

Design & Access and Planning Statement

Site: 238 Camden High Street, London NW1 8QS

Proposal: Demolition of rear of ground floor and rear outbuilding. Erection of ground floor rear extension and part first floor rear extension. Conversion of 2-bed maisonette into two 1-bed flats. Installation of replacement timber sash windows. Erection of railings at the rear surrounding the terrace area.

1.0 Application Site and Location

The site is located within Camden Town Centre.

The site is located within an area where controlled parking measures are in place.

The site is within an area with a Public Transport Accessibility Rating (PTAL) of 6(b) which is the highest PTAL rating.

The site is located in a low flood risk zone.

2.0 Relevant Planning History.

Planning permission was approved 8 July 2020 at No.240 Camden High Street (planning ref: 2020/2071/P), for: *“Erection of first floor rear extension (Use Class A1).”*

3.0 Planning Proposal

- Demolition of rear of ground floor and rear outbuilding.
- Erection of ground floor rear extension to provide additional retail space (14.1sqm additional retail)
- Erection of first floor rear extension. Conversion of 2-bed maisonette into two 1-bed, 1-person flats (38.7sqm & 40.6sqm).
- Provision of terraces providing 14.1sqm of private amenity space for the first floor flat and 5.1sqm of private amenity space for 2nd floor flat.
- Provision of storage for two cycles.
- Installation of replacement timber sash windows.
- Erection of railings at the rear surrounding the terrace area.

4.0 Relevant Planning Policies

Paragraph 10 of the National Planning Policy Framework Document (NPPF) (2019) states; *“So sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).”*

Paragraph 11 of the NPPF states; *“Plans and decisions should apply a presumption in favour of sustainable development.”*

Paragraph 111 states: *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

Paragraph 130 of the NPPF (2019) states: *“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development...”*

The London Plan was adopted March 2021. The relevant policies for this appeal include:

GG2 - Making the best use of land. Part c of the policy states: *“Proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.”*

GG4 - Delivering the homes Londoners need. This policy reinforces the need to delivery more homes because the delivery of more homes is a strategic priority.

Policy SD6 - Town centres and high streets. This policy seeks to strengthen the viability and function of town centres. The policy promotes housing growth in such areas to help strengthen the viability and function of town centres.

Policy D3 - Optimising site capacity through the design-led approach. This policy seeks design led higher density development in sustainable locations.

Policy D4 - Delivering good design.

Policy D6 - Housing quality and standards

Policy H1 - Increasing housing supply. This policy sets new housing delivery targets for all London Boroughs. The annualised target for housing completions in Camden has been increased to 1,380.

Policy - H2 Small sites. This policy states that small site housing developments will be the strategic priority to deliver housing. Part A of the policy states that *“small sites should play a*

much greater role in housing delivery...” Part B, 1, recognises that planning decisions should accept that local character evolves over time and will need to change in appropriate locations to accommodate additional housing provision and increases in residential density through small housing developments. The policy also includes a new housing delivery target solely for the number of dwellings approved for applications of small sites. The annualised target for housing completions set for Camden is 328 dwellings per annum.

The London Plan Housing SPG (2016) is also a material consideration.

Camden’s Local Plan was adopted 2017. The **relevant policies within Camden Councils adopted Local Plan include:**

A1 – Managing the impact of development

D1 – Design

G1 – Delivery and location of growth

H1 – Maximising housing supply

H4 – Maximising the supply of affordable housing

H6 – Housing choice and mix

H7 – Large and small homes

T1 – Prioritising walking, cycling and public transport

T2 – Car-free development and limiting the availability of parking.

Camden Council have also adopted the following planning guidance:

- Design (2019)
- Amenity (2019)
- Housing (2019)
- Transport (2019)
- Camden Town Conservation Area Appraisal and Management Strategy

5.0 Planning Assessment

The main planning considerations are:

- Impact of proposal on the character and appearance of the area
- Impact on neighbouring amenity
- Quality of dwellings provided
- Other material considerations

6.0 Impact of proposal on the character and appearance of the area.

The proposal seeks to significantly improve the character and appearance of the building and area.

The proposed ground floor extensions would be a significant improvement when compared to the existing.

The proposed first floor rear extension is a subordinate addition compatible to the character and appearance of the building and area.

Please note that planning permission was approved 8 July 2020 at No.240 Camden High Street (planning ref: 2020/2071/P), for: *"Erection of first floor rear extension (Use Class A1)."*

The replacement timber framed sash windows will significantly improve the character and appearance of the building and area.

The proposed railings at the rear surrounding the terrace area will be a subordinate and discrete addition.

Overall, the proposal would improve the character and appearance of the property and the area.

7.0 Impact on neighbouring amenity

The proposal would have no demonstrable impact on neighbouring amenity.

8.0 Quality of dwellings provided

The proposed 1-bed, 1-person dwellings meet or exceed minimum floor space standards.

All the flats will be provided good levels of light and outlook for habitable rooms.

The first floor flat will be provided 14.1sqm of private amenity space in the form of a terrace.

The top floor flat will be provided 5.1sqm of private amenity space in the form of a terrace.

Each flat will be provided secure cycle storage

9.0 Other Matters

The site is located in a town centre and the adopted London Plan promotes high density development in and close to town centres.

Policy H1 of the London Plan sets new housing delivery targets for Camden. The annualised target for housing completions in Camden has been increased to 1,380. It is understood that Camden is not meeting this target. To deliver this substantial increase in housing completions the London Plan recognises that a presumption in favour of housing development is required.

Policy H2 of the London Plan states that small site housing developments will be the strategic priority (paragraph 4.2.1). to deliver housing. Part A of the policy states that “small sites should play a much greater role in housing delivery...” Part B, 1, recognises that planning decisions should accept that local character evolves over time and will need to change in appropriate locations to accommodate additional housing provision and increases in residential density through small housing developments. The policy also includes a new housing delivery target solely for the number of dwellings approved for applications on small sites. The annualised target for housing completions set for Camden is 328 dwellings per annum. It is understood that Camden is not meeting this target.

Therefore, the provision of one additional dwelling in a town centre location should be afforded significant weight.

10.0 Conclusion

The proposal represents an opportunity to put the site to its best and most efficient use in a highly sustainable location.

The proposal would provide a good standard of much needed housing in a highly sustainable location (the site has excellent access to public transport and town centre amenities).

The proposal takes the opportunity to improve the character and appearance of the existing building and the area.

The proposal would not impact on any neighbouring residential amenity.

The provision of two additional dwellings would contribute to much needed housing.