaces. Policy H7 (large and small homes) seeks to provide a range of residential units.

*The proposed development is considered to comply with the above policies and make efficient use of a sustainably located site in so far as is feasible.*

**5.8** Policy D1 (Design) of the Local Plan seeks to secure high quality design in development. Policy D2 (Heritage) seeks to preserve and enhance heritage assets. No. 175 is not identified on Camden's Local List (2015) nor is it mentioned in the Conservation Area Appraisal and Management Strategy as making a contribution to the area.

*The proposed development is considered to comply with the above policies. The proposed scale and massing is commensurate with the streetscene and the design has had regard to heritage matters (see section below).*

**5.9** Policy H4 relates to affordable housing and requires an affordable housing contribution from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. This requirement is not applicable to the proposed development.

## **6.0 CONSERVATION AREA**

**6.1** The property sits within the Camden Town Conservation area. The Camden Town Conservation Area Appraisal and Management Plan does not single out the premises for special mention, although like many buildings in the area it is noted as being a 'positive building' on the townscape appraisal map. It is also within a commercial sub area.

In The Management Plan (Part 2) it is specifically noted that "*The special character of the Camden Town Conservation Area is vulnerable to erosion and significant harm through neglect and lack of investment, and through inappropriate change*". Furthermore it is stated:

*"Successful modern design can be of the 21<sup>st</sup> century and enhance the conservation area, by carefully assessing and responding to the form and qualities of surrounding buildings and spaces".*

Development of the nature proposed is not cited as a negative feature or threat according to the Conservation Area Appraisal and Management Plan. There is no consistency or noteworthy character of rear elevations along this section of Arlington Road. Indeed it would seem that development of this nature is encouraged – the proposal would involve investment in a part of the Conservation Area where there is an established character for increasing residential density.



It is not considered the works in question are contrary to Conservation policy / guidance. *A specialist Heritage Statement is submitted under separate cover.*

## **7.0 RESIDENTIAL AMENITY AND TRAFFIC / TRANSPORT**

**7.1** Table 6.2 of the London Plan sets out maximum parking standards. For dwellings with less than 1-2 beds, the parking requirement is for less than 1 parking space per unit. This site is well accessible by public transport and centrally located to neighbouring services, facilities and amenities. The site is located in an area with the highest PTAL level. Accordingly it is not considered there would be any adverse traffic / parking impacts.

**7.2** It is not considered there would be any adverse impacts to residential amenity for either existing neighbours or future occupants of the flat. There is sufficient separation distance from the building to neighbouring properties to prevent adverse overlooking or overbearing impacts.

**7.3** All habitable rooms would have access to daylight and ventilation. The site is less than five minutes' walk from public amenity areas.

## **8.0 CONCLUSION**

**8.1** The application site is essentially within a town centre / mixed use area, and within walking distance of day-to-day facilities, services and amenities. The site is accessible and sustainable in terms of access and transport.

**8.2** The proposed development is considered to be in compliance with NPPF policies and in particular Para. 120(e) which promotes upward extensions. The proposal is also considered in compliance with the new London Plan which seeks better utilisation of small sites and which acknowledges that the character of areas must evolve and adapt.

**8.3** The proposal is also considered in compliance with the Camden Local Plan (2017).