

Planning statement

Proposal

The erection of 2 dwelling houses within the existing garden of 19 Menelik Road. Alterations to No. 19 including, part width ground floor rear extension, demolition of side annex, front door relocated from the side to the front of the building, new ground floor window and infill to existing recessed front door, new first floor rear window, hip to gable end, rear dormer, 3 front facing roof lights, 1 rear facing roof light as per Lawful Certificate approval ref 2024/3233/P, demolition of side elevation chimney stack, demolition of rear facing chimney stack and internal alterations to existing dwelling.

At

19 Menelik Road, London, NW2 3RJ



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The proposal

The proposal is for the erection of 2 dwelling houses within the existing garden of 19 Menelik Road. In addition, alterations to No. 19 including, part width ground floor rear extension, demolition of side annex, front door relocated from the side to the front of the building, new ground floor window and infill to existing recessed front door, new first floor rear window, hip to gable end, rear dormer, 3 front facing roof lights, 1 rear facing roof light as per Lawful Certificate approval ref 2024/3233/P, demolition of side elevation chimney stack, demolition of rear facing chimney stack and internal alterations to existing dwelling.

Pre planning application

Preplanning discussions have been had with the local authority under reference **2024/3235/PRE**. The pre app concluded that *"in principle, the proposal for two new houses on this site is acceptable, subject to design and space considerations outlined above."* The pre app written response and documents submitted are included within the appendix of this report.

Site description

The proposals relate to a two-storey semi-detached residential property on the southern side of the northern corner of Menelik Road. The property is not located within a Conservation Area, nor is it a listed building. The site is located within the Fortune Green Neighbourhood Plan Forum. This location is in flood zone 1. Land within flood zone 1 has a low probability of flooding from rivers and the sea. The property is a corner plot with a large rear garden, which has its fence running along the northern side of Menelik Road. Surrounding properties are similar in appearance and character.

Planning policy

The following are relevant material considerations to this application.

National Planning Policy Framework 2023

The London Plan March 2021

The Camden Local Plan 2017

The policies relevant to the proposals are:

- H1 – Maximising housing supply;
- H4 – Maximising the supply of affordable housing
- H6 – Housing choice and mix;
- H7 – Large and small homes;
- A1 – Managing the impact of development;
- A3 – Biodiversity;
- D1 – Design;
- CC1 – Climate change mitigation;
- CC3 – Water and flooding;
- CC5 – Waste;
- T1 – Prioritising walking, cycling and public transport;
- T2 – Parking and Car-free development;
- DM1 – Delivery and Monitoring.

Fortune Green and West Hampstead Neighbourhood Plan

- Policy 1: Housing
- Policy 2: Design and Character
- Policy 7: Sustainable Transport
- Policy 8: Cycling
- Policy 9: Pavements and Pedestrians
- Policy 10: New and Improved Community Facilities
- Policy 17: Green/Open Space
- Policy 18: Trees

Camden Planning Guidance (CPG)

CPG – Design

CPG – Housing

CPG – Sustainability

CPG - Biodiversity

CPG – Amenity

CPG - Transport

CPG – Developer's contributions

Draft Camden Local Plan

The council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Design

The principle of development, massing and height were considered acceptable at the pre app stage given the context of the neighbouring properties.

House 1

The plot coverage of house 1 was deemed acceptable. House 1 had been pulled back from the street at the front since the first version was submitted during pre app. This was welcomed as the house sits more comfortably within the site plot. A tapered bay has been introduced as opposed to a rectangular bay window to create a more appropriate relationship with the surrounding context. The entrance now addresses the corner. A corner entrance is considered more appropriate and helps to mitigate against the potential loss of the unique corner door of 19 Menelik Road. The main roofline sits below the ridge of the host property which gives a subordinate appearance within the street scene. A hipped gable has been introduced as this was seen as a more appropriate way to address the corner setting whilst respecting the existing hipped roof. Since the pre app the front bay window proportions have been reduced, the side elevation window placement has been refined, and the windows relate better in terms of their size and general proportions to neighbouring properties. The amount of glazing on the south facade has been reduced to overcome any adverse impact on neighbouring properties and to address issues of comfort and overheating. The window proportions on the rear elevation, particularly on the first floor, have been refined and the glazing amount for the dormer should have been reduced.

House 2

At pre app it was considered that the scale of the house is appropriate, however the space between the building and the boundary was deemed narrow on both sides. The distances to both side boundaries has been increased. In addition, the house has been set further back into the plot to create a defensible space to the frontage. The comments about window proportions, in that the front bay windows are too large and should be reduced, the side elevation windows placement should be refined, and the windows should not be full height to reduce overlooking into the neighbouring property have all been addressed. The front bay window now has more modest proportions, and the remainder of the windows have been refined to give a more coherent appearance when judged in terms of neighbouring properties and the wider street scene. The amount of glazing on the rear facade has been reduced. The window proportions on the rear elevation, particularly on the first floor have been reduced. The glazing amount for the dormer has also been reduced.

In terms of materials red brick is deemed contextually appropriate to the existing context given its use in surrounding properties and the dwelling will mainly be composed as such. The proposed materials are annotated on the accompanying plans and are of a high quality, sympathetic to the site and surroundings. Materials will mainly be composed of matching materials inherent to properties on Menelik Road.

Regarding the existing dwelling. The relocation of the front entrance door was accepted at pre app based on the number of other front entrances on the front elevation within the area. Officers considered the scheme showing a half width rear extension is more subservient to the rear elevation and as such this was considered acceptable. Regarding the rear dormer, hip to gable and roof lights these works have previously been granted under a lawful development certificate ref 2024/3233/P.

Housing

The Council seeks to maximise the amount of housing within the borough (Policy H1) and that most of this will be self-contained. Self-contained housing is the Council's priority land use and weight is given to the development of sites for self-contained housing. Therefore, the principle of the proposal is accepted particularly as it aligns with the established land use of the area. In addition, the Council expects development to provide high quality housing that provides secure, well-lit accommodation with well-designed layouts and rooms in accordance with Policy H6 (housing choice and mix) and CPG Housing. The London Plan Housing design standards 2023 and Nationally Described Space Standards, are

Relative to house 1 this is for a 4 bed 6 person dwelling over 3 floors. The proposed floorspace is 168m² which exceeds the minimum requirement of 112m² and the best practice standard of 124m². House 2, this is for a 3 bed 6 person dwelling over 3 floors. The proposed floorspace is 168m² which exceeds the minimum requirement of 108m² and best practice standard of 120m².

In both houses the bedroom spaces meet the required floor area and room widths. In addition the LKD spaces meet the required floor area and room width. Generous built in general storage is provided. House 1 has 3.5m² which meets the best practice standard. House 2 has 5m² which again exceeds best practice standards. Both houses would be dual aspect which promotes good levels of light and cross ventilation. Section drawings illustrate both houses have been provided with suitable floor to ceiling heights.

Policy H7 sets out the borough's dwelling size priorities, and states that for market dwellings, 2 and 3 bedrooms are the highest priority, and 4 bedrooms are lower priority. However, Policy 1 of the Neighbourhood Plan states that housing developments should provide a range of unit sizes, including 3- and 4-bedroom homes, suitable for families. The proposal provides a suitable mix in the form of a 3 bed house and a 4 bed house suitable for families. This meets policy requirements.

Affordable Housing

Policy H4 of the Camden Local Plan seeks to maximise the supply of affordable housing in the borough. The policy sets out that the Council expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100 square metres GIA or more. The policy indicates that 100 sqm equates to one dwelling and a sliding scale is used for the affordable housing target. Where this can't be provided on site, or on another site, then a payment in lieu is required, which will be secured via a Section 106 legal agreement. The Council would only secure on-site affordable housing for developments for 10 or more units. As such, a payment-in-lieu would be secured in this instance through a S106 legal agreement. The applicant accepts this.

Amenity

Potential amenity harm

Any flank wall windows are modest in scale with upper floor windows being composed of obscure glazing. This is considered sufficient to mitigate against any privacy concerns.

Daylight/sunlight impacts

A daylight, sunlight, and overshadowing assessment has been carried out for the surrounding properties to the proposed development. An internal assessment has also been carried out to determine the amount of daylight and sunlight received by the proposed developments habitable rooms. The submitted report outlines the results of the assessments. The development is to be considered as acceptable overall in regard to its neighbourly impact on daylight, sunlight, and overshadowing. The report shows that an acceptable amount of natural daylight and sunlight received to the proposed houses.

On balance it can be said that there is no adverse impact onto neighbouring amenity and that the new dwellings would provide a good standard of accommodation.

Amenity provision

Policy A2 seeks to protect and enhance open space within the borough. Under this policy, developments should apply a standard of 9m² per occupant for residential schemes. Therefore, for House 1 (6 persons), the minimum requirement is 54m² and the proposed garden measures 115m², which is an overprovision. House 2 requires the same provision. The garden proposed meets the standard at 54m².

Trees and Biodiversity

A tree survey and impact assessment has been undertaken. The arboricultural impact is deemed to be acceptable as documented by the accompanying report. A biodiversity net gain assessment has been undertaken. An off-site purchase of 0.0913 habitat units of equal or greater distinctiveness will be required prior to first occupation of this development owing to the constraints of the site.

A landscaping plan has been submitted with the proposal which helps to enhance the sites ecological value. In addition the use of green roofs promotes biodiversity and provides sustainable drainage in an urban area.

Transport and parking

Cycle Parking

Policy T1 of the Camden Local Plan requires development to provide cycle parking facilities in accordance with the minimum requirements of the London Plan and the design requirements outlined in Camden Planning Guidance CPG7 - Transport. Safe and secure cycle parking is provided in accordance with London Plan standards (2 spaces per dwelling over 1 bed units) in line with Policy T1 has been provided.

Car-parking

Policy T2 of the Camden Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. This includes limiting the availability of both off-street and on-street parking. A Section 106 legal agreement would ensure that no parking permits were granted to occupants of the new dwellings. The client is happy to enter into such an agreement.

Managing the impacts of construction on the surrounding highways network

A construction management plan (CMP) and associated CMP Implementation Support Contribution would be required to be secured by Section 106 legal Agreement for the site, in accordance with Policy A1 and Policy T4 of the Camden Local Plan. The applicant accepts this and is happy to enter into such an agreement. A detailed draft CMP has been submitted with this application.

Highways and public realm improvements directly adjacent to the site

The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development. The footway directly adjacent to the site is likely to suffer a degree of damage as a direct result of the proposed works. It would therefore be necessary to secure a financial contribution for highway works as a section 106 planning obligation if planning permission is granted. Again the applicant accepts this position.

Sustainability

Policy CC1 states that the Council will require development to incorporate sustainable design and construction measures. All developments are expected to reduce their carbon dioxide emissions by following the steps in the energy hierarchy (be lean, be clean and be green) to reduce energy consumption. All minor residential developments (over 1+ unit) are expected to submit an energy statement - the detail of which to be commensurate with the scale of the development showing how the development will:

- Implement the sustainable design principles as noted in policy CC1
- Demonstrate that the development is capable of achieving a maximum internal water use of 105 litres per day (plus an additional 5 litres for external water use).

Paragraph 8.8 of the Local Plan requires all new residential development (of 1 – 9 dwellings) to meet a 19% reduction in carbon dioxide, below Part L of the 2013 Building Regulations. Reductions are measured against a baseline, the requirement set out in the Building Regulations.

The submitted energy and sustainability statement has shown that the proposed development would satisfy the energy and sustainability requirements of Building Regulations and Local Camden Planning Policies

Fire safety

The following considerations have been given during the design stage and remain subject to the satisfaction of building control and a fire consult at the relevant time and should permission be granted.

- The buildings fall within purpose group 1.
- The overall building height of each new house is less than 11m.
- Linked smoke alarm detection systems are to be provided to BS EN 14604 and BS 5839-6:2019 to at least a Grade D2 category LD2 standard. System to be mains powered with battery backup. Smoke detectors to be provided to:
 - Each hallway and landing
 - Every principal living room (as required by Building Control)An interlinked heat detector to be provided in the kitchen.
In hallways exceeding 7.5m in length, no point within the hallway should exceed 7.5m from the nearest detector and no bedroom door should be further than 3m from the nearest smoke alarm. If ceiling mounted detectors to be 300mm from the walls and light fittings.
- A protected escape stairway will be formed by providing half hour fire resistance to all partitions, floors and ceilings. Stairway to be protected at all levels and to lead directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD30 rated fire doors to BS 476 (fitted with intumescent strips rebated around sides & top of door or frame if required by Building Control). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance to at least 1.1m above the floor level or stair pitch line.
- Any window or door openings will meet the conditions in Diagram 11.5 in Part B Volume 1 (small unprotected areas), and the rest of the wall should be fire resisting from both sides. External surface materials facing the boundary should be class B-s3, d2 or better.
- 30 minute fire resistant cavity barriers are to be provided around openings and at tops of walls.
- The green roof proposed will have a fire break.
- A fire engine may have potential to access all parts of the proposal within 45m from the highway. Where the distance is more than 45m to all parts, sprinklers would be introduced in line with BS9991, and the travel distance can be increased to 90m for two storey dwellings.

Appendix

Pre app response

Pre app drawings