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80-83 Long Lane,
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Via Planning Portal only

3rd June 2024

Dear Sir/Madam,

CHANGE OF USE OF FIRST FLOOR AND PART OF GROUND FLOOR FROM BARBERS (USE CLASS E) TO A SINGLE RESIDENTIAL DWELLING (USE CLASS C3), ALTERATIONS TO THE SHOPFRONT INCLUDING INSTALLATION OF RESIDENTIAL ACCESS DOOR, REAR EXTENSION AND ASSOCIATED WORKS.

128 CAMDEN ROAD, LONDON, NW1 9EE

Please accept this covering letter as an accompaniment to this full planning application for works at 128 Camden Road, London, NW1 9EE 'the site'. The planning applications is accompanied by a site location plan, existing and proposed floorplans, elevations and sections.

The site:

The application site comprises a two storey mid-terrace building, located on the eastern side of Camden Road (A503), to the south of the junction with of St. Pancras Way. The property has a retail unit at ground floor level with ancillary living accommodation above. The building is bounded by 4 storey terraced buildings. The surrounding building generally have ground floor commercial uses with residential uses above.

The site lies within Camden Broadway Conservation Area and a designated Neighbourhood Centre.

The proposal:

The proposal seeks retrospective planning permission for the change of use of part ground and first floor from existing barber shop to a residential dwelling with associated shopfront alterations and rear extension.

Planning history:

On the 18th of January 2023, planning permission (reference 2022/1948/P) was granted for a change of use of part ground and first floor from existing barber shop and ancillary storage/ living accommodation to create a self-contained 1 bed flat; alterations to existing ground floor rear extension and installation of new rear window and door; alterations to shopfront to create separate residential access.

This application seeks to regularise amendments to the approved scheme that have already been carried out. Notably, alterations to the shopfront, the provision of a WC to the retail unit, re-siting of the residential staircase, modest enlargement of the single storey rear projection and installation of a skylight, removal of rear facing window at ground floor level, alterations to and first floor bathroom and living room position.

On the 17th of December 2020, planning permission (reference 2020/4709/P) was refused for the erection of a two storey extension, change of use of first floor and part of the ground floor from barbers to residential and alterations to the shopfront including installation of residential access door in association with the provision of a 3 bedroomed dwelling. The subsequent appeal was dismissed.

On the 19th of February 2020, planning permission (reference 19/02/2020) was refused for the erection of an additional storey plus mansard roof and single storey rear extension, change of use of part of ground floor and first floor from shop to residential to create 2 x 1 bedroom units and shop front alterations.

On the 20th of October 2017, prior approval was refused (reference 2017/5197/P) for the change of use from retail to restaurant/café use.

On the 1st of June 2017, planning permission was refused (reference 2017/2874/P) for the change of use from retail to hot food takeaway and installation of extract ducting on the rear elevation.

On the 22nd of October 1984, planning permission was refused (reference 8400788) for the change of use from residential to shop use on the first floor and alterations to ground and first floors.

Planning policy:

National

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following sections are relevant to the consideration of this application; Section 12 (achieving well designed places).

Local

For the purposes of this application, the adopted development plan for the London Borough of Camden comprises the London Plan (2021), the Camden Local Plan (2017) and Camden Planning

Guidance Documents (CPG) Amenity (2021), Design (2021) and Energy Efficiency and Adaptation (2021).

The below policies are considered most pertinent to the determination of the application:

London Plan (2021)

Camden Local Plan (2017)

Policy A1 – Managing the Impact of Development
Policy H1 – Maximising housing supply
Policy H7 – Large and small homes
Policy D1 – Design
Policy D2 – Heritage
Policy T1 – Prioritising walking, cycling and public transport
Policy T2 – Parking and car free development
Policy TC2 – Camden’s centres and other shopping areas

Supplementary Planning Guidance

Amenity (2021)
Design (2021)
Housing (2021)
Town Centres (2021)
Transport (2021)
Developer contributions (2019)
Camden Broadway Conservation Area Management Strategy (2009)

Planning analysis:

Principle of development

Local Plan Policy H1 Identifies housing as a priority land use. Local Plan Policy TC2 sets out that the Council will promote successful and vibrant centres by promoting housing above and below shops, within centres, whereby this does not prejudice the town centre function.

The application site is located within a designated neighbourhood centre. The development retains a retail unit (class E), at ground level, to the front of the building and provides a new two storey residential dwelling. Whilst the development results in the loss of ancillary living accommodation and storage areas to the commercial unit, a viable commercial remains. The unit continues contribute positively to the vitality and viability of the neighbourhood centre. The dwelling contributes positively to the Borough’s housing land supply. The general principle of the development was supported as part of planning permission 2022/1948/P and continues to be acceptable in principle.

Design, Visual and Heritage Impacts

Section 72 of Listed Buildings and Conservation Areas Act 1990 places a statutory duty on decision makers to have special regard to the desirability of preserving and enhancing the character and appearance of conservation areas.

CLP Policy D2 reflects the statutory duty insofar as it sets out that the Council will seek to preserve and where appropriate enhance Camden's rich and diverse heritage assets and their settings. The policy continues to set out that the Council will not permit harm to heritage assets unless the public benefits of the proposal convincingly outweigh the harm. CLP Policy D1 seeks to secure high quality design in new development by ensuring it is sensitive to the local character, preserves or enhances the historical environment and provides a high quality, safe and sustainable form of housing. The Council will resist developments of poor design.

The site is located in Camden Broadway Conservation Area and is identified, in the conservation area appraisal, as being of positive merit. Based on previous decisions on the site, the gap above the building is of significance to the character of the conservation area, by virtue of it allowing perception of the historic pattern of development and relationship between the terraces fronting Camden Road and the adjoining Crescent.

The development has not increased the scale of the building. The external alterations are limited to the provision of a ground floor pedestrian entrance door on the principal elevation and the remodeling and refinishing of the single storey rear projection. The door will assimilate with the shop front and preserve the contribution the building makes to the character and appearance of the conservation area, the street scene and the setting of nearby listed buildings. The development accords with Local Plan Policies D1 and D2 and section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

Neighbouring Amenity

CLP Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents.

By virtue of its location and juxtaposition with the neighbouring buildings and the fact that the first floor windows do not serve habitable rooms and are appropriately obscure glazed, the windows at first floor would not result in any adverse privacy impacts. Given the scale of the building is not changing, the proposal would not give rise to any adverse light, overbearing or overshadowing impacts.

The development has an acceptable impact on residential amenity and complies with CLP Policies A1 and A4 and the guidance contained within the 'Amenity' CPG.

Living conditions of future occupants

London Plan Policy D6 sets out that all new dwellings should be of high-quality design, provide adequately sized rooms, provide adequate ventilation, daylight and privacy and private outdoor amenity space. Camden Local Plan Policy H6 requires all new residential dwellings to meet the nationally described minimum space standards.

The proposed 1 bedroom, two storey dwelling has a gross internal floor area of approximately 68 square metres. This exceeds the requirements set out in the nationally described minimum space standards (58 square metres) for a 1 bedroom 2 person dwelling. All proposed habitable rooms are served by a window, giving ample levels of natural light. The layout of property provides adequate ancillary living space to offset the modest nature of the proposed rear amenity space.

Sound board, acoustic insulation and acoustic carpet underlay has been installed at appropriate locations to ensure that the occupants of the dwelling do not suffer unreasonable noise nuisance from the operation of the retained retail unit.

The development complies with London Plan policy D6 and Local Plan Policy H6.

Highways, parking and servicing

London Plan policy T4 seeks to ensure that new developments do not give rise to adverse transport impacts. Policy T5 requires cycle parking to provide a minimum of one on-site secure cycle parking spaces per 1 bedroomed dwelling.

Camden Local Plan policies T1 and T2 highlight the importance of prioritising walking and cycling and that development across the borough should be car-free.

The site is located in a highly accessible location, reflected in its Public Transport Accessibility rating of 6b (the best). The site is within 100 metres of Camden Road tube station, bus stops and bicycle hire stations. No car parking is proposed, and the applicant has entered into a legal agreement restricting access to on-street parking permits, this could be re-worked to accommodate the revised scheme. Cycle parking could be accommodated within the building or the rear yard. The proposal complies with Local Plan Policies T1 and T2.

Affordable housing

CLP Policy H4 advises that the Council seek to secure a maximum supply of affordable housing by expecting contributions from all development that provide additional homes and involve a total addition of residential floorspace of 100 square metres or more. This is applied on a sliding scale for sites which deliver less than 25 homes at a rate of 2% per home and on sites providing less than 10 dwellings, the Council will accept a financial contribution in lieu of on-site provision.

The proposed dwelling has a gross internal floor area of approximately 68 square metres. This falls below the 100 square metres residential floorspace threshold set out in policy H4.

Summary & Conclusion:

As set out in this letter, the works create no harmful visual, neighbouring amenity or highway safety impact. A viable commercial unit is retained at ground floor level that will continue to contribute positively to the vitality and viability of the neighbourhood centre and a high quality dwelling that contributes positively to local housing needs. The proposal preserves the contribution the building makes to the character and appearance of the conservation area and the setting of nearby listed buildings. There is no conflict with the adopted development plan policies most relevant to the determination of the application. It is therefore respectfully requested that planning permission is granted.

I trust the commentary above is clear but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning