
From: gemma shore [REDACTED]
Sent: 22 February 2024 20:39
To: Planning
Cc: Obote Hope
Subject: Highcroft - 2023/3274/P

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Good evening

Please could you add the following as an additional comment?

"In response to the consultation responses received to date, I believe that some of the commentators have misunderstood the National Planning Policy Framework dated December 2023 and to that end, I have cut and pasted whole sections of the guidance, so that hopefully it is now clear, how it could apply to this site:

Paragraph 70:

Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved; b) *seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing*; c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward; d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

Paragraph 123:

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, *in a way that makes as much use as possible of previously-developed or 'brownfield' land.*

Paragraph 124:

Planning policies and decisions should: a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside; b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production; c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support

appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land; d) *promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively* (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)⁵⁰; and e) *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. They should also allow mansard roof extensions on suitable properties where their external appearance harmonises with the original building, including extensions to terraces where one or more of the terraced houses already has a mansard. Where there was a tradition of mansard construction locally at the time of the building's construction, the extension should emulate it with respect to external appearance. A condition of simultaneous development should not be imposed on an application for multiple mansard extensions unless there is an exceptional justification.*

Paragraph 128:

Planning policies and decisions should support development that makes *efficient use of land*, taking into account: a) *the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it*; b) local market conditions and viability; c) 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; d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), *or of promoting regeneration and change*; and e) the importance of securing well-designed and beautiful, attractive and healthy places.

Mansard roof: A type of roof that is characterised by two slopes, the lower steep and the upper shallow. It is generally regarded as a suitable type of roof extension for buildings which are part of a terrace of at least three buildings and at least two stories tall, with a parapet running the entire length of the front façade (reference: Create Streets, 2021, Living Tradition)[**This article, from which the definition of a mansard roof is borrowed, discusses the benefits of permitting building schemes for such roofs to be added to Georgian and Victorian homes. It does not state that such roofs should not be used for homes built in any other era.**] The following comments, copied from 'Create Streets' mirror the intention of this development proposal:

"Roof extensions are often hugely valuable for those who live in them: they may mean a private bedroom for each child in a family, or prevent a family from regretfully leaving a street due to lack of space, or to provide a flat for a young professional who needs to move to an inner city for work. They also support sustainable urbanism by allowing more people to live within walking distance of town centres and high streets. This excellent report shows how we can make sensitive roof extensions possible more often."
Matthew Lloyd, Matthew Lloyd Architects LLP

"This considered proposal to encourage a resurgence in the building of mansard roof extensions on appropriate houses is timely. It will respond to new permitted development rights for upward extensions and incorporates a clear and specific 'design code' which will ensure the quality of their appearance. It will complement the desirability of gentle densification of suburban areas and increase residential accommodation at a time of need. In addition to providing more rooms in a house or a 'granny flat' as is suggested, the upward extension may allow the creation of a garden (or semi-basement) flat in some instances." Brian Waters, Principal of BWCP Architects, Chairman of the London Planning & Development Forum, Past President of the Association of Consultant Architects

"The proposals in Strong Suburbs have the potential to make a difference for those affected by the high cost of housing, and to help ensure that everyone has a decent place to live. This paper suggests a valuable extension to those proposals, and would help add new housing in central locations where it is most needed." Shreya Nanda, Institute of Public Policy Research

Kind Regards,
Gemma Shore