

Planning Statement

Proposed extensions to 26 Medburn Street, London.

26 Medburn Street, London. NW1 1RH

March 2024

Ref: 23082
Rev: A

email@plande.uk

0333 444 3433

www.plande.uk



1. INTRODUCTION

- 1.1 Plande has been appointed to submit a planning application for proposed extensions and alterations to 26 Medburn Street, London NW1 1RH.
- 1.2 This statement, which should be read in conjunction with the supporting information submitted with the application, aims to give an appraisal of the planning issues and merits in context with planning and other policies, guidance, and material considerations.
- 1.3 This statement has been prepared for the exclusive use of the applicant as part of their planning application and in accordance with the agreed scope of the project. The document may not be reproduced in whole or in part, without the prior written consent of Plande. The copyright in this document (including its electronic form) shall remain vested in Plande. Plande will not be liable for the contents or use of this document by any person for any purpose.
- 1.4 This planning statement seeks to provide an overall summary of the existing site and surroundings; the relevant planning history of the site, and to provide justification for the proposed works, in the context of the local surroundings, in order to support Camden Council in the determination of this proposal and demonstrate that the proposed works comply with the policies of relevance within the Development Plan. The report is structured in the following format:
- Section 2: Site & Surroundings
 - Section 3: Planning History
 - Section 4: The Proposals
 - Section 5: Planning Policy Framework
 - Section 6: Scheme Assessment
 - Section 7: Conclusion

2. SITE & SURROUNDINGS

- 2.1 The existing site is located at the junction of Medburn Street and Penryn Street and comprises a three-storey end-of-terrace period property with single-storey full-width and part width rear elements at ground floor.
- 2.2 The property is Grade II listed and located within the Kings Cross St Pancras Conservation Area, Sub Area 1: St Pancras Gardens.
- 2.3 The property is constructed from London stock brick with rusticated stucco at ground floor level. The ground floor street-side elevation is set behind a rusticated stucco wall.



Figure 1: External view of the property (Google Street view)

- 2.4 26 Medburn Street is part of a terrace of 4 houses (26-29), constructed 1849 - 52, and restored circa 1972 by London Borough of Camden as a rehabilitation scheme. The two end terrace properties (26 & 29) both have single storey extensions which partially infill the rear garden area.
- 2.5 The garden is enclosed by a storey-height wall and contains two single-storey rear elements. The full-width rear element was extended in 1982 with a partial width extension.
- 2.6 26-29 Medburn Street is listed on the National Heritage List for England as follows:

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1113125
Date first listed:	13-May-1974
List Entry Name:	26-29, MEDBURN STREET
Statutory Address:	26-29, MEDBURN STREET

The listing details are as follows:

TQ2983SE MEDBURN STREET 798-1/84/1118 (South side) 14/05/74 Nos.26-29 (Consecutive)
(Formerly Listed as: MEDBURN STREET Nos.20-25 AND 26-29 (Consecutive))

GV II

Terrace of 4 houses. 1849-52, restored c1972 by LB Camden as a rehabilitation scheme. Yellow stock brick (with later patching) and rusticated stucco ground floors. No.26 slightly taller. 3 storeys and cellars. 2 windows each, No.26 with 1 window return to Penryn Street. Round-arched doorways with pilaster-jambs carrying cornice-heads; fanlights and panelled doors. No.26 with prostyle portico on return. Gauged brick flat arches to recessed sashes except No.26 with architraved sashes. All with continuous cast-iron balconies to 1st floor windows. Parapets. INTERIORS: not inspected. (Survey of London: Vol. XXIV, King's Cross Neighbourhood (St Pancras part IV): London: -1952: 126).

- 2.7 The Environment Agency maps illustrate that the application site is not within a known flood risk area.

3. RELEVANT PLANNING HISTORY

3.1 A planning history search illustrates that the following relevant applications:

HB3004 - The erection of a ground floor single storey rear extension - Granted 04/11/1982

34897 - The erection of a ground floor single storey rear extension - Granted 04/11/1982

4. THE PROPOSALS

4.1 This planning application seeks approval for the extension and alterations to the existing dwelling, including:

- Infill single storey extension to the rear of the property;
- Replacement of existing rooflight with smaller rooflight;
- Internal alterations, to include new sanitaryware to ground floor WC, new flooring, and works to first floor bathroom including replacement of sanitaryware.

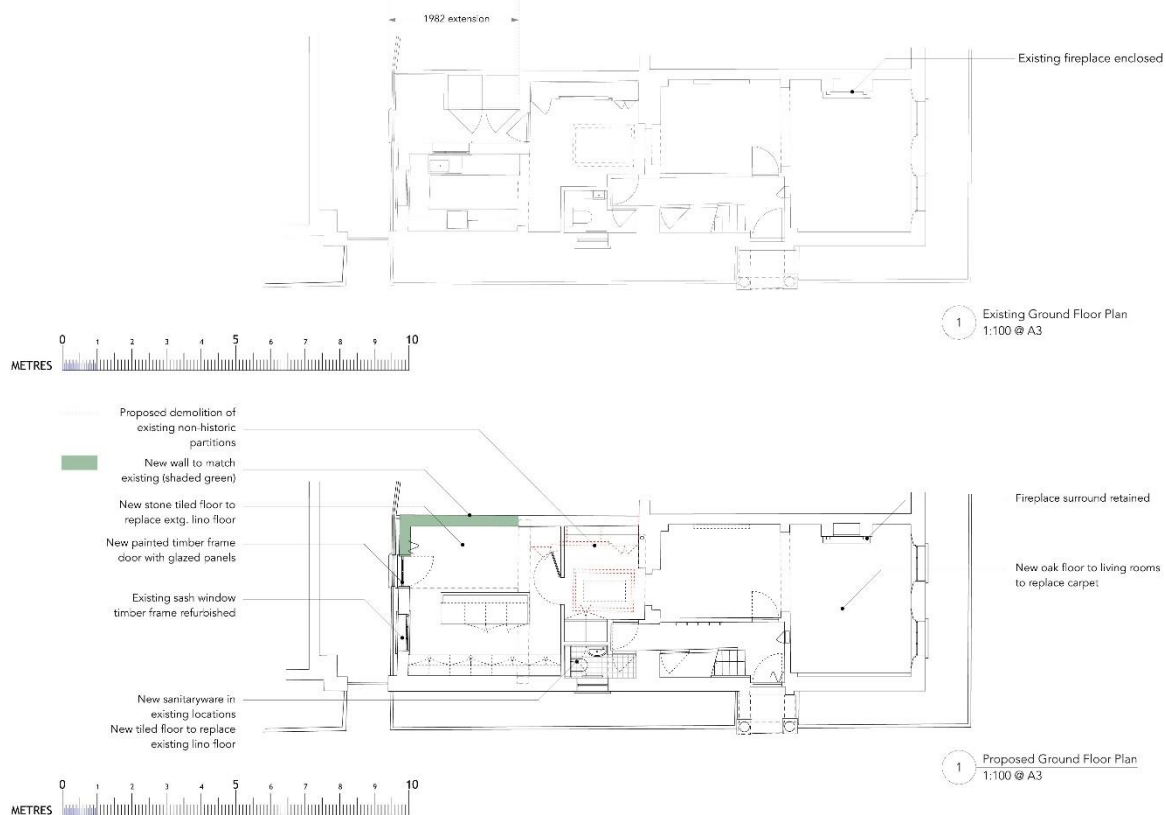


Figure 2: Existing and Proposed Ground Floor Plans

4.2 It is suggested that the use of the site will be in keeping with and complementary to the vitality and mix within the area and will not have a negative impact on the amenity of the surrounding properties, the vitality, character, viability of the area as a whole.

5. PLANNING POLICY FRAMEWORK

5.1 In accordance with S.38 of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, this application should be determined in accordance with the relevant Development Plan policies unless material considerations indicate otherwise. For the purposes of this determination, the Development Plan comprises:

- The London Plan, March 2021
- Camden Local Plan 2017, Adopted 3 July 2017
- Supplementary Planning Documents:
 - Camden Planning Guidance (CPG) -Design, January 2021
 - Camden Planning Guidance (CPG) -Amenity, January 2021
 - Camden Planning Guidance (CPG) -Home Improvements, January 2021
 - Conservation Area Appraisal and Management Strategy: King's Cross St. Pancras (2003)

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2023

5.2 The National Planning Policy Framework (NPPF) was first published in 2012 and has been revised several times including December 2023. The aim of the NPPF is to ensure there is a presumption in favour of sustainable development and that positive planning solutions are found to ensure development is brought forward. The NPPF is a material consideration in planning decisions as outlined in Paragraph 2 of the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

5.3 Promoting sustainable development is a key component of the NPPF and a substantial weight is given to encouraging economic growth with planning authorities being required to apply the presumption in favour of sustainable development.

5.4 Sustainable development is broadly defined in Paragraph 8 of the NPPF as having three overarching objectives:

- a) 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;
- b) 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
- c) 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.

5.5 The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent, or relevant policies are out of date, grant planning permission unless:
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework as a whole; or
 - Specific policies in the framework indicate development should be restricted.

5.6 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way and should work proactively with applicants to secure

development that will improve the economic, social and environmental conditions of the area, as highlighted above.

- 5.7 Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.8 Paragraph 55 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.
- 5.9 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 189 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 5.10 Paragraph 194 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 5.11 Paragraph 195 states Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 5.12 Paragraph 197 states, in determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness
- 5.13 Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 5.14 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.15 Appendix 2 of the NPPF defines Significance (for heritage policy) as "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."
- 5.16 The setting of a heritage asset is defined as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

THE LONDON PLAN

- 5.17 Policy D6 Housing quality and standards, part E states that “Housing should be 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.”
- 5.18 In policy D6, paragraph F9 requirements for Private outside space are set out, requiring a minimum of 5m². of private outdoor space for 1-2 person dwellings and an extra 1m² provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. Further guidance is given in paragraph 3.6.9, which states that private outdoor space should be practical in terms of its shape and utility, and care should be taken to ensure the space offers good amenity. All dwellings should have level access to one or more of the following forms of private outside spaces: a garden, terrace, roof garden, courtyard garden or balcony. The use of roof areas, including podiums, and courtyards for additional private or shared outside space is encouraged.
- 5.19 Policy HCI Heritage conservation and growth, part C 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. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed.

CAMDEN LOCAL PLAN (2017)

- 5.20 It is suggested that the relevant local plan policies are as follows:
- 5.21 Policy A1 Managing the impact of development. This policy states that the council will seek to ensure that the amenity of communities, occupiers and neighbours is protected, and ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities. The factors considered will include visual privacy, outlook, sunlight, daylight, and overshadowing.
- 5.22 Policy D1 Design. This policy states that the Council will seek to secure high quality design in development. It requires that development respects local context and character, preserves or enhances the historic environment and heritage assets, is sustainable in design and of durable construction using high quality materials. Development should integrate well with surrounding streets, be inclusive and accessible for all, promote health and minimise crime and antisocial behaviour. Development should incorporate high quality landscape design, incorporate outdoor amenity space, preserve strategic and local views, and provide a high standard of accommodation with carefully integrated building services equipment.
- 5.23 Policy D2 Heritage. This policy states that the Council will preserve and enhance Camden’s heritage assets. The Council will resist alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building.

SUPPLEMENTARY PLANNING DOCUMENTS

CPG - Design

- 5.24 Section 3 of CPG – Design deals with the rich architectural Heritage in Camden, and the responsibility to preserve and enhance the buildings in the area. The Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.
- 5.25 Section 8 of CPG - Design deals with the storage and collection of recycling and waste and requires that adequate space for the temporary storage of all types of waste, including internal storage areas with sufficient space for the separation of temporary storage of all recycling, food waste and residual waste is provided. This should be sensitively designed and located in relation to the local environment especially in conservation areas and listed buildings, and safely located and accessible for all users, including waste contractors, and designed to minimise nuisance to occupiers and neighbours and their amenity.
- 5.26 The Council currently offers waste collection of 120 litres of bin, box or sack volume for general waste or ‘refuse’, 140 litres of mixed dry recycling and 23 litres of food waste each week for kerbside collection on a street collection schedule.
- 5.27 The design and location of waste storage areas is set out in terms of its location, convenience, screening, accessibility, materials, safety, security, fire safety and ventilation and lighting.

Conservation Area Statement 22 – King’s Cross – June 2004

- 5.28 Paragraph 4.2.27 of the King’s Cross Conservation Area Statement describes the properties on Medburn Street and Penryn Street as “constructed of London stock brick with rusticated stucco at ground floor level and shallow butterfly roofs set behind parapet walls. Most are three storeys in height plus a basement level... The terraces are largely undecorated, although all have arched entrance surrounds, small cast iron balconies at first floor level and have front areas with modern cast iron railings.” It goes on to state that “Two elongated communal green spaces are situated in place of the original rear gardens to Charrington Street, Goldington Street and Penryn Street houses. Views of unaltered rear elevations and butterfly roof lines are visible along these terraces from Medburn Street and Platt Street.”

5.29 Section 7.10 provides guidance on extensions within the conservation area. It states that rear extensions should be as unobtrusive as possible and, in most cases, should be no more than one storey in height. The effect on daylight, sunlight, privacy, and outlook should be considered, and extensions should be clearly subordinate to the main building, retaining important landscape features such as walls, and railings.

6. SCHEME ASSESSMENT

6.1 The following section will establish how this proposal for an extension and alterations to the existing dwelling house accords with the Development Plan Policies and National Planning guidance and outlined relevant topics which have been considered as part of this scheme development.

PRINCIPLE OF PROPOSED DEVELOPMENT

6.2 Considering the NPPF as a whole, it is important to note that the main purpose of the NPPF is to contribute to the achievement of sustainable development. Paragraph 8 states that *“Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)”*.

6.3 At Paragraph 7, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 further states that, at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

6.4 At Paragraph 11, the NPPF sets out a presumption in favour of sustainable development, which requires decision takes to approve applications that accord with the Development Plan without delay.

6.9 It is suggested that the proposals would make a positive contribution to the economy, at least in the short term during the construction stages.

6.10 With regards to the social aspects, the proposals will help to improve the standard of housing in the area and improve the living conditions of the occupiers.

DESIGN

- 6.28 The proposal seeks permission for an infill single storey extension to the rear of the property, along with various internal alterations, and replacement of an existing rooflight.
- 6.29 It is suggested that the internal alterations are acceptable, given that the main focus of the listing is on the external appearance of the property, and the contribution that the group of properties makes to the townscape of Medburn Street and the character of the Conservation Area.
- 6.30 It is suggested that the reduction in the size of the rooflight, and the installation of a new conservation style rooflight is acceptable.
- 6.31 The rear of the property currently benefits from single storey accommodation. A partial width extension was granted planning permission in 1982. The planning permission drawings clearly show the building with existing single storey accommodation across the full-width of the rear of the property, indicating that the property already benefitted from a full-width single storey structure when it was listed in 1974, which contained kitchen and WC accommodation. In addition, the property has with a small yard area which contains a half height external structure.

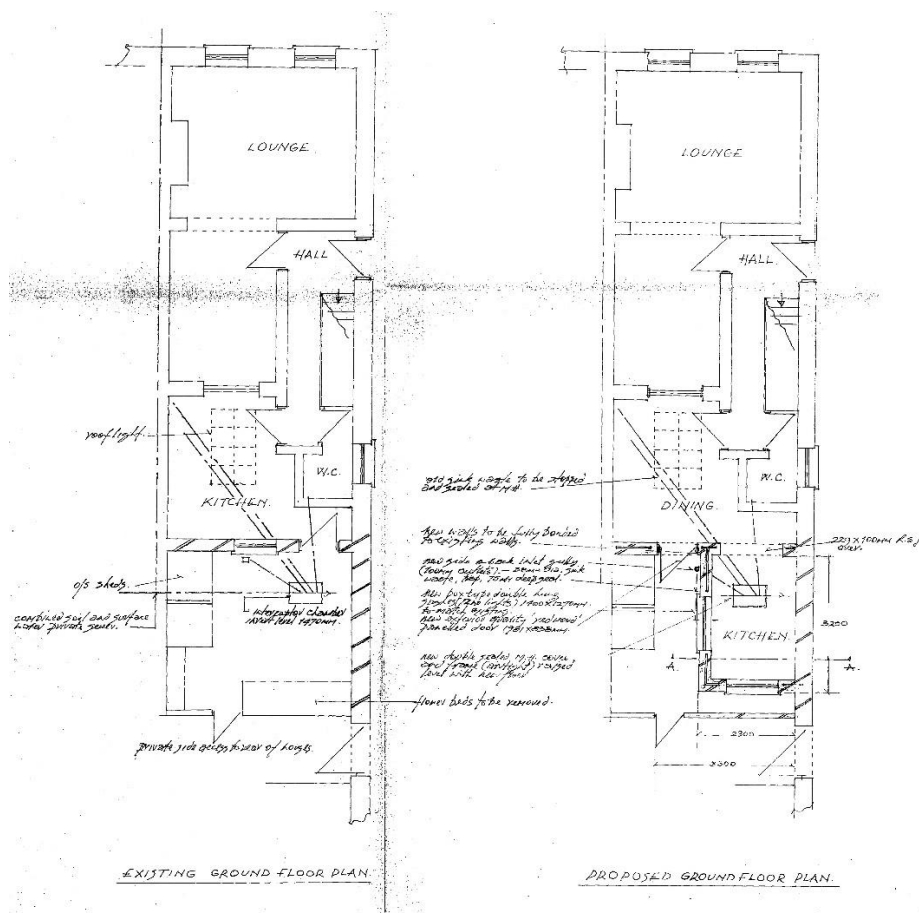


Figure 3: Extract from 1982 planning approval, showing existing full-width single storey element

- 6.32 When viewed from the street, the infill extension would not be seen, as the garden is enclosed by a storey-height wall. It is therefore suggested that the proposed infill extension will not cause harm to the character of the local area and the Conservation Area although this is covered further in the accompanying heritage statement.
- 6.33 Pre-app comments received from Camden Council expressed concerns that when considered along with the existing extensions to the property, the proposals would fail to be subordinate to the host property.

- 6.34 These comments assume that the existing historic property had a flat rear elevation, and that all single storey rear extensions were later additions to the property. While it is clear that the property has been extended on a number of occasions, it is not clear when the full-width element was constructed or what form the original host dwelling would have taken.
- 6.35 At the time the building was listed (1974), it is assumed that the property benefitted from a full-width single storey rear extension. It is therefore suggested that the proposed extension represents a modest addition to the original dwelling and is a subordinate extension to the host property.
- 6.36 In terms of the local pattern of development, it can be seen that mid-terraced properties on Medburn Street generally have flat rear elevations with no rear extensions. The end terraces and corner properties on Medburn Street however generally do have single storey rear extensions. 20 Medburn Street (on the corner of Goldington Street) has a two-storey rear extension, and 25 Medburn Street (directly opposite the site on Penryn Street) has a single storey extension.
- 6.37 In terms of the scale of the infill extension, it is suggested that the existing external space is already occupied by a small structure of half height brick construction. The proposed infill extension would therefore represent a small change in height and massing which would not be overbearing, or result in a loss of privacy, outlook or light to neighbouring properties.

HERITAGE

- 6.38 A full Heritage Statement has been prepared by Revive and Taylor Heritage Consultants, which considers the historical significance of the property, and the impact of the proposals on this heritage asset.
- 6.39 The Conservation area guidelines highlight that the key feature of this group of listed properties on Medburn Street is the view of unaltered rear elevations and butterfly roof lines that are visible along these terraces. It is suggested that the view of the property in this context would remain as existing, as the single storey proposals would not affect the view of the roofline.
- 6.40 It is suggested that the proposals would not be detrimental to the character and appearance of the Conservation Area and are therefore in accordance with policies D1 and D2 of the Camden Local Plan, the London Plan, and the King's Cross Conservation Area guidelines.

WASTE AND RECYCLING

- 6.41 The proposals would remove the existing external enclosures which currently occupy the private external space associated with the property.
- 6.42 It is suggested that the existing external structure is unfit for purpose. It does not meet current space standards for the storage of waste, or accessibility standards.
- 6.43 Camden Council has previously rejected all applications to use this area as bin storage as it is not accessible. The property therefore currently utilises waste sacks and recycling boxes rather than a wheeled bin.
- 6.44 It is proposed that the storage of waste and recycling will be relocated internally within the property, in the enlarged kitchen area. It is suggested that the property has adequate storage spaces available to meet the required volumes of waste required by Section 8 of CPG - Design.
- 6.45 Currently the occupants take their waste in sacks or boxes to the kerbside for collection on scheduled dates. This arrangement would continue. There would be no changes in operation for collection crews.
- 6.46 The property does not benefit from a 240L wheeled bin, and so the proposals would not result in the storage of a wheeled bin in the communal alleyway or on the street.

- 6.47 It is suggested that the internal storage of waste would be secure and would not create a risk of theft or hazard for pedestrians, or antisocial behaviour. Internal storage would minimise the visual impact of waste storage on the listed building and the conservation area.
- 6.48 Internal storage is convenient for the occupants of the property and would minimise the distance required to carry waste sacks for presentation on the kerbside.
- 6.49 The internal storage areas would be suitably lit and fully accessible, without the need to navigate steps or changes in level as is currently the case. The internal area for waste storage would have good ventilation to minimise odours.
- 6.50 It is therefore suggested that the proposals for the internal storage of waste and recycling are in accordance with CPG – Design.
- 6.51 It is suggested that the provision of an external storage space for refuse and recycling is not a policy requirement, and that internal storage areas are used successfully in numerous residential properties.

AMENITY

- 6.52 In terms of neighbour amenity, it is suggested that the development will not cause any harm by reason of loss of privacy, outlook, or light.
- 6.53 In terms of the amenity of the occupants of the property, it is suggested that the infill extension and associated loss of ground floor external space would not cause any detriment. The existing external space is not of sufficient dimensions to be useable amenity space, as it is far too narrow.



Figure 4: Photographs of existing external space and store.

- 6.54 It is suggested that the occupants currently utilise the communal gardens behind the dwelling as amenity space, as there are more opportunities for relaxation, socialising, and children’s play in this larger communal space. The use of such shared outside spaces is encouraged in the London Plan.

8.9 The private external space associated with the property does not generate any residential amenity in terms of resident's wellbeing. The existing external space does not meet the requirements of the London Plan in terms of physical dimensions, is not practical in terms of its shape and utility and does not offer good amenity. It is suggested an extension in this location would remove a small, shaded, underused area and create a more useable internal space of benefit to the property.

7. CONCLUSION

7.1 In conclusion, this planning application seeks approval for the extension and alterations to the existing dwelling, including an infill single storey extension to the rear of the property, replacement of an existing rooflight, and various internal alterations.

7.2 The proposals are for a high quality, sustainable, complementary, and cohesive scheme that improves the current appearance of the property. The extension would not be visible from the street, and no changes are proposed to the street elevations, therefore the proposals would not have a detrimental impact on the street scene or the character of the Conservation Area.

7.3 The proposed extension is modest in size and scale and is subordinate to the host dwelling.

7.4 The proposals would not harm or impact the neighbouring properties.

7.5 The proposal is acceptable in relation to the provision of facilities for the storage of waste and recycling.

7.6 It is therefore respectfully requested that the application is approved. In the event that Camden Council do not agree with this view, the applicant would seek to engage with the authority to secure a solution, in line with the NPPF.