

ROLFE JUDD
/ PLANNING

/ 13 Murray Mews

PLANNING STATEMENT

15th January 2024

/ 13 Murray Mews

13 Murray Mews, London, NW1 9RJ

P08447
15th January 2024

On behalf of the London Irish Centre

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01. INTRODUCTION

01.1 SUMMARY

01.1.1 This planning statement has been prepared by Rolfe Judd Planning ('RJP') on behalf of the London Irish Centre ('the Applicant'). It is submitted in support of an application for full planning permission to the London Borough of Camden ('the Council') for the proposed redevelopment at 13 Murray Mews, London, NW1 9RJ ('the Application Site').

01.1.2 This application seeks planning permission for the following description of development ('the Application Scheme'):

The demolition of the existing 3x lock-up garages ('sui generis') and the erection of a three-storey mews house (Class C3) and the associated plant.

01.1.3 The Application Site, as existing, is underutilised and an eyesore. The site has historically been granted planning permission for its redevelopment, first approved in 2008. It was previously granted planning permission for its redevelopment in 2017 (Application ref. 2016/6897/P). This application seeks to renew the principal of this planning permission. The previous scheme did not propose a renewable energy source, and the quality of accommodation is considered to be short of current and now adopted housing design standards. This Proposed Development will improve on the previously approved scheme to bring forward a well-designed and sustainable dwelling on brownfield land.

01.1.4 A detailed assessment of the proposed development considering adopted and emerging planning policy is set out in the later sections of the Statement. However, by way of a summary, the demolition and redevelopment of the existing lock up garages will deliver a number of substantive benefits to the local area. These will include:

- / The demolition and redevelopment of an underutilised brownfield land, currently occupied by three lock up garages, to provide a new 3 bedroom (3 bedroom 6 person) family dwelling.
- / A highly sustainable new home which uses Passivhaus principles – incorporating a green roof with solar panels; Air-source heat pump; heat recovery ventilation system and materials with low embodied energy where possible.
- / A contribution in-lieu of on-site affordable housing, thereby directly contributing to the Borough's affordable housing targets.
- / The provision of social, economic, and environmental benefits - representing sustainable development as defined within the NPPF.
- / The development of an in-keeping dwelling that will enhance the character and appearance of the Camden Square Conservation Area.

01.2 PLANNING STATEMENT

01.2.1 The purpose of this planning statement is to examine the planning issues raised by the current development proposals for the Application Site. In particular, this statement identifies and describes the key opportunities presented by the proposed redevelopment of the Site.

01.2.2 The statement also provides a comprehensive analysis of the relevant planning policy framework at national, strategic and local levels. As such, our planning statement is structured as follows:

- Section 1: Introduction;
- Section 2: The Application Site and Surrounding Area – sets the context the current proposal and provides a detailed description of the application site and its previous uses;
- Section 3: The Proposal – describes the proposed development;
- Section 4: Housing Policy Context – summarises the planning policy relevant to this proposal at national, strategic and local levels;
- Section 5: Planning Considerations – reviews the proposal in terms of the relevant policy context and other material considerations; and
- Section 6: Conclusion.

01.3 SUPPORTING APPLICATION DOCUMENTS

01.3.1 This planning statement should be read in conjunction with the following additional documents, which accompany the application:

- / Application Forms – prepared by Rolfe Judd Planning;
- / Existing and Proposed Drawings – prepared by The Architects;
- / Demolition Plans – prepared by The Architects;
- / Design and Access Statement (incl. Heritage Statement and Accessibility Statement) – prepared by The Architects;
- / Planning Statement (incl. Draft Heads of Terms & Affordable Housing Statement) (*this document*) – prepared by Rolfe Judd Planning;
- / Construction Management Plan – prepared by Trinity Construction Consultants;
- / Daylight and Sunlight Assessment – prepared by Future Planning and Development;
- / Sustainability and Energy Statement – prepared by Ymproving; and
- / Arboricultural Impact Assessment – prepared by SJ Stephens Associates.

02. THE APPLICATION SITE AND SURROUNDING AREA

02.1 SITE DESCRIPTION & LOCATION

- 02.1.1** The Application Site is situated to the rear of the London Irish Centre (LIC), fronting onto Murray Mews which runs to the northeast of Murray Street. The Application Site currently contains a single-storey building which comprises 3 lock-up garages ('sui generis'), which have primarily been used by the LIC for storage and occasional parking.



Image 1: The Application Site, as existing.

- 02.1.2** The Application Site itself is unlisted but is located within the Camden Square Conservation Area. The nearest listed building to the site is 22 Murray Mews, circa 55 metres to the southeast, which is Grade II listed. The Site's immediate surroundings are predominantly residential, with the nearest amenities located on York Way, approximately 300m to the east.
- 02.1.3** It is understood that Murray Mews, a narrow-cobbled mews, was originally laid out to provide stabling / service accommodation for the grander adjoining houses in Camden Square and St Augustine's Road. However, due to the proximity of the railway which runs under the London Irish Centre and Camden Square, many mews' plots were not developed in association with the principal houses and remained vacant until after WW2. The subsequent development of Murray Mews from the 60's onwards gives the mews a unique character with few original 19th Century converted mews properties and the majority of individual houses of modern and varied design.

02.1.4 The Site is subject to the following planning designations:

- / Camden Square Conservation Area;
- / Flood Zone 1; and
- / PTAL 3.

02.2 RELEVANT PLANNING HISTORY

02.2.1 The available site planning history is detailed below:

APPLICATION REFERENCE	DESCRIPTION	DECISION	DECISION DATE
2020/3826/P	Additional Environmental Approval to extend planning permission ref: 2016/6897/P dated 17/07/2017 until 01/05/2021, under Section 93B of the TCPA 1990 (as amended by Section 17 of the Business and Planning Act 2020).	N/A	N/A
2016/6897/P	The erection of a 3 storey mews house (Class C3) following demolition of the existing lock up garages	Approved	17/07/2017
2011/6007/P	The renewal of planning permission 2008/4698/P for the erection of a new 2 storey dwelling (Class C3)	Approved	07/08/2012
2011/6303/C	The renewal of conservation area consent for the demolition of three lock up garages (Sui Generis)	Approved	07/08/2012
2008/4698/P	The erection of new 2 storey dwelling (Class C3) following demolition of existing 3 x lock up garages (Sui Generis)	Approved	15/12/2008
PE9800190	Demolition and redevelopment of site containing three lockup garages to provide a three bedroom dwelling house.	Refused	12/06/1998

Table 1: Planning History

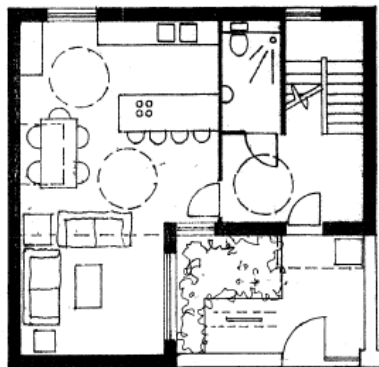
02.2.2 As seen by the planning history above, the Site was previously granted planning permission for its redevelopment a number of times. As such, the principle of residential development at the Site is considered to be established and acceptable. This application will improve the design and sustainability credentials compared to the previous application (ref. 2016/6897/P) to ensure that a well-designed, and sustainable dwelling is brought forward at the Site. Further, the Proposed Scheme has been designed to be a better addition to the streetscene, and to be more in-keeping with the character of the Camden Square Conservation Area. The latest (2016) planning permission for the redevelopment of the Application Site is discussed in further detail below.

03. THE PREVIOUS SCHEME – LPA REF. 2016/6897/P

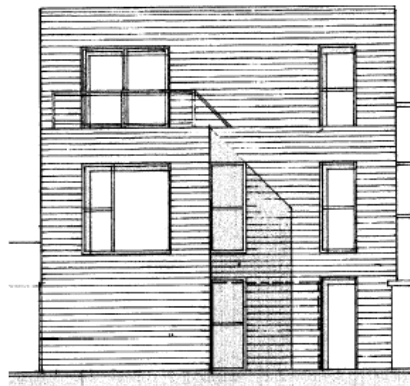
03.1.1 The previous scheme at the Application Site was approved under application ref. 2016/6897/P, for the erection of a 3 storey mews house, and the demolition of the existing lock-up garages, which has now lapsed. The previous scheme had various design deficiencies, as outlined below:

- / Poor overall natural light and outlook;
- / No renewable energy source was proposed
- / A lack of dual aspect windows within the habitable rooms, which reduced opportunities to avoid overheating
- / The proposed form and massing was monolithic in appearance and did not effectively relate to the surrounding streetscape.

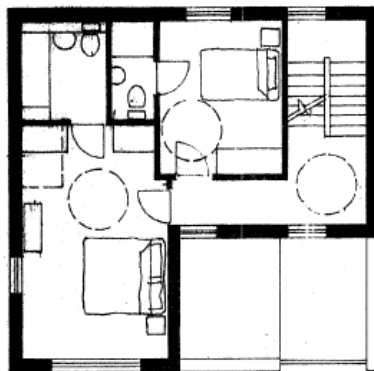
03.1.2 The below images show extracts from the 2016 application.



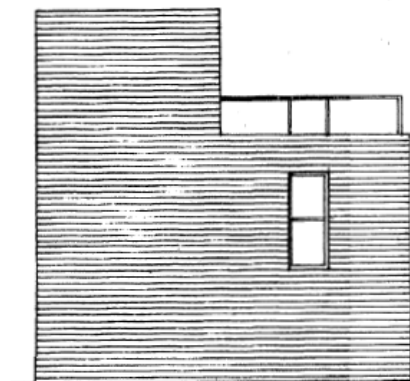
Ground Floor Plan
(not to scale - refer architectural plans for more detail)



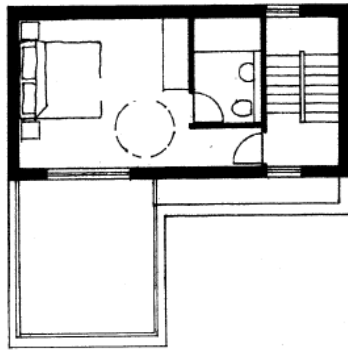
Front Elevation
(not to scale - refer architectural plans for more detail)



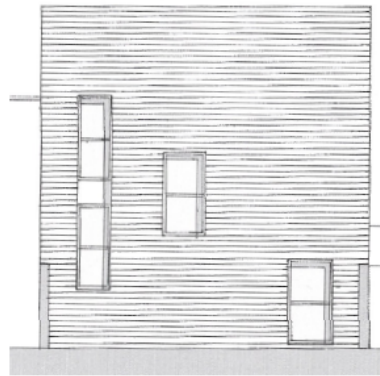
First Floor Plan
(not to scale - refer architectural plans for more detail)



Side Elevation
(not to scale - refer architectural plans for more detail)



Second Floor Plan
(not to scale - refer architectural plans for more detail)



Rear Elevation
(not to scale - refer architectural plans for more detail)

Image 2: The Previous Application Scheme

04. THE PROPOSED DEVELOPMENT

04.1 DESCRIPTION OF DEVELOPMENT

04.1.1 The description of development is as follows:

The demolition of the existing 3x lock-up garages ('sui generis') and the erection of a three-storey mews house (Class C3) and the associated plant.

04.2 OVERVIEW OF THE PROPOSED DEVELOPMENT

THE PROPOSED DEVELOPMENT

04.2.1 The Proposed Development will involve the demolition of the existing three lock-up garages ('sui generis') and the construction of a three-storey mews house. The new family dwelling will measure at 131 sqm GIA and would comprise three double bedrooms, and an open plan living/kitchen/dining room.

04.2.2 The design of the development has included a number of sustainability principles and aspects. These include:

- / A green roof with solar panels – measuring 33.1 sq.m;
- / Permeable paving;
- / An Air-source Heat Pump;
- / High Performance Glazing;
- / A Heat Recovery Ventilation System;
- / Passivhaus Principles – to employ for natural solar gains;
- / The use of mineral wool insulation products; and
- / A renewable source of primary energy.

04.2.3 The Proposed Development will comprise an open plan living/kitchen/dinner are at ground floor level, as well as a guest bathroom, utility space and outdoor courtyard. At first floor level, the dwelling will comprise two double sized bedrooms, a family bathroom. The second floor level of the dwelling will comprise the master suite, a plant room and a roof terrace. The proposed Air Source Heat Pump (ASHP) will be situated at the second floor roof terrace.

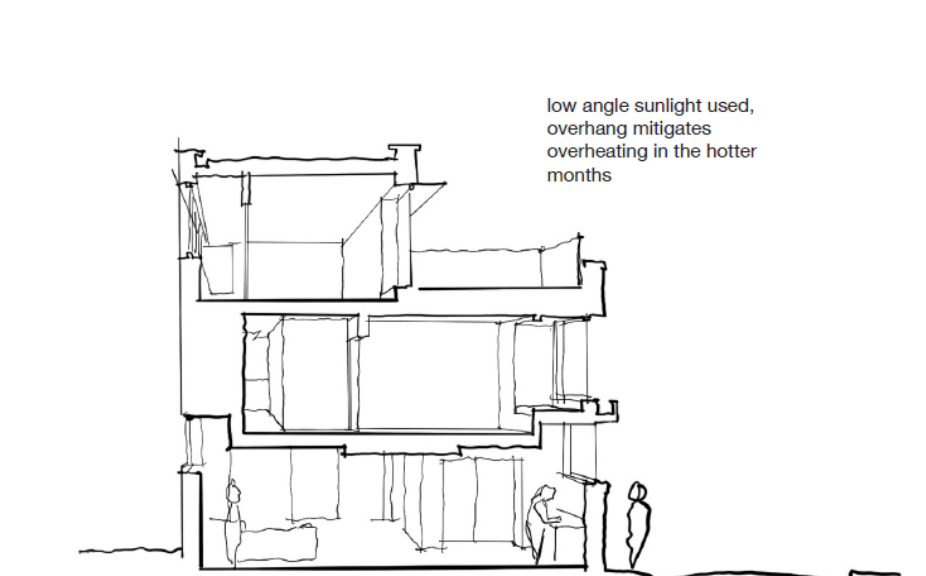


Image 3: Illustrative Image of the Proposed Scheme

- 04.2.4** The proposal will provide 21.7 sqm of outdoor private amenity space, which has been carefully oriented to avoid any adverse impacts on the privacy and amenity of the neighbouring properties. The 21.2 sq.m is comprised of 12.7 sq.m in the ground floor courtyard and 9 sq.m at 2nd floor level in the form of a roof terrace. In order to maintain privacy, the design has ensured that there are no side or rear elevation windows within any of the habitable rooms. In addition, the bathroom windows (below 1.7 metres) to the rear and side of the dwelling will be made of obscure glass.
- 04.2.5** Further detail on the Proposed Development is contained within the supporting Heritage, Design and Access Statement.

05. RELEVANT PLANNING POLICIES

05.1 INTRODUCTION

- 05.1.1** The legal framework for determining planning applications is set out in section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. These require that a local planning authority must have regard to the provisions of the development plan and other relevant material considerations when considering an application for planning permission. Furthermore, it states that the determination of the application must be in accordance with the development plan unless material considerations indicate otherwise.
- 05.1.2** The core guidance and planning policy context considered to be directly relevant to the Application Scheme are summarised below. This comprises three levels of adopted policy and guidance at national, regional and local levels. This Planning Statement refers to policy requirements within each section of the detailed planning considerations where they are relevant.

05.2 THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 05.2.1** The National Planning Policy Framework (NPPF) has a presumption in favour of sustainable development (Paragraph 11). It requires that, in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. This means that development which is sustainable and accord with the up to date plan should be approved without delay.
- 05.2.2** The Application Scheme has been designed in accordance with the principles set out within the NPPF, and represents sustainable development that develops a currently underutilised existing site. The NPPF recognises that sustainable development should support the three overarching objectives of; the economy, society and the environment. These objectives give rise to the need for the planning system to perform a number of roles, which are mutually dependent and should not be undertaken in isolation:
- / an economic objective: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - / a social objective: to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - / an environmental objective: to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

05.2.3 The NPPF requires that Council's apply a presumption in favour of sustainable development with regards to planning decisions by approving development proposals that accord with an up-to-date development plan without delay.

05.2.4 The relevant NPPF paragraphs and policy are referred to within the Planning Considerations section of this Planning Statement.

05.3 THE DEVELOPMENT PLAN

05.3.1 For the purpose of Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan for the borough comprises:

- / The London Plan (March 2021); and

- / The Camden Local Plan (July 2017).

05.3.2 In addition to the above planning policy documents, there are a number of supplementary planning documents and guidance as set out below, which are material considerations to the determination of this application. The key policies pertinent to the determination of this application which form the Development Plan are outlined below.

05.4 THE LONDON PLAN (2021)

05.4.1 The London Plan is the overall Spatial Development Strategy for Greater London, and it sets out an integrated economic, environmental and social framework for London for the next 20-25 years.

05.4.2 The policies and guidance contained within the London Plan are consistent with the thrust of policies within both national and regional planning guidance in recognising the need for additional housing on previously developed sites.

05.4.3 The relevant planning policies within the London Plan are outlined below:

- / Policy GG2 (Making the best use of land);

- / Policy D3 (Optimising site capacity through the design-led approach);

- / Policy D4 (Delivering good design);

- / Policy D5 (Inclusive design);

- / Policy D6 (Housing quality and standards);

- / Policy D12 (Fire Safety);

- / Policy D13 (Agent of Change);
- / Policy H2 (Small sites);
- / Policy H4 (Delivering affordable housing);
- / Policy HC1 (Heritage conservation and growth);
- / Policy G6 (Biodiversity and access to nature);
- / Policy T5 (Cycling);
- / Policy T6.1 (Residential parking).

05.5 CAMDEN LOCAL PLAN (2017)

05.5.1 The Camden Local Plan was adopted by the Council in July 2017, and it is a borough wide planning and regeneration strategy that sets out Camden's planning policies, and vision for development of the borough up to 2031.

05.5.2 The relevant local plan policies are outlined below:

- / Policy H1 (Maximising housing supply);
- / Policy H4 (Maximising the supply of affordable housing)
- / Policy H7 (Large and small homes);
- / Policy A1 (Managing the impact of development);
- / Policy A3 (Biodiversity);
- / Policy A4 (Noise and Vibration);
- / Policy C6 (Access for all);
- / Policy D1 (Design);
- / Policy D2 (Heritage);
- / Policy CC1 (Climate change mitigation);
- / Policy CC2 (Adapting to climate change);

- / Policy CC5 (Waste); and

- / Policy T2 (Parking and car-free development).

05.6 SUPPLEMENTARY PLANNING GUIDANCE

05.6.1 The following supplementary planning guidance is relevant to the Proposed Development:

- / Camden Housing CPG (January 2021);

- / Camden Design CPG (January 2021);

- / Camden Amenity CPG (January 2021);

- / Camden Transport CPG (January 2021); and

- / Camden Square Conservation Area Appraisal and Management Strategy (2011).

06. PLANNING CONSIDERATIONS

06.1.1 This section assesses the key planning considerations relating to the development proposals, taking into account the planning policies as well as material considerations.

06.1.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) states the following:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”

06.1.3 In considering the merits of the Proposed Development, this Planning Statement will consider the following key considerations relating to the proposals:

/ Principle of Development and Land-use;

/ Heritage;

/ Design;

/ Quality of Accommodation;

/ Residential Amenity;

/ Sustainability;

/ Transport; and

/ Ecology and Trees.

06.2 PRINCIPLE OF DEVELOPMENT AND LAND-USE

06.2.1 The principle of the demolition of the garages, and the erection of a dwelling house at the Application Site has been accepted within the previous applications for the Application Site, as highlighted within Section 2 of this report. As such, it is maintained that the principle of the Proposed Development is acceptable for the Application Site.

06.2.2 Policy H1 of the Camden Local Plan relates to maximising housing supply and states that the Council will seek to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2016/17 - 2030/31.

- 06.2.3** Policy H7 of the Camden Local Plan highlights that the Council will aim to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities. Policy H7 further recognises that Camden will seek to ensure that all housing development contribute to meeting the priorities set out in the Dwelling Size priority table which itself demonstrates that market, 3 bedroom dwellings are a high priority. This application will therefore help meet this high demand in the borough.
- 06.2.4** London Plan Policy H4 relates to delivering affordable housing and states that in exceptional circumstances, affordable housing must on be provided off-site or as a cash in lieu contribution.
- 06.2.5** In line with London Plan Policy H4 above, Policy H4 (Maximising the supply of affordable homes) of the Local Plan states that the Council will expect developments providing one or more additional homes to make a contribution towards affordable housing. Where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing.
- 06.2.6** The Proposed Development will provide a payment-in-lieu of affordable housing, in line with the Policies outlined above. As such, the Proposed Development is considered to accord with the policies set out above, and will deliver a family dwelling which meets a required demand.

06.3 HERITAGE

- 06.3.1** As mentioned above, the Application Site is unlisted but situated within the Camden Square Conservation Area. The Camden Square Conservation Area Appraisal and Management Strategy (CAA) identifies that the character of the surrounding area is a 'unique blend' of 19th, 20th and 21st Century buildings and that the area requires particular care to conserve it and allow it to evolve. Where the appraisal relates specifically to Murray Mews, it states that:

'The original character of the mews as subsidiary to the Square has largely been respected in the modern redevelopments, which are generally of two or two-and-a-half storeys and of a high design standard. They take an imaginative approach to development in the spirit of a mews' scale, form, and variety of styles and materials.'

- 06.3.2** The CAA makes clear that the form of the houses along Murray Mews is inconsistent with the individuality of the existing plots forming the overarching character of the area, by noting that building "*elevations step forward and back in both plan and section*". and that "*gaps between boundary walls and buildings are being incrementally filled with innovative single storey extensions*".
- 06.3.3** The existing garages at the Application Site are considered to be detrimental to the character and appearance of the Camden Square Conservation Area, this is confirmed within the officer's report for application ref. 2011/6007/P, which states:

“The previous Camden Square Conservation Area Statement identified the garages as having a negative impact on the conservation area. This document was replaced in 2011 by the Camden Square Conservation Area Appraisal and Management Strategy which does not ascribe the level of contribution that the garages make to the conservation area. Based on English Heritage’s criteria for assessing buildings in conservation areas, it is clear that the existing garages do not contribute to the character and appearance of the area and therefore the negative impact is still applicable. As such, no objection is raised to their demolition.”

06.3.4 Local Plan Policy D2 (Heritage) requires development within conservation areas to preserve, or where possible enhance the character and appearance of the area. Further, the policy states that proposals relating to non-designated heritage assets will be weighed against the public benefits of the proposal, balancing any harm or loss against the significance of the heritage asset.

06.3.5 Policy HC1 (Heritage conservation and growth) of the London Plan states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings.

06.3.6 The Proposed Development would enhance the conservation area through the redevelopment of an underused and eyesore Site. The scheme will be in-keeping with the original mews character of the area, and will form a modern aesthetic addition to the existing streetscene. The scheme is therefore considered to be in-line with the policies outlined above. A Heritage Statement relating to the proposed development is enclosed within the supporting Design and Access Statement.

06.4 DESIGN

06.4.1 Policy D3 of the London Plan relates to optimising site capacity through the design-led approach and requires all development to make the best use of land by following a design-led approach that optimises the capacity of sites. To this end, the policy defines optimising site capacity as ensuring that development is the most appropriate form and land use of for the site.

06.4.2 Policy D5 (Inclusive Design) of the London Plan requires developments to achieve the highest standards of accessible and inclusive design. Whilst Policy D7 (Accessible Housing) of the London Plan requires development to provide suitable housing and genuine choice for London’s diverse population, including disabled people, older people and families with young children.

06.4.3 Local Plan Policy D1 (Design) is the overarching design policy for Camden and seeks high quality design in all developments. Specifically, Policy D1 requires development to respect the local context and character, preserve or enhance the historic environment and heritage assets in accordance with Policy D2 and provide a high standard of accommodation.

06.4.4 The height and massing of the Proposed Development is considered to be a well-designed addition to the surrounding street scheme. In comparison to the previous scheme, the proposed dwelling has been designed to have minimal massing impacts on Murray Mews. To this end, the massing at the Site's front elevation has been recessed to the east. This is in-keeping with the design of the neighbouring 15 Murray Mews – where the front elevation has been recessed to the Site's western side. In addition, the proposed height of 2-storeys is considered appropriate for the mews character of the Site's neighbours.

06.4.5 The Proposed Development has been designed to the highest standards and will fully comply with the latest Building Regulations. The proposed dwelling is wheelchair accessible, well-ventilated with sufficient levels of daylight and will provide access to policy compliant outdoor amenity space. As such, the Proposed Development is considered to be suitable for London's diverse range of housing needs, and in-line with the design policies outlined above. This is further evidenced by the Accessibility Statement and Lifetime Homes Assessments contained within the Design and Access Statement.

06.5 QUALITY OF ACCOMODATION

06.5.1 As stated in Section 3 above, the previous scheme for the Site, approved under application ref. 2016/6897/P had a number of design deficiencies that this application seeks to remedy. These deficiencies included poor overall natural light and outlook, and a lack of dual aspect windows which would not facilitate an optimal living experience at the Site.

06.5.2 In the context of policy, Policy H6 (Housing choice and mix) of the Local Plan highlights that the Council will seek to secure high-quality accessible homes in all development that include housing. The Council will encourage the provision of functional, adaptable and accessible spaces, and expect all self-contained homes to meet the nationally described space standards. At a strategic level, Policy D6 (Housing quality and standards) of the London Plan requires housing development to be of high quality design and to provide adequately sized rooms with comfortable and functional layouts which are fit for purpose.

06.5.3 The revised scheme offers a more comfortable layout, that creates a separate kitchen area, despite the living space being open plan, as well as three double sized bedrooms, and multiple storage and utility spaces. Further, the living space is dual aspect, allowing for improved natural light and outlook, and two outdoor spaces have been provided, which allow for easy access to nature. Further, the scheme provides two cycle spaces within the entrance courtyard, and a dedicated area for bin storage. As such, the proposed dwelling is considered to be fit for a family to living comfortably and optimally at the Site.

06.5.4 The proposal meets London Plan guidelines with a gross internal area of 131 sqm (Ground floor 50sqm, First Floor 49sqm and Second Floor 32sqm). The combined floor area of living, dining and kitchen spaces meets minimum standards with a floor area of 37sqm. Bedroom floor areas exceed minimum standards with floor area, 13sqm Bedroom 1, 15sqm Bedroom 2 and 18sqm Bedroom 3.

06.5.5 The proposed dwelling has been designed to ensure good levels of daylight and sunlight and natural ventilation to allow for comfortable living. Further, this application has been supported by Lifetime Homes and Accessibility Statement, which evidence that the scheme is able to accommodate London's diverse housing need. In accordance with policy the new home has been designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables (for at least card, paper, mixed plastics, metals, glass) and food waste as well as residual waste. This is located within the courtyard, directly adjacent to the ground floor level entrance.

06.5.6 In amenity space terms – London Plan Policy D6 requires a minimum of 5sq.m of private outdoor space for 1-2 person dwellings, and an extra 1 sq.m should be provided for each additional occupant. The requirement for a 3 bedroom 6 person home is therefore 9 sq.m.

06.5.7 The proposed scheme would significantly meet and exceed this policy requirement and provide 21.2 sqm of private amenity space. The amenity space is to be located at ground floor level, and at the second floor balcony.

06.6 RESIDENTIAL AMENITY / DAYLIGHT AND SUNLIGHT

06.6.1 Policy A1 (Managing the impact of development) states that the Council will seek to protect the quality of life of occupiers and neighbours and will seek to ensure that the amenity of neighbours is protected, that development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities.

06.6.2 As stated above, the development has incorporated a number of design measures to maintain the privacy of the neighbouring dwellings, and to ensure that no adverse impacts are caused to the amenity of the neighbours.

06.6.3 The Daylight Sunlight Impact Assessment prepared in support of this application by Future PD concludes that the reduction in neighbouring daylight caused by the Proposed Development would not be noticeable, and that the daylight and sunlight hours for all neighbours will be acceptable in accordance with BRE Guidelines. Further, the assessed proposed windows, have been found to receive acceptable levels of annual sunlight.

06.6.4 Therefore, the Proposed Development would not cause any negative impact on the amenity of its occupiers or neighbours and is thus in line with Policy A1 of the Local Plan.

06.7 SUSTAINABILITY

06.7.1 Local Plan Policy CC1 (Climate change and mitigation) requires all development to minimise the effects of climate change and encourages development to meet the highest feasible environmental standards that are financially viable during construction and occupation.

06.7.2 Policy CC2 of the Local Plan relates to adapting to climate change, and requires all development to be resilient to climate change. To this end, the Council will expect all development to adopt climate change adaptation measures.

06.7.3 As outlined within Section 3 above, the scheme has incorporated a number of sustainability measures which include:

- / The provision of an air source heat pump (ASHP) at roof level;
- / Passivhaus principles;
- / A bio-diverse green roof;
- / Permeable Patio Paving System;
- / MVHR unit and Solar PV panels;
- / High performance glazing; and
- / Use of materials with low embodied energy.

06.7.4 The Proposed Development has sought to meet the highest feasible environmental standards, and its design has incorporated the elements highlighted above. Through these provisions, the scheme is considered to fully accord with the policies outlined above.

06.8 TRANSPORT

06.8.1 The Application Site has a PTAL Score of 3, which indicates fair public transport accessibility. As established within the previous planning consent for the Site and in-line with the policies set out below, the Site is suitable for a car-free development.

06.8.2 Policy T1 (Prioritising walking, cycling and public transport) of the Camden Plan, promotes sustainable and public transport across the borough. As such, the development is expected to exceed the minimum cycle parking standards set out in the London Plan.

06.8.3 Policy T2 (Parking and car-free development) of the Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free.

06.8.4 The proposed development will be car free and will provide 2 long-stay cycle parking spaces and 1 short-stay space, as well as the requisite cycle storage. This meets policy requirements in both the London Plan and Camden Local Plan.

06.9 ECOLOGY AND TREES

- 06.9.1** Policy A3 of the Local Plan requires developments to seek to improve opportunities to experience nature, in particular where opportunities are lacking. The policy also states that the Council will assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed.
- 06.9.2** Where Policy A3 relates to trees and vegetation, the policy states that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation and will require trees and vegetation which are retained to be satisfactorily protected during the demolition and construction phase of development.
- 06.9.3** As part of the development, two trees are proposed to be removed. Both trees have been identified as Category C, which indicates low quality. The Arboricultural Method Statement (AMS) contained within the supporting Arboricultural Impact Assessment sets out the proposed methodology in relation to trees and the proposed development. Specifically, the AMS notes that tree protection fencing is to be installed during the demolition and construction phases to ensure the root protection areas of the retained trees at the Site are protected.
- 06.9.4** It should be highlighted that the Proposed Development will feature a number of greening and additional planting methods. A bio-diverse green roof measuring at 30 sqm will be delivered coupled with additional planting to the Application Site. The application represents a significant betterment to the ecological value of the Site, when considered in the context of its existing use. The removal of two low quality trees is considered to be acceptable, especially, in balance with the provision of a high-quality dwelling with bio-diverse features .

07. DRAFT HEADS OF TERMS

07.1.1 The Applicant is willing to enter into a legal agreement with the London Borough of Camden to cover any relevant Planning Obligations and will seek to agree the wording of the agreement during the course of the Application. It is considered that a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 is the most appropriate agreement in this instance.

07.1.2 The agreement is likely to include details relating to the management of elements of the Application Scheme. The contributions and obligations will be finalised during the course of the application following discussions with officers, but are likely to include the following:

- / Affordable housing – payment in lieu;
- / Open Space;
- / Construction Management Plan & Implementation Contribution;
- / Highways; and
- / Permit-Free Car Parking.

07.1.3 Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the statutory tests as set out under Regulation 122 of the Community Infrastructure Levy Regulations 2010, as set out below:

- / Necessary to make the development acceptable in planning terms;
- / Directly related to the development; and
- / Fairly and reasonably related in scale and kind to the development.

08. AFFORDABLE HOUSING STATEMENT

- 08.1.1** London Plan Policy H4 relates to delivering affordable housing and states that in exceptional circumstances, affordable housing must on be provided off-site or as a cash in lieu contribution.
- 08.1.2** Policy H4 (Maximising the supply of affordable homes) of the Local Plan states that the Council will expect developments providing one or more additional homes to make a contribution towards affordable housing. Where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing.
- 08.1.3** The policy further states that “a sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% of for each home added to capacity”
- 08.1.4** The Proposed Development will provide a payment-in-lieu of affordable housing, equating to 2% of the residential floorspace created. This has been calculated to be in the region of £13,100 in accordance with the Payment-in-Lieu Rates for Housing and Affordable Housing in Connection with Policies H2 and H4 in the Camden Local Plan 2017 and Camden Planning Guidance (July 2019).

EXISTING RESIDENTIAL FLOOR AREA (SQM)	PROPOSED RESIDENTIAL FLOOR AREA (SQM)
0	131

Table 2: Existing and Proposed Residential Areas

09. CONCLUSION

09.1.1 This application seeks planning permission for the following description of development ('The Application Scheme'):

The demolition of the existing 3x lock-up garages ('sui generis') and the erection of a three-storey mews house (Class C3) and the associated plant.

09.1.2 The Application Site, as existing, is underutilised and eyesore. This application follows previous applications for its redevelopment with the principle to utilise a brownfield site within Camden to deliver a 3 bedroom family home.

09.1.3 The Application Scheme complies with national, strategic and local plan policies and guidance that encourage the delivery of well-designed, sustainable housing. The Proposed Scheme will deliver the following benefits:

- / The demolition and redevelopment of an underutilised brownfield land, currently occupied by three lock up garages, to provide a new 3 bedroom (3 bedroom 6 person) family dwelling.
- / A highly sustainable new home which uses Passivhaus principles – incorporating a green roof with solar panels; Air-source heat pump; heat recovery ventilation system and materials with low embodied energy where possible.
- / A contribution in-lieu of on-site affordable housing, thereby directly contributing to the Borough's affordable housing targets.
- / The provision of social, economic, and environmental benefits - representing sustainable development as defined within the NPPF.
- / The development of an in-keeping dwelling that will enhance the character and appearance of the Camden Square Conservation Area.

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