



Leader Planning

Town Planning
Consultants

Planning Statement

14 Frognal

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Contents

- 1.0 Introduction
- 2.0 Planning History
- 3.0 Planning Policy/Development Plan
- 4.0 Consideration of Key Planning Issues
- 5.0 Conclusion

1.0 Introduction

The Proposed Development

- 1.1 This statement has been prepared in support of a full planning application for a rear extension and the conversion of the building to provide 3 x two bedroom dwellings and 1 x three bedroom dwelling.

The Site and context

- 1.2 The application site is located in a residential street on a corner plot and comprises a large detached house which has historically been converted into flats. The area is entirely residential in character with a variety of house designs in the immediate context.

Key Features of the Proposed Development

- 1.3 The key features of the proposed development are:
- A sympathetic development of the site using sensitive materials.
 - A form of development that blends in well to its surroundings and is consistent in scale to development in the environs.
 - Making efficient and best use of a sustainable site.
 - The provision of upgraded housing, itself social benefit, in a sustainable location where there is a shortfall recognised by the LPA.
- 1.4 The conclusion of this statement is that the proposals constitute a sensitive and sustainable form of development that will enhance the wider character and appearance of the area.

2.0 Planning History

2.1 There is no relevant planning history for the property.

3.0 Planning Policy

3.1 The starting point for the determination of this application is the provision of the Development Plan. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states determination must be made in accordance with the Plan unless material consideration indicates otherwise.

3.2 The statutory development plan constitutes the following:

- The London Borough of Camden Local Plan 2017
- The London Plan

Relevant Development Management Policies

H1 Maximising housing supply

H2 Maximising the supply of self contained housing

H3 Protecting existing homes

H6 Housing choice and mix

H7 Large and small homes

C1 Health and wellbeing

A1 Managing the impacts of development

D1 Design

D2 Heritage

CC1 Climate change mitigation

CC2 Adapting to climate change

CC5 Waste

T2 Parking and car free development

National Planning Policy Framework (NPPF)

- 3.3 The National Planning Policy Framework is also a material consideration in the determination of planning applications. As are relevant Supplementary Planning Documents (SPDs).
- 3.4 The National Planning Policy Framework sets out the Government's economic, environmental and social planning policies for England. It is a material consideration when determining all planning applications in England.
- 3.5 The NPPF establishes the presumption in favour of sustainable development at Paragraph 7. Paragraph 8 establishes the three overarching objectives of the planning system to achieve sustainable development.
- 3.6 Chapter 16 of the NPPF concerns heritage matters and sets out how heritage assets should be sustained and enhanced and how local authorities should determine applications involving heritage assets. In March 2014, the Department for Communities and Local Government ('DCLG') launched its web-based Planning Practice Guidance ('PPG') resource. This aims to provide guidance which is useable in an up-to-date and accessible manner with chapters being updated at differing times.
- 3.7 The PPG outlines how government planning practice should be followed and interpreted in accordance with the principles of the NPPF. With regard to decision making, the guidelines set out in the PPG are a material

consideration and accordingly should carry weight in the determining of planning applications.

4.0 Planning Considerations

- 4.1 The NPPF states that there is a presumption in favour of sustainable development, and that development that accords with an up-to-date Local Plan should be approved. For the reasons set out within this statement, the Proposed Development is considered to be in accordance with the key policies contained in the development plan and represents sustainable development.

Sustainability and principal of conversion

- 4.2 The site is in a sustainable location being within walking distance of a number of local facilities as well as good public transport connections. A key strand in the NPPF is that development which is sustainable should go ahead without delay. The Proposed Development is sustainable on the following economic, social and environmental grounds:

Economic role / economic gains

- it could be brought forward quickly because it is available and achievable; it would represent the delivery of inward investment to the local economy that would be a signal of investor confidence at a time of uncertainty;
- it would foster sustainable economic growth; and
- the new residents would create additional expenditure that would boost local spending to reinforce the vitality and viability of surrounding facilities including shops, cafes, restaurants, public houses etc;

Social role / social gains

- it is a developable 'windfall site' that would contribute towards the supply of deliverable residential accommodation;
- it would deliver a much-needed high quality homes; and
- it would create positive linkages with the existing community.

Environmental gains

- the Site is in a sustainable and accessible location;
- it would introduce bicycle parking facilities; and
- it would utilise sustainable construction methods and utilise previously developed land.

4.3 All these positive impacts are material to the decision-making process and they are compelling. They would clearly serve the overall public interest. Without the benefit of planning permission, all of these important benefits in the local area would not materialise.

4.4 In respect of the principal of development policy H7 the Local Plan is the relevant consideration. This states that the subdivision of dwelling will be acceptable subject to the following criteria:

all housing development, including conversion of existing homes and non-residential properties:

a. contributes to meeting the priorities set out in the Dwelling Size Priorities Table; and

b. includes a mix of large and small homes.;

4.5 The proposed development meets all of the criteria set out in policy H7 and this is explained in further detail in the body of this statement. The proposal does not result in the overall loss of a family home as a 3 bedroom dwelling will be created with access to private amenity space and the proposal therefore fully complies with DM11.

4.6 In summary, the proposed development is located in a sustainable location and the provision of additional housing on this site by way of conversion/ sub-division is considered to be acceptable in principle.

Design and appearance

4.7 The NPPF identifies that the Government attaches great importance to the design of the built environment and that good design is indivisible from good planning. The importance of good design is re-iterated in the Core Strategy which has been produced to help inform the design of new development and ensure all factors of good design are recognised and incorporated. This statement, provides detailed information on the design rationale for this scheme having regard to national planning policy guidance and the design policies set out with the Development Plan.

4.8 The Council's Local Plan and the guidance in the Council's Residential Design Guide SPD require proposals to be of a high quality design that respects the character and appearance of the original building and the prevailing character of the surrounding area.

4.9 The current proposal seeks to make best use of the site whilst also seeking to preserve and enhance the character and appearance of the wider area. The proposal comprises a conversion of the existing building with a sensitively

designed rear extension as such it will respect the character of the host property by maintaining the key features which can be seen from the public domain.

- 4.10 The density of development proposed will make efficient use of the land, whilst protecting features of interest within and adjacent to the site and creating a well designed, attractive and healthy place. The layout plans show how the quantum of development can be delivered to achieve an efficient use of the site whilst respecting the site context.
- 4.11 The plans and information submitted shows that the development will function well and add to the overall quality of the area, and sympathetic to the local character including the landscape setting, in accordance with the Framework.
- 4.12 The design has taken full account of the physical constraints of the site and the proposed development has been informed by a thorough analysis and understanding of the site context and site constraints. The end result is a high-quality design which is based on established design principles and which is informed by the established character of the area. This comprehensive approach ensures that the proposal is fully in accordance with the NPPF and local planning policy.
- 4.13 In summary it is considered that the design of the proposed development respects the context of the site and, the proposed development is considered to be a positive addition and not result in harm to the surrounding area or significance of the Conservation Area. It is therefore consistent with local and national planning policy in respect of design and appearance.

Residential Amenity

- 4.14 The application site is located within a residential area and the proposed development has been sensitively designed in order to take account of the site. The Local Plan requires development proposals to have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise and disturbance.
- 4.15 There are no residential properties immediately to the south of the application site as the southern boundary backs onto a highway. The closest residential property to the site is 16 Frognal immediately to the north
- 4.16 The scale and location of the proposed extension is not considered to be overbearing or result in a loss of light to the neighbouring properties. The design and layout takes the relationship into account and is set on the opposite side of the site to ensure there is adequate separation distances.
- 4.17 Overall, due to the existing relationships and separation distances involved the proposal is not considered to result in an undue impact on the amenity of neighbours and is consistent with local and national planning policy in respect of residential amenity of existing properties.

Quality of accommodation

- 4.18 The proposed dwelling complies with space standards and minimum room sizes in all regards and is considered to provide high-quality residential dwellings. The dwellings will benefit from private outside amenity space and there will be sufficient space for car parking, cycle parking and refuse storage.

Highways and parking

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- 4.19 NPPF 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.'
- 4.20 There will be a net gain in dwellings as part of the proposed development however, there will be decipherable difference to the traffic levels that exist in the wider area. The site is located in a sustainable location, there are a wide range of services and facilities within the walking distance of the site which further enhances the sustainability credentials of the site.
- 4.21 There is sufficient Cycle parking for 2 bikes is shown to the front of the dwelling which would align with the parking standards.
- 4.22 In summary the proposed development is located in a sustainable location, and the level of parking proposed is considered to be appropriate for the nature of development proposed and it will not have an adverse impact on highway safety

Ecology

- 4.23 Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment. National policy requires that LPA's ensure that measures to sustain, enhance, or restore biodiversity resources are taken into account in relation to development. Specifically, appropriate weight should be given to the presence of protected species or protected sites; features of benefit to nature conservation should be incorporated into development design, and adequate mitigation or compensation measures should be implemented to prevent adverse impacts on biodiversity.

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- 4.24 The application site is previously developed land and heavily managed and as such has a low biodiversity value. Given the sites condition and the limited extent of suitable on-site habitat, the site was assessed as having very limited biodiversity value.
- 4.25 The proposed development provides a number of opportunities to significantly enhance the ecological and biodiversity value of the site. The provision of garden area to the rear of the property with suitable planting provides the opportunity for habitat creation and a significant enhancement of the biodiversity value of the site.

Mitigation, Compensation and Enhancement

Protection of retained trees and shrubs

- 4.26 All retained boundary trees and shrubs will have their root zones, which can extend wider than the canopy, protected from compaction. This will be achieved through either avoidance (buffer zone) or through use of appropriate engineering techniques to protect the root zone. The final mitigation to protect trees and shrubs will be developed by a qualified arboriculturalist and agreed with the local planning authority (To be secured by planning condition).

New tree, shrub and hedgerow planting

- 4.27 The habitats found on-site are common and of negligible-low ecological value. No significant loss will occur as a result of the proposed development and no specific mitigation is necessary, although the opportunity to use appropriate planting to compensate any loss will be taken. Species for new tree, shrub and hedgerow planting will be selected to improve upon the surrounding and local

landscape habitats, and plants will be native and sourced from a reputable nursery. Species that are berry producing to maximise benefits for birds are also favoured. Trees will be native cultivar species (A detailed planting specification will be secured by planning condition).

Residual Effects

- 4.28 There are very few potential adverse impacts associated with the development. The development will provide alternative and better quality habitat for target species, particularly bats and birds, which includes more diverse planting, strengthening boundary habitat, and providing bat bricks and bird nesting boxes. These design features will protect existing habitat and enhance the site so that a variety of species can use it in the long-term, in accordance with national and local biodiversity planning policy.
- 4.29 This ensures that the proposed development will not have adverse impacts on the ability of local wildlife to survive, breed or reproduce, to rear or nurture their young or to hibernate or migrate, and would actively improve the situation for target species such as bats and birds. The proposed scheme will not adversely affect the local distribution or abundance of local wildlife species. Therefore, the long-term ecological effects are considered to be positive at the site scale.
- 4.30 Overall as a result of the design approach adopted it is clear that the proposed development will significantly enhance the biodiversity value of the site in accordance with national and local planning policy.

SUMMARY AND CONCLUSIONS

- 4.31 The application has been evaluated against the development plan and against the core planning principles of the NPPF and whether the proposals deliver 'sustainable development'. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 4.32 Weighing all the relevant factors into the planning balance, and having regard to the NPPF as a whole, all relevant policies of the development plan and supplementary planning documents and guidance, it is considered that the adverse impacts would not significantly and demonstrably outweigh the benefits of the proposal. It is therefore recommended that the application is approved.