

# **paultcarter planning**

## **Planning Statement**

**Redevelopment of the site to the north of No. 10 Ferdinand Street, with the demolition of the existing six lock-up garages, blocking up of windows and obscure glazing and sealing others in north elevation of No. 10 Ferdinand Street, and erection of four storey building providing 6 No. 2 bed flats, 1 No. 3 bed flat, and 1 studio flat, permanent closure of existing vehicular access and reinstatement of the footway**

**No. 10 Ferdinand Street and land adjoining to the north, Ferdinand Street, Camden, London, NW1 8ER**

**Opticrealm Limited**

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## Introduction

1. Planning permission is sought for the comprehensive redevelopment of the site between No. 10 Ferdinand Street and Broomfield with the demolition of the block of six lock-up garages and the erection of a four storey building providing eight new residential units of accommodation.
2. This statement is arranged in the following sections: A description of the site and its location; a description of the proposed development; a list of the planning application documentation; an account of the planning history of the site; a review of relevant planning policy in the development plan and other material considerations, including the National Planning Policy Framework; pre-application advice; an assessment of the key determining issues in this case; and conclusions.

## The Site and its Location

3. The site is located on the east side of Ferdinand Street, a short distance to the north of the junction of the street with Ferdinand Place. This junction marks a distinct change in the character in the Street, both in building scale (height and unit size) and use. To the south of this junction, back to the junction with Chalk Farm Road, the buildings are predominantly two or three storeys high, many with relatively narrow frontage and with a mix of retail, commercial, and food and drink uses on the ground floor. By contrast to the north of this junction the land use is predominantly residential, in the form of flats in large flat roofed buildings up to six storeys high, many with balconies overlooking the street.
4. The southern boundary of the site abuts No. 10 Ferdinand Street. This is a four-storey block of residential flats, constructed of brick with timber cladding to the upper floor, under a flat roof. There are 11 windows in the boundary wall abutting the site (see drawing 417-100 rev02). The applicant owns this building.
5. The east boundary abuts single storey buildings at the rear of the two-storey Crowndale House (Nos. 1 and 3 Ferdinand Place). This building is constructed of brick with some rendered areas with a slate clad roof over the two-storey element, and a mix of flat and pitched roofs over the remainder. A firm of undertakers occupies this property. The single storey element is used as a mortuary. The two-storey element fronting on to Ferdinand Place is used as offices with a residential flat on part of the first floor.
6. To the north of the site lies Broomfield, a six-storey block of flats, constructed of brick under a flat roof. A low concrete wall marks the actual northern boundary of the site. A footpath off Ferdinand Street leads between this wall and a hedge adjacent to Broomfield. This footway provides access to the rear of Broomfield for residents of that property. There is a locked gate at the eastern end of this footway.

One window on each floor of Broomfield overlooks the site.

7. To the west of the site on the opposite side of the Ferdinand Street, lies Kent House a five-storey residential building with a small take away food unit at the southern end of the ground floor. The elevations of this building are primarily rendered. There are a number of balconies and a roof terrace overlooking the street.
8. Kent House is a Grade II Listed Building of Special Architectural or Historic Interest.
9. The site amounts to 310 square metres.
10. The entire site is covered with building or surfaced.
11. It is currently occupied by a single storey flat roofed brick building in the form of a block of six lock up garages, located at the back of the site with the remainder of the site laid out as a paved forecourt.
12. The garages are disused and bordered up.
13. There is an existing gated wide vehicular access with pavement crossover on Ferdinand Street. The remainder of the site boundary to the street is defined by a low brick wall with railings above set between brick piers either side of the access, with a further brick pier at the northern end of this frontage.
14. There are double yellow lines on the highway for the full frontage of the site. Elsewhere on either side of the street there is a mix of resident permit and limited metered public parking spaces.
15. The site enjoys good access to public transport with a PTAL rating of 6a with bus stops on Ferdinand Street and Chalk Farm Road, together with access to the Underground at Chalk Farm Tube Station (4 minutes walk) and Camden Town Tube Station (9 minutes walk) and mainline rail services at Kentish Town West (12 minutes walk).

## **The Proposed Development**

16. Planning permission is sought for the demolition of the existing single storey flat roofed brick building at the rear of the site, last used as lock-up garages but now boarded up, and the erection of a four storey building providing eight new residential units of accommodation.
17. Further details of the proposed development with photographs of the site, images of the new building and photomontage of the completed development are set out in the Design and Access Statement.
18. The development includes the blocking up, or obscure glazing and sealing of

windows in the north elevation of No. 10 Ferdinand Street, the closure of the vehicular access and the reinstatement of the highway footway.

19. The proposed four-storey building is sited at the back edge of the pavement on the building line of No. 10, the neighbouring residential building on the south side of the site. The height of the building ties in with that of No. 10.
20. In common with other residential buildings in the street the design provides for a building constructed principally in brick with a flat roof. The flat roof will house a small array of solar panels to provide renewable energy and be constructed and planted as a bio-diverse green roof.

## Planning Application Documentation

21. The planning application comprises the following:

Planning application form

### Drawings

Number/rev	Scale	Title
411 - 001 02	1:200	Location Plan
411 - 100 03	1:200	Site Plan Existing
411 - 101 06	1:100	Site Plan Proposed Ground Floor
411 - 102 05	1:100	Site Plan Proposed First Floor
412 - 101 06	1:50	Plan Level 00 Ground Floor
412 - 102 07	1:50	Plan Level 01 First Floor Plan
412 - 103 04	1:50	Plan Level 02 Second Floor Plan
412 - 104 04	1:50	Plan Level 03 Third Floor Plan
412 - 105 05	1:50	Plan Level 04 Roof Plan
413 - 100 01	1:100	Elevations Existing Sheet 1
413 - 200 05	1:50	Elevations Proposed Sheet 1 West
413 - 201 04	1:50	Elevations Proposed Sheet 2 North
413 - 202 04	1:50	Elevations Proposed Sheet 3 East
414 - 100 02	1:100	Sections – Elevations Proposed
414 - 101 00	1:100	Section – Proposed Privacy Screen
414 - 300 02	1:10	Section – Front Façade Illustrative Window Details
417 - 100 02	1:200	Plans and Elevation- 10 Ferdinand Place Windows to be altered
417 - 101 00	1:150	External Lighting Proposal
452 - 100 02	1:100	Plans Gross Floor Areas
452 - 101 01	1:100	Plans Net Lettable Areas
452 - 102 00	1:100	Plans Amenity Areas
460 - 102 01	1:50	Plans Ground Floor Lifetime Homes Compliance
460 - 103 01	1:50	Plans First Floor Lifetime Homes Compliance
460 - 104 00	1:50	Plans Second Floor Lifetime Homes Compliance
SK - 04 01	na	3-D sketches

### **Report/Statements/Documents**

Design and Access Statement (Lees Munday Architects)  
Planning Statement (paultcarter planning)  
Daylight Sunlight and Overshadowing Analysis (Delva Patman Redler)  
Arboricultural Implications Report (Simon Jones Associates)  
Phase 1 Desk Study Report (Southern Testing)  
Energy Strategy Report incorporating Code for Sustainable Homes Pre-Assessment (Syntegra Consulting)  
Construction Management Plan (Opticrealm Limited)  
Lighting Data Sheets

### **Planning History**

22. There is no relevant planning application history on the site but the Council's deliberations, and decision in 2012, to sell the site are relevant as they include an assessment that the site is suitable for residential redevelopment. Reference to this is made in the examination of the land use issue in the Assessment section below.

### **Planning Policy**

23. Sections 70(2) of the Town and Country Planning Act 1990 and 38(6) of the Town and Country Planning Act 2004 state that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

### **National Planning Policy Framework**

24. Paragraphs 2, 14 and 196 of The National Planning Policy Framework (March 2012) (NPPF) confirm that the NPPF is a material consideration in planning decisions.
25. Paragraph 215 of the NPPF provides that due weight should be given to relevant policies in development plans adopted before the publication of the NPPF according to the degree of consistency with the Framework.
26. At the heart of the NPPF is a presumption in favour of sustainable development. For decision making this means, unless material considerations indicate otherwise, approving development proposals that accord with the development plan without delay. Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework taken as a whole; or specific policies in the Framework indicate development should be restricted. (NPPF paragraph 14)

## Development Plan

27. The development plan in this case comprises the following:
- The London Plan, July 2011, as Revised Early Minor Alterations, October 2013
  - Camden Core Strategy 2010-2025, Development Plan Document, November 2010
  - Camden Development Plan Policies 2010-2025, Development Plan Document, November 2010
  - Camden Site Allocations Development Plan Document, September 2013

## Other material considerations

28. In addition to The National Planning Policy Framework (March 2012) other material considerations include:
- Supplementary Planning Guidance and Best Practice Guidance published by the Greater London Authority:
    - Housing, Supplementary Planning Guidance (SPG), November 2012
    - Sustainable Design and Construction, SPG, May 2006 (The GLA has published a Draft Sustainable Design and Construction SPG, July 2013)
    - Accessible London: Achieving an Inclusive Environment, SPG, April 2004
    - Wheelchair Housing, BPG, September 2007
    - The Control of Dust and Emissions from Construction and Demolition BPG, November 2006
  - Supplementary Planning Guidance published by Camden Council:
    - Camden Planning Guidance (CPG) 1 Design, as amended, adopted 4<sup>th</sup> September 2013
    - CPG2 Housing, as amended, adopted 4<sup>th</sup> September 2013
    - CPG3 Sustainability, as amended, adopted 4<sup>th</sup> September 2013
    - CPG6 Amenity, as amended, adopted 7<sup>th</sup> September 2013
    - CPG7 Transport, as amended, adopted 4<sup>th</sup> September 2013
    - CPG8 Planning Obligations, as amended, adopted 4<sup>th</sup> September 2013
29. Notable among other draft plans and guidance on which the planning authorities are/have consulted is the Draft Further Alterations to the London Plan, January 2014. The public consultation exercise on these Alterations runs through to the

10<sup>th</sup> April 2014. The page setting out this consultation on the GLA website states that “These alterations have been prepared primarily to address key housing and employment issues emerging from an analysis of census data received since the publication of London Plan in July 2012, and also indicate a substantial increase in the capital’s population”. At this point the Alterations themselves can be afforded little weight in the planning process but the census information that prompted the Draft Alterations is a matter of fact and the need to increase the planned level of housing supply throughout London as a result is inevitable.

30. Reference to development plan policies and other material considerations are set out under the topics examined in the Assessment section below.

### **Pre-application advice**

31. In October 2010 a submission for pre-application advice was made. A meeting with Council Officers was held on the 29<sup>th</sup> October 2013 and the Council’s written pre application advice was issued on the 21<sup>st</sup> November.
32. A copy of this advice is produced at Appendix 1. It is set out under the following topic headings: land use principles; residential policies; amenity; urban design; trees; crime prevention; access; resources and energy; transport; waste; contaminated land; section 106 matters; Community Infrastructure Levy; consultation; and planning application requirements. Reference is made to this advice in the Assessment section below.
33. The advice called for any planning application to be accompanied by Statements as follows: Design and Access Statement; Construction Management Plan; Daylight/Sunlight Assessment; Energy Statement; Floorspace Schedule (this is set out in the Design and Access Statement); Light Impact Statement (subsequent correspondence [exchange of email Lees Munday Architects and Planning Case Officer 13<sup>th</sup> and 16<sup>th</sup> December 2013] has confirmed that this Statement is not required but reference to external lighting is made to this in the Design and Access Statement, with details shown on drawing 417-101 rev00); Noise Impact Assessment if external plant proposed (this report is not required as no external plant other than solar panels is proposed); Photographs/photomontages (photographs are included within the Design and Access Statement, a photomontage is set out on the front cover of the Design and Access Statement); Planning Statement; Public Open Space Assessment (the advice states if public open space is not being provided on site commentary agreeing to make a financial contribution should be provided – this is set out in the Planning Statement); Services Management Plan (information is included in the Design and Access Statement as requested); Sustainability Code for Sustainable Homes Pre-Assessment; Water Impact Statement/Basement Impact Assessment if excavation proposed (subsequent correspondence [exchange of email Lees Munday Architects and Planning Case Officer 13<sup>th</sup> and 16<sup>th</sup> December 2013]) has confirmed that this



Statement is not required); and Tree Planting financial contribution (reference to this is made in the Planning Statement).

34. The advice also set out a list of matters that the Council would wish to include in a Planning Obligation under Section 106 of the Town and Country Planning Act 1990. Reference to this is made in the Assessment section below under the heading Planning Obligation.
35. The pre-application advice suggested that the proposed scheme might benefit from a Planning Performance Agreement (PPA). The applicant has not pursued this as the Council's Planning Charter (page 13) states that a PPA is only suitable for Major development (i.e. proposals for 10 or more residential units, or over 1,000 square metres of new floorspace). This proposal is not a major development.

## **Assessment**

### **Land Use**

#### **Is the residential redevelopment of the site with the loss of the garages acceptable?**

36. The pre-application advice concludes that the principle of residential use of the site is likely to be supported but the case should be made in the application for the loss of garages and residential redevelopment.
37. The site is shown without notation on the Development Plan Proposals Map.
38. The Camden Site Allocations Development Plan Document could not identify and allocate every site with development potential. Under the section headed "Criteria for Site Selection" the Council advises that because a site is not included in the DPD does not imply it is unimportant and in a densely built up area like Camden the Council relies on many smaller sites to deliver most of the Borough's housing.
39. The site is located in a residential area with blocks of flats to the south (No.10 Ferdinand Street), North (Broomfield) and west (Kent House)
40. The NPPF states: the social dimension of sustainable development includes providing the supply of housing required to meet the needs of the present and future generations (NPPF, paragraph 7); local planning authorities should ensure a five-year supply of deliverable housing sites is maintained (NPPF, paragraph 49); and encourages the effective use of land by re-using previously developed land (NPPF, paragraphs 17 and 111); and decisions should optimise the potential of a site to accommodate development ((NPPF, paragraph 58).
41. London Plan Policy 3.3 (Increasing housing supply) refers to the pressing need for more homes in London and calls upon the Boroughs to seek to exceed the relevant minimum borough annual average housing target, in particular through the

potential to realise brownfield housing capacity.

42. Camden Plan Policy CS1 (Distribution of growth) states that the Council expects in the order of 12,500 additional homes to be delivered in Camden in the period 2010/11/ to 2024/25. Areas where development will be concentrated include highly accessible locations. Camden Plan Policy CS3 (Other highly accessible locations) confirms that for housing such areas include appropriate edge of town centre sites. Camden Plan Policy CS6 (Providing quality homes) confirms that housing is the priority land-use of Camden's Local Development Framework and the Council will make full use of the Borough's capacity to accommodate housing to meet or exceed a target of 8,925 homes in the period 2010-2025.
43. The Draft Alterations to the London Plan 2014 call for a significant increase in the provision of housing with the minimum ten-year target for Camden Borough in the period 2015 – 2025 increased from 6,650 to 8,892.
44. Camden Plan Policy DP1 (Mixed use development) requires a mix of uses in development where appropriate. Factors to be taken into account in determining whether the site is appropriate for mixed use include – the character of the development, the site and the area; the site size; and whether the sole or primary use proposed is housing. The Council's pre-application advice in this case does not require a mixed-use development. It confirms that the principle of residential development of the site is likely to be supported.
45. The Council previously owned the garages and it is understood that they were let to local residents. The Council identified this site for sale as part of the Camden Community Investment Programmes.
46. A report (Camden Community Investment Programme (CENV/2012/13)) to Cabinet in April 2012) identified this site as surplus to requirements, the sale of which can ensure that it is better used (to provide new homes for example) and to release its value to contribute towards investment in improvements to existing Council homes (paragraph 6.1). The report advised that all of the garages were let; there had been a small response from residents (6) to consultation with a mix of opposition and support; all three objectors rented garages on the site (paragraph 6.10). It concluded that prior to implementation the existing garage users would be offered alternative parking provision in the local area (paragraph 6.14) and given the potential for the development of the site, balanced against the relatively small loss of amenity, it was recommended that the site be declared surplus to requirements and sold at the best consideration (paragraph 6.15). The Minutes (Section 9(ii)) of this Cabinet meeting record that this recommendation was approved.
47. The Council prepared a Planning Statement, February 2013 as information in connection with the sale of the site. This advises that the parking on the site is allocated to Camden tenants who will be relocated within existing local estate parking provision. As there is a double yellow line parking restriction (no parking

at any time) restriction along the entire street frontage of the site the redevelopment of the site will not displace any on street parking bays in the area. The Statement concludes that the site is suitable for redevelopment and the priority for any redevelopment of the site is to secure new residential floorspace.

48. The site is clearly suitable for residential redevelopment:

- The parking provision on this site is now clearly redundant. Policy DP19 (Managing the impact of parking) encourages the removal of surplus parking
- It is located in a highly accessible location with a PTAL (Public Transport Accessibility Level) rating of 6a, on the edge of Camden Town Centre
- It is located in a residential area
- The size is not suitable for a mixed use development
- There is a need to increase housing supply throughout London
- The development makes efficient full use of previously developed land

### **Urban Design**

#### **Is the character of the development and the scale and design of the building acceptable?**

49. Scale is considered here in townscape terms. Other possible impacts of scale in terms of amenity e.g. daylight and sunlight are considered under other topic headings below.
50. The NPPF identifies seeking to ensure high quality design is one of 12 core planning principles. It advises that good design is a key aspect of sustainable development and indivisible from good planning and that planning decisions should aim to ensure that development responds to local character while not preventing or discouraging appropriate innovation and is visually attractive as a result of good architecture (NPPF, paragraphs 17 and 58).
51. London Plan Policies 3.5 (Quality and design of housing developments); 7.1 (Building London's neighbourhoods and communities); 7.4 (Local character); and 7.6 (Architecture) express the same objectives in requiring high quality design, responding to local character and delivering high quality architecture.
52. Camden Plan Policies CS1 (Distribution of growth); CS14 (Promoting high quality places and conserving our heritage); and DP24 (Securing high quality design) require development of the highest standard of design that respects local context and character. Detailed guidance on the delivery of good design is set out in CPG1 – Design.
53. Policy DP24 (Securing high quality design) sets out matters to be considered in the

delivery of good design. These include:

- Character, setting, context and the form and scale of neighbouring buildings: The proposed residential building respects the predominantly residential character of the area. The overall height of the four-storey building is the same as No. 10, the block of flats to the south of the site. The building is lower in height than the residential buildings, Broomfield to the north of the site and Kent House to the west of the site on the opposite side of the street.

The pre-application advice confirms that the overall scale of the building is acceptable subject to the extent that the tree to the north of the site is allowed to be pruned back.

Building up to the front of the site ties in with the building line of No.10. Design features, including the flat roof and balconies overlooking the street, echo features found on the neighbouring residential buildings in Ferdinand Street. The pattern of the large full height predominantly recessed windows to the upper floors provides a simplicity and order to the front façade.

The development will replace a garage block and forecourt that in visual terms presents a hole in the streetscene with a new building of good design that will enhance the streetscene in Ferdinand Street and enhance the setting of Kent House, a Grade II Listed Building of Special Architectural or Historic Interest.

- Quality of the materials to be used: The building will be constructed in pale buff brickwork to bridge the shades of colour between No.10 and Broomfield and thereby harmonise with the street. As the pre-application advice recognises this will assist the building in bringing unity to the streetscape. Decorative infill panels, glazed coloured balconies, coloured window frames and a green roof will all add visual interest to the building.
- Visually interesting frontages at street level: Building to the back edge of the pavement, with recessed lobby leading onto the street and recessed narrow vertical windows to the ground flat directly overlooking the street will provide for visual interest.

54. The Council's pre-application advice indicates that the overall scale and design of development are considered acceptable.
55. Additional matters mentioned under Policy DP24 are considered under other headings in this assessment of the proposed development.

## Daylight/Sunlight/Shadow

### **Does the development provide for the maintenance of satisfactory natural light provision to neighbouring residential dwellings, and the provision of satisfactory natural light to the proposed dwellings?**

56. Camden Plan Policy DP26 (Managing the impact of development on occupiers and neighbours) includes four light factors – daylight, sunlight, overshadowing and artificial light – among the criteria to be examined in protecting the quality of life of occupiers and neighbours. Camden CPG1 (Design) advises that consideration should be given to avoiding significant overshadowing of open space and amenity areas.
57. Camden CPG2 (Housing) advises that design should maximise sunlight and daylight both within the new development and to neighbouring properties. Developments should meet site layout requirements set out in the Building Research Establishment (BRE) Site Layout for Daylight and Sunlight – A Guide to Good Practice (1991). Minimum requirements are prescribed for natural lighting these include each dwelling in a development being required to have at least one habitable room with a window facing within 30° of south, but clearly this is not practicable in a scheme such as this where the aspect is largely dictated by the existing townscape. This is clearly acknowledged by the Council as another section on sunlight and design in CPG6 (Amenity) requires new development to provide at least one window to habitable space facing with 90° south, where practicable. This CPG requires a daylight and sunlight report to accompany a planning application where development has the potential to reduce daylight and sunlight on existing and future occupiers, near to and within the site.
58. The Council's pre-application advice calls for the planning application to be accompanied by a daylight and sunlight report, following Building Research Establishment guidelines.
59. The applicant owns No. 10 Ferdinand Street. The residential accommodation therein is let on short-term leases. There are a number of windows in the elevation of this property overlooking the site (see drawing 417-100 rev02). Save for two windows serving the kitchen dining area in the third floor flat of this building these windows serve stairwells or hallways - some of these windows will be blocked up, others will be obscure glazed. The loss of the windows to the third floor flat will not harm the amenity of that accommodation as it benefits from extensive glazing in the west and south elevation of the building.
60. The Daylight, Sunlight and Shadowing Analysis prepared by Delva Patman Redler in accordance with Building Research Establishment (BRE) Guide to Good Practice – Site Layout Planning for Daylight and Sunlight 2011 – demonstrates:

- The quantity, quality and distribution of light within the rooms of neighbouring residential dwellings in Broomfield, Crowndale House and Kent House will remain BRE compliant
- All habitable rooms within the scheme will be fully compliant with the BRE Guidelines
- There will be no adverse effect on neighbouring residential amenity in shadowing terms

## **Residential Policy**

### **Are the tenure, mix, sizes and layout of the units acceptable?**

61. Requirements and/or expectations in respect of housing tenure, mix, size and layout are set out in London Plan Policies 3.5 (Quality and design of new housing developments); 3.8 (Housing choice); and 3.11 (Affordable housing thresholds) and Camden Plan Policies CS6 (Providing quality homes); DP5 (Homes of different sizes); DP6 (Lifetime homes and wheelchair housing); and Camden CPG2 Housing.
62. The Council's pre-application advice confirms that the development falls below the threshold at which an element of affordable would be required, and states that the size and mix of the residential units should comply with the development plan.
63. This scheme for eight residential units is all intended for market rent. It falls below the threshold of ten units or 1,000m<sup>2</sup> floor area at which an element of "affordable housing" is required.
64. The scheme provides for a mix of dwelling sizes in accordance with Camden Plan policy DP5. Following the pre-application advice received from the Council the dwelling size mix has been amended to incorporate a three-bedroom unit. The mix and design occupancy of the scheme are:
 

1 studio apartment	1 person per dwelling
1 one-bed apartment	2 persons per dwelling
5 two-bed apartments	3 persons per dwelling
1 three-bed apartment	5 persons per dwelling

65. The size of each of the dwellings is set out in the Design and Access Statement and drawing 452-101 rev01 and complies with the requirements at paragraphs 4.14 and 4.16 of CPG2 "Housing".

Apartment size	Maximum design occupancy	Minimum floorspace requirement m <sup>2</sup>	Minimum design floorspace m <sup>2</sup>
Studio	1	32	32
One Bedroom	2	48	49
Two Bedroom	3	61	61
Three Bedroom	5	85	87

66. Details set out in the Design and Access Statement and drawings 460-102 rev01, 103 rev01 and 104 rev00 demonstrate that each of the dwellings meets the Lifetime Homes Standards.

### **Trees**

#### **Is the impact on the neighbouring London Plane tree acceptable?**

67. London Plan Policy 7.21 (Trees and woodlands); and Camden Plan Policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) include reference to the protection of trees and the promotion of new trees, including additional street trees. Guidance on the protection of trees is given in Camden CPG1 (Design).
68. The Council's pre-application advice calls for the submission of an arboricultural report to assess the impact of the development on the neighbouring London Plane tree at the front of Broomfield.
69. The arboricultural report prepared by Simon Jones Associates in accordance with BS 5837: 2012, Trees in Relation to Design, Demolition and Construction, advocates that the London Plane tree situated in Broomfield adjoining the site is pruned and concludes:
- This pruning will result in an overall improvement in the tree's symmetry and appearance
  - The tree can be satisfactorily retained and protected
  - The tree will not present any post construction problems either in building maintenance or the amenity of residents in the scheme
70. In accordance with the Council's pre-application advice the applicant is willing to

make a contribution to the planting of roadside trees.

## **Biodiversity**

### **Does the scheme incorporate adequate measures to enhance local biodiversity?**

71. The NPPF advises local planning authorities that they should encourage opportunities to incorporate biodiversity in development (NPPF, paragraph 118).
72. London Plan Policies 5.10 (Urban greening); 5.11 (Green roofs and development site environs); and 7.19 (Biodiversity and access to nature); and Camden Plan Policies CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity), include an expectation that development will incorporate new or enhanced habitat where possible; including through bio diverse green or brown roofs and new street trees. Further reference to green and brown roofs is set out in Camden Policy DP22 (Promoting sustainable design and construction) and CPG3 (Sustainability).
73. The site is currently entirely covered with building and paving, and is devoid of any biodiversity merit. The proposed development will result in a significant biodiversity enhancement through the provision of:
  - A green roof with indigenous species planting
  - Brick bird/bat boxes on the rear elevation.

## **Sustainability**

### **Does the scheme satisfy sustainability requirements - the Code for Sustainable Homes, energy and water and drainage? Is satisfactory provision made for waste management?**

74. The NPPF explains that the environmental dimension of sustainable development includes designing to mitigate and adapt to climate change and moving towards a low carbon economy. Local planning authorities are advised that new development should be steered to areas with the lowest probability of flooding and they should expect new development to minimise energy consumption (NPPF, paragraphs 7, 49, 96 and 101).
75. London Plan Policies 5.1 (Climate change mitigation); 5.2 (Minimising carbon dioxide emissions); 5.3 (Sustainable design and construction); 5.6 (decentralised energy in development proposals); 5.7 (Renewable energy); 5.12 (Flood risk management); and 5.13 (Sustainable drainage); and Camden Plan Policies CS13 (Tackling climate change through promoting higher environmental standards); CS18 (Dealing with our waste and encouraging recycling); DP22 (Promoting sustainable design and construction); and DP23 (Water) together with CPG3 (Sustainability); refer to requirements in energy, water, Code for Sustainable



Homes, drainage and waste management.

76. All new development is expected:
- To reduce carbon emissions in accordance with the energy hierarchy – Be Lean, Be Clean, Be Green
  - To achieve a 40% improvement on the 2010 Building Regulations
  - To achieve Code Level 4 of the Code for Sustainable Homes
  - Following the application of stages 1 and 2 of the energy hierarchy to target a 20% reduction in CO<sub>2</sub> emissions from renewable technologies unless it can be demonstrated that this is not technically feasible or viable.
77. The Energy Strategy Report (incorporating a Code for Sustainable Homes Pre-Assessment) demonstrates that:
- It is not feasible to provide the development with its own combined heat and power plant
  - There is no existing, or planned, district heating network in the proximity of the site
  - The strategy will provide an average 41.9% reduction saving (DER/TER) against current Building Regulations for the development
  - The strategy will provide an average 39.5% reduction of CO<sub>2</sub> emissions through the provision of photovoltaic panels providing renewable energy
  - The strategy will provide an 18% reduction of CO<sub>2</sub> emissions over the standard case SAP assessments
  - The strategy will provide an average Fabric Efficiency of 44.92
  - Applying the Energy Hierarchy – Be Lean, Be Clean, Be Green – the predicted emissions of the development are 68.6% lower than baseline emissions
  - The development will achieve Level 4 Code for Sustainable Homes
78. Section 6 of the GroundSure EnviroInsight Report, included within the Phase 1 Desk Study Report (Southern Testing) shows that the site lies within Flood Zone 1 Area i.e. an area having a less than 1 in 1,000 annual probability of river flooding.
79. As per the Code for Sustainable Homes Pre-Assessment the design provides for internal water use not to exceed 105 litres per person per day, and surface water drainage will be in accordance with Sustainable Urban Drainage System principles.
80. Details for waste management in the scheme are discussed in the Design and Access Statement and illustrated on drawing 412-101 rev06. The scheme

incorporates provision for a secure bin store at ground floor within the building with made for 1,100 litre Eurobin for general refuse, a 660 litre Eurobin for mixed recycling and a 240 litre wheelie bin for food waste. This provision is based on recommendations made by Camden Council and space has been to allow for further provision if required.

## **Open Space**

### **Does the scheme make adequate provision for open space – private and public?**

81. London Plan Policy 3.5 (Quality and design of housing developments); and Camden Plan Policies DP24 (Securing high quality design); and DP31 (Provision of, and Improvements to open space and outdoor sport and recreation facilities) require the provision of appropriate amenity space within the scheme and a contribution to the supply of open space. Further guidance on these matters is set out in CPG2 (Housing) and CPG6 (Amenity).
82. Where practicable new dwellings should provide access to some from of outdoor amenity space e.g. balconies or communal gardens.
83. Each of the dwellings at ground floor level has access to the open amenity area planned at the rear of the development. All of the other dwellings benefit from the provision of a balcony. These amenity areas are shown on drawing No. 452-102 rev00.
84. As acknowledged in the Council's pre-application advice the development is too small to incorporate on-site public open space. This requirement will be satisfied through a financial contribution in lieu of direct provision in accordance with CPG6 (Amenity) and CPG8 (Planning Obligations).

## **Transport**

### **Does the scheme make adequate provision for cycle storage and is a car-free development acceptable?**

85. The NPPF identifies the management of growth to make the fullest possible use of public transport, walking and cycling as one of twelve core planning principles (NPPF, paragraph 17)
86. London Plan Policies 6.9 (Cycling); 6.13 (Parking); and Camden Plan Policies CS11 (Promoting sustainable and efficient travel); DP17 (Walking cycling and public Transport); DP18 (Parking standards and limiting the availability of car parking); and DP19 (Managing the impact of parking) require development to:
  - Make provision to promote cycling and to meet the Council's minimum standards for cycle parking set out in Appendix 2 of the Development Policies DPD

- Encourage the removal of surplus car parking spaces
  - Be car-free in areas within Controlled Parking Zones that are easily accessible by public transport
87. The Council's pre-application advice confirms that the development must be car-free and that one bicycle space per residential unit is acceptable. Bicycle storage space for this number must be fully accessible for all users.
88. The scheme incorporates a lockable bicycle and pram store into the fabric of the building at ground floor level. Provision is made for one bicycle per dwelling as per the requirement at Appendix 2 of the Development Policies DPD.
89. Prior to its sale the Council declared the past parking use of the site surplus to requirements. The development is car free. The location of the site enjoys an excellent Public Transport Accessibility Level of 6a, with access to numerous bus routes, the underground system (Camden Town and Chalk Farm Stations), and main rail services (Kentish Town West) all within easy walking distance.

## Privacy

### **Does the scheme provide for adequate spatial separation to ensure residential privacy is satisfactory?**

90. Camden Plan Policy DP26 (Managing the impact of development on occupiers and neighbours) refers to the protection of neighbour's amenity – including visual privacy and overlooking - in the control of development. Further guidance on this issue is given in CP6 (Amenity).
91. The Council's pre-application advice refers to a general requirement for separation distance of 18 metres between the windows of habitable rooms of different units that directly face each other. The guidance in CPG6 (Amenity) clearly recognises that it will not always be possible to achieve this distance for it states "Good practice provides for a minimum distance of 18 metres between the windows of habitable rooms of different units that directly face each other. Where this cannot be achieved mitigation should be provided e.g. obscure glazing or screening".
92. In this case there is one window where the separation distance to a neighbouring habitable room is slightly less than the recommended 18 metres. This is the window to bedroom 2 in Flat Type 4 on the first floor. The issue is considered at page 11 of the Design and Access Statement. This shows that there is a distance of 16.58 metres between this window and the first floor wall at the rear of Crowndale House. Of the three windows to the first floor residential flat in this elevation of Crowndale House only one serves a habitable room (marked as "Window 1" on the plan at page 11 of the Design and Access Statement). This window does not directly face the window within the proposed scheme, there is not a direct line of sight between the full width of the two windows and the minimum separation

between the two is 17.1 metres. The glazed screen proposed on the site boundary, see drawing 414-101 rev00, will ensure that satisfactory separation for privacy purposes is maintained.

### **Planning Obligation**

93. The Council's pre application advice explains that if an application is submitted that satisfactorily addresses the detailed comments made, a Section 106 Agreement covering the following matters will be required:

- Public open space contribution (as per CPG8)
- Education contribution (as per CPG8)
- Street trees contribution (@ £500 per tree)
- Car-free housing
- Construction management plan
- Sustainability plan (including code for sustainable homes design stage and post construction review)
- Energy plan
- Payment of the Council's fees in preparation and monitoring the Agreement

94. The applicant notes the mention that a contribution may be required to highway works.

95. The applicant further notes financial contributions are required where a development does include a combined heat and power, and a connection to a decentralised energy network is not possible within 3 years (paragraph 5.28 and the following table in CPG3, and paragraph 7.10 of CPG 8 refer).

96. The applicant is willing to enter into a Section 106 Agreement with the Council which accords with Regulation 122 of The Community Infrastructure Levy Regulations 2010.

### **Other Matters**

97. Other matters mentioned in the Council's pre-application advice include design for crime prevention; the affect the development on residential outlook/enclosure; contamination; and Mayor of London Community Infrastructure Levy.

98. A Crime Impact Statement is set out at page 9 of the Design and Access Statement. This has been the subject of consultation with a Designing Out Crime Officer (Metropolitan Police) who considers this is appropriate to this development (see email at page 12 of the Design and Access Statement). Design Measures on this

front include:

- Operable windows and doors complying with BS PAS 24-2012
- Secure ventilation to ground floor habitable rooms fronting the street
- Self closing and locking doors to bin and bicycle stores
- Audio and video access control to main access door
- Post delivery without need to access the building
- Utility meters sited in a communal area avoiding need for access to individual flats to read the same
- Good lighting and CCTV to external lobby area

99. As explained above the applicant owns No. 10 Ferdinand Street. Windows in the elevation of that building overlooking the site will be blocked up or obscure glazed and sealed. The only window to a habitable room is on the third storey (see drawing 417-100 rev02). This room benefits from large windows on two other elevations.

100. The impact of development on windows in Broomfield and Crowndale House is considered at page 11 of the Design and Access Statement. The photographs of Broomfield and Crowndale House and the floor plan of Crowndale House illustrate that each of the rooms in the neighbouring dwellings overlooking the site benefits from another window (two windows in the case of Crowndale House) in principal elevations of the buildings.

101. The Phase 1 Desk Study (Southern Testing) concludes that the potential for contamination, from both onsite and offsite sources is low.

102. The applicant notes that the development will be liable for the Mayor of London Community Infrastructure Levy in addition to the financial contributions to be secured through a Section 106 Agreement with Camden Council.

## **Conclusions**

103. The site is located in a predominantly residential area.

104. The site is disused. It was last used for car parking but was declared surplus and sold by Camden Council following an assessment that the site would be suitable for residential use.

105. There is a need to increase housing supply throughout London.

106. Housing is the priority land use in Camden.

107. The development makes best use of this previously developed site.
108. The scale and design of the development are suitable for the area.
109. Daylight and sunlight to neighbouring dwellings and within the scheme comply with BRE guidelines.
110. The mix and size of the accommodation complies with the Councils requirements.
111. The development satisfies the Lifetime Homes Standards.
112. The impact on the neighbouring London Plane tree is acceptable.
113. The development will enhance biodiversity.
114. The development meets the Council's energy requirement, with predicted emissions 66.8% lower than baseline emissions.
115. The housing will achieve Code Level 4 of the Code for Sustainable Homes.
116. There is low risk of contamination.
117. The site is located in Flood Zone 1.
118. The development provides for the protection of privacy to neighboring dwellings..
119. The site is situated in a highly accessible location with a PTAL rating of 6a.
120. The development is car free.
121. Other impacts can be mitigated through a section 106 Agreement e.g. financial contributions to education and open space provision.
122. The development complies with the development plan.
123. Planning permission should be granted in accordance with the presumption in support of sustainable development.

**Paul T Carter BSc.(Hons) Dip TP MRTI MRICS**  
**January 2014**

**APPENDIX 1**  
**Pre-Application Advice**

# Pre-application meeting report



**Agent name and address:**

David Lees  
Lees Munday  
28 Westonfields  
Albury, Guildford  
Surrey  
GU5 9AR

**Site address:**

Garages adjacent to 10 Ferdinand Street,  
London  
NW1 8ET

**Meeting date:**

Tuesday 29<sup>th</sup> October 2013

**Case Ref:**

2013/6435/PRE

## Proposal(s)

Pre application advice/meeting on the erection of four storey building to create 8x residential units comprising 7x 2- bedroom flats and 1x studio following demolition of existing garages.

## Lead officer for Camden:

John Nicholls – Planning Officer

## Other Camden officers attending:

Charlie Rose (Heritage and Conservation Officer)  
Alex Hutson (Tree Officer)  
Steve Cardno (Transport Planning Officer)  
Shefa Warraich (Building Control Officer)

Input provided in advance of the meeting, without attending the actual meeting:

Nicola Tulley (Policy Officer)  
Michelle Horn (Access Officer)  
Ann Baker (Principal Environmental Services Officer)

## Applicant(s)/Agents(s) attending:

David Lees (Lees Munday Architects)  
Sinead Hagerty (Lees Munday Architects)  
Paul Carter (Paul Carter Planning)  
Tim Cockburn (Optic Realm)



*Principal issues discussed at our meeting*

**Introduction / Purpose of Meeting**

Pre application advice/meeting on the erection of four storey building to create 8x residential units comprising 7x 2- bedroom flats and 1x studio following demolition of existing garages.

A summary of the identified site constraints/characteristics are:

- Haverstock Ward
- Located within the HS2 Safeguarding Area 200m Buffer zone
- Public Transport Accessibility Level of 6a (excellent)
- Within a controlled parking zone (permits: spaces ratio is above 1 – the CPZ suffers from parking ‘stress’) which operates Mon-Fri 08.30-18.30 and Weekends 9.30-17.30.

Information considered as part of this pre-application response:

- Cover letter from Lees Munday including Lifetime Homes Statement
- Set of plans submitted by Lees Munday Architects
- Tree constraints report and constraints plan
- Wheelchair access plan
- Lifetime homes compliance

Planning history at the site

None

**Overview of advice**

Some key concerns remain regarding the proposals at the site, summarised as follows:

- Impact on nearby occupiers in terms of outlook/sense of enclosure, overlooking and daylight / sunlight.
- Impact on London Plane Tree in the front garden area of Broomfield on site adjacent.
- Mix of units and lack of any 3 bedroom units within the scheme.

These are fundamental elements in relation to any proposal of this nature at the site. As such, it is advised that significant additional work / revisions are required prior to any to any proposal being likely to be considered appropriate by officers.

There are acknowledged to be some matters which would be considered appropriate, but until the matters detailed above are all addressed the proposals would not be able to be progressed with a positive officer recommendation. Put simply, if the proposal submitted for the pre-application meeting was presented as an application, it may be refused

	planning permission. As such, officers consider that further pre-application discussions prior to any formal submission may be of benefit to all parties.
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<p><b>Land use principles</b></p>	<p>The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents) as adopted on 8<sup>th</sup> November 2010, the London Plan (July 2011) and the NPPF (March 2012).</p> <p>The LDF is available to view and download from the Council's website: <a href="http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/local-development-framework--ldf-/:jsessionid=1DA2018841FAE94451C85600F5F2B893.node2">http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/local-development-framework--ldf-/:jsessionid=1DA2018841FAE94451C85600F5F2B893.node2</a></p> <p>The LDF is accompanied by the Camden Planning Guidance (CPG). A full copy of CPG's (including updated CPG adopted on 4<sup>th</sup> September 2013) is available to view from the Council's website: <a href="http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance.en">http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance.en</a></p> <p>Officers consider that should any application be forthcoming of the nature proposed, consideration of the relevant policies in respect of the loss of the garage uses will need to be considered in full.</p> <ul style="list-style-type: none"> <li>• Loss of garages and replacement with residential</li> </ul> <p>Main policy context – policies CS6 and DP2 and DP19 and guidance contained within CPG2</p> <p>The use of the site is currently vacant and is boarded up, but it was used as garages to park motor vehicles. Policy DP19 encourages the removal of surplus parking, and this, balanced with Policy DP2, which seeks to increase the availability of housing within the borough.</p> <p>It is likely that a case will be able to be made in all respects, but the onus is on you to demonstrate this through the submission of information at the time of the application. The principle of residential uses at the site would be likely to be supported.</p>
<p><b>Residential policies</b></p>	<p>The proposals are of a nature which would not require a contribution to affordable housing. The proposal is for 8 units and the site is less than 1000sqm and therefore the affordable housing threshold is not breached.</p> <p>In terms of the mix in size of residential units, policy DP5 seeks to provide a range of unit sizes to meet demand across the borough. In order to define what kind of mix should be provided within residential schemes, policy DP5 includes a Dwelling Size Priority Table. The Council would expect a scheme of this size to meet the priorities outlined in the table in full. The proposed mix has been shown to be 7x2 and 1x1 bed units. This would adhere to the policy target of 40% 2-bed units. However, with no large (3 bed +) units the mix is not considered acceptable.</p> <p>It is therefore strongly advised for you to explore the possibility of providing at least one three bed unit to provide an overall better mix of small and large units at the site. Should this not be possible, then robust evidence that the constraints of the site or area preclude the provision of large homes should be included within the application.</p>

<b>Food and drink policies (for Use Classes A3, A4 and A5 proposals)</b>	Not applicable.
<b>Amenity</b>	<p><u>Impact on nearby occupiers</u></p> <p>Concerns over the amenity impact of these proposals which need to be considered include:</p> <ul style="list-style-type: none"> <li>- daylight,</li> <li>- sunlight,</li> <li>- loss of outlook / sense of enclosure</li> <li>- overlooking / loss of privacy</li> </ul> <p>The site is close to No. 10 Ferdinand Street to the south, Broomfield to the north and three cottages on Ferdinand Place to the east/rear.</p> <p><u>Neighbouring windows</u></p> <p>One of the amenity concerns identified at the meeting was the blocking of the flank windows on the northern elevation of No. 10 itself, however as this property is also in the same ownership as this site then this may be less problematic than originally considered. You also state that these windows are secondary or hallway windows.</p> <p><u>Daylight / sunlight / sense of enclosure</u></p> <p>A report, following established BRE guidelines, will be required to show how sunlight and daylight to neighbouring residential properties will be affected by the development. The scheme projects at the back along the northern flank close to both the cottages to the rear of the site and Broomfield which may cause sense of enclosure issues to the rear of the northern most house behind the site, and therefore the layout should be explored further to test this concern.</p> <p>Unfortunately, there is no rule of thumb test for measuring sense of enclosure and therefore this would have to be assessed by the case officer when considering any application.</p> <p><u>Overlooking</u></p> <p>18 m is generally required for downplaying overlooking, but at the back of this site the overlooking is only 16.5m at first floor level for facing habitable room windows. The amenity screen for the first floor terrace is acceptable in principle subject to detailed designs being suitable.</p> <p>Overlooking from other floor levels are either at an oblique angle or are already overlooked by the existing surrounding buildings. Therefore, although this needs to be carefully considered, the result may not be any worse than as existing. At application stage, visuals and commentary should be submitted to fully illustrate the potential impacts on neighbouring occupiers, and any mitigation measures suggested</p>

### Noise and disturbance

It is not clear whether any externally located roof plant is proposed. This would need to be supported by a full acoustic report (to show compliance with the Council's Environmental Health Noise standards) and detailed drawings (elevations and floorplans) to denote the exact extent of such plant. Any acoustic report would need to contain the following information:- (i) background noise levels at present (ii) manufacturers' details and noise output from proposed plant (iii) whether proposed plant would comply with Camden's noise standards in relation to nearest noise sensitive facades (5-10db below background levels) e.g. residential properties including a spreadsheet calculation of noise prediction that demonstrates theoretically that Camden's planning conditions will be met (iv) any means of attenuation or isolation necessary to ensure that the proposed plant complies with noise standards (e.g. acoustic screens). Please see policies DP26e (supporting text paragraphs 26.6 and 26.7), DP28 (and supporting text) and DP32 (and supporting text) and CPG6 Ch 2 and 4 for more information in respect of noise/disturbance matters.

### Quality of accommodation for future occupiers

All residential units created will be expected to provide high quality accommodation for future occupiers. The standards detailed in CPG2 Ch4, the London Plan and London Plan Housing SPD should all be given close consideration.

Based on the plans submitted, there are considered to be some immediate areas where concerns may be raised:

- 1) Openable windows on all floors – this should be clarified (in particular at ground floor level, whilst also maintaining security).
- 2) Potential overlooking to and from the proposal with occupiers from Ferdinand Place as well as rear first floor balconies. It may be possible to introduce a form of glazing that allows light in and outlook for future occupiers, but simultaneously reduces / prevents overlooking.
- 3) It is considered that a full daylight/sunlight assessment is carried out to demonstrate that future occupiers have sufficient access to daylight/sunlight (in addition to and separate from the daylight/sunlight report detailed above regarding the impact on nearby occupiers), and that existing occupiers within No. 10 Ferdinand Street, and the cottages behind in Ferdinand Place and the fats within Broomfield are also addressed. The full methodology for all matters should be detailed in the supporting information.

Aside from these, albeit numerous and collectively substantive matters, it would appear in general terms that the flats would be suitably sized and the rooms appear regular in shape and layout.

<p><b>Conservation and urban design / Listed buildings</b></p>	<p>The overall scale is considered acceptable subject to the extent that the tree is allowed to be pruned back from overhanging the site.</p> <p>The proposed design incorporates a mixture of recessed and flush windows and the success of the scheme would depend on the detailing of these. Deep recesses are needed to ensure the buildings quality. It would therefore be advisable to provide sufficient detail of typical sections through the windows (both flush and recessed) and submitted with any application to avoid excessive details conditions.</p> <p>The use of appropriate good quality materials and detailing, and a suitable palette, were also discussed with the Council. This suggested an opportunity had arisen to unify the streetscape by picking suitable coloured bricks, which helped grade the shades of colour between No. 10 and Broomfield either side of the site and therefore harmonise with the street rather than contrast with it.</p> <p>The balconies at the front of the site overhanging the pavement at first and second floor levels. These may well require a licence to overhang the highway, should this not be the forecourt of the site and land owned by the applicant.</p>
<p><b>Archaeology and historic parks and gardens</b></p>	<p>Not applicable</p>
<p><b>Trees and landscape / Parks and open spaces</b></p>	<p><u>Trees</u></p> <p>Concerns were raised by the Council regarding the London Plane Tree on the Broomfield site adjacent, and the impact of the proposed building and construction clearances on the high branches overhanging the site and the root protection zone below. Although significant branches had been assumed to miss the building, it was agreed that a survey should be conducted to determine where the current tree is sited in terms of the proposed building and, that if the tree needs pruning, that this should be identified clearly on a drawing.</p> <p>The Council also have a concern that overhanging branches may result in pruning pressure in the future. The Council is unlikely to prune if complaints are received, as the amenity value of the tree will be affected. The applicant must therefore have some kind of maintenance procedure in place to ensure leaves do not block gutters etc. Alex Hutson has also requested that a 1m trial hole is dug in the trench area to determine the spread of any roots.</p> <p>It was suggested at the meeting that a construction method statement is also submitted as part of the application process, to show how this tree will be protected during construction.</p> <p>Ecological enhancements were also discussed with the requirements for providing some or all of the following on the site, namely a bio diverse green roof and bat or bird boxes built into the brickwork.</p> <p>The provision of green/brown roofs should be incorporated wherever practical (such as at roof level), in line with policy DP22. Please see a note</p>

attached on living roofs for consideration. If full details are provided at application stage, this will avoid the need for the following likely condition being added:

*Prior to the first occupation of any of the new residential units a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.*

Bird and bat boxes and other biodiversity measures could also be integrated into the design. Examples of such measures are given below (maybe in German but there is a tab on the website to convert to English!):

Sparrows: <http://www.schweglernatur.de/index.php?main=produkte&sub=gebaeudebrueter&psub=1sp-sperlingskolonie&pcontent=1sp-sperlingskolonie>

Swifts: <http://www.schweglernatur.de/index.php?main=produkte&sub=gebaeudebrueter&psub=maersegler-kasten-nr17&pcontent=maersegler-kasten-nr17>

Bats: <http://www.schweglernatur.de/index.php?main=produkte&sub=gebaeudebrueter&psub=2fr-flederm-fassadenreihe&pcontent=2fr-flederm-fassadenreihe>

<p><b>Crime prevention</b></p>	<p>You are advised to engage Crime Prevention Design Advisor Adam Lindsay (<a href="mailto:Adam.Lindsay@met.pnn.police.uk">Adam.Lindsay@met.pnn.police.uk</a>) in advance of any submission. This is in order to assist in incorporating crime prevention measures, and working towards secure by design accreditation.</p> <p>Concerns are raised from design, amenity and transport perspectives with respect to the alterations at ground floor level potentially leading to crime, the fear of crime and creating opportunities for anti social behaviour. It is considered that any scheme would need to consider policy CS17 in full.</p>
<p><b>Access</b></p>	<p>All dwellings should accord with lifetime homes standards (DP6 / CS6 / CPG2 Ch5). A lifetime homes assessment should be submitted with any application detailing where standards are met. This should include annotated plans (where relevant), as well as commentary for all of the standards.</p> <p>If the proposed mix were to change to incorporate 10 or more units, there would be a requirement for 10% of the residential units to be suitable for wheelchair users. Any wheelchair unit(s) for the affordable housing provision should be fully fitted out to the Camden Wheelchair Housing Design brief (attached); while any market unit(s) should be designed to be adaptable for future wheelchair use.</p> <p>Linked to access matters, you are advised that the Council's Building Control service now set their own fees, which means if/when planning permission is granted and you are required to advance the proposals from a Building Control perspective, the Council's team are now much more competitively positioned than previously. For example, the Council are able to offer bespoke fees for each individual case, based on the length of contract and complexity of work. It is understood that the Council's new fees come in at less than 1% of the contract value. If you wish to discuss Building Control matters further please contact my colleague Shefa Warraich on 020 7974 2394 or <a href="mailto:shefa.warraich@camden.gov.uk">shefa.warraich@camden.gov.uk</a></p>
<p><b>Resources and energy</b></p>	<p>A pre-assessment for code for sustainable homes achieving level 4 (minimum of 50% un-weighted credits should be achieved in water, energy and materials) will need to be submitted with the application.</p> <p>Owing to the size of the proposed development (5+ residential units) an energy statement will be a statutory requirement, with the strategy following the methodology guidance outlined in CPG3. More specifically please see policies CS13, DP22, CPG3 Ch2, 4, 5, 6, 7 and 8. Please also consider the London Plan policies in preparing the energy strategy. In practice, should the energy strategy be considered to satisfactorily demonstrate the required carbon dioxide reductions (in comparison with the baseline), such measures would be secured in full via the s106 legal agreement. More specifically, you are advised to explore linking the development with a decentralised energy network in the area.</p> <p>In addition, please see figure 3 in CPG3 for more information, with commentary provided to detail how the flowchart has been followed (please also see the section on financial contributions if connection is not possible).</p>
<p><b>Transport</b></p>	<p>Cycle storage is required to be fully accessible for all users. The details for which are set out in CPG7 but the 8 cycle spaces provided are considered</p>



an appropriate number.

Car-free status will be required to be secured via the S106 for all the residential units proposed, supported by policy DP18. The site lies within an excellent PTAL rating area, and not making the units car-free would place additional stress on parking in the local area.

A detailed draft construction management plan (CMP) is required to be submitted as part of the planning submission. The tree being of particular concern during the construction. Hence the various considerations concerning implementing the proposed scheme should be detailed at application stage. A CMP checklist is attached to this advice. This is a requirement of DP20 and DP21. The full CMP would be secured via S106 Legal Agreement.

The proposed new bin store being serviced from the road was considered acceptable in transport terms as there is only a single yellow line and the carriageway is wide enough.

A financial contribution may also be sought for the repaving of the footway adjacent to the site, depending on the level and nature of works proposed at the site. If sought, such works would be secured via S106 Legal Agreement. At the time of any application an estimate for the costs of the works will be made, with this secured as part of the proposals.

<p><b>Waste and recycling</b></p>	<p>The plans detail bin storage areas at ground floor level.</p> <p>The existing recycling bins on the pavement in front of the site will need to be re-located. Within Camden, Michael Walton in Environmental Operations, or one of his colleagues, will be able to discuss this with you. Michael can be contacted on 020 7974 1817, with Environmental Services responsible for relocating these.</p> <p>The area for waste bins required for a site of this size would be at least 1300 litres of storage space, with 30% allocated to recycling. There should be provision for mixed recycling (paper, card, glass, plastics, cartons, cans) and a separate bin for food waste. The collection frequency for refuse and recycling is weekly.</p> <p>Containers for recycling will be provided free of charge and there are various sizes that can be used, 140, 240 wheelie bins and 55 litre boxes. For food waste the Council provide wheelie bins and 23 litre outdoor caddies. Details of the various container types can be found at <a href="http://www.camden.gov.uk/recycling">www.camden.gov.uk/recycling</a></p> <p>Please also see CPG1 Ch10 for more details.</p>
<p><b>Community development and regeneration</b></p>	<p>If a proposal for 8 residential units is proposed, there will be no requirement for employment, training and local procurement measures being secured via S106 Legal Agreement.</p>
<p><b>Contaminated land</b></p>	<p>There is no known risk of contaminated land at the site. This may be something to investigate further.</p> <p>If there is a concern and any excavation is required then it is likely that a planning condition would be imposed on the development.</p> <p>This would require you to carry out detailed site investigation (desk top, walkover and intrusive investigation) and if necessary remediation works. In practice it would involve a standard contaminated land condition, plus a stand-alone monitoring condition. Should you wish to undertake any in advance of any submission, I would advise you to discuss this with my colleague Weronika Schultz in the Environmental Health team (020 7974 2794 / <a href="mailto:weronika.schultz@camden.gov.uk">weronika.schultz@camden.gov.uk</a>)</p>
<p><b>Basement excavation</b></p>	<p>Not applicable</p>

<p><b>Other S106 matters</b></p>	<p>Any residential proposal involving five or more units is required to make a contribution to public open space. Please see policies CS15, DP31, CPG6 Ch 11 and CPG8 Ch 11. It appears very unlikely that the whole provision would be able to be made on-site and thus it is more likely that a payment in lieu would need to be secured. This would be secured via S106 Legal Agreement. The calculation for this is provided in planning guidance CPG6 (page 67) and CPG8 (page 60). Calculations can be made if amenity space for the flats cannot be provided on site to make up the difference based on 9sqm per bed space.</p> <p>Based on the current proposals (1x studio and 7x2 bed units) this would equate to a contribution of £9,945 if none of the amenity space was provided on site.</p> <p>Additionally, there is an Education contribution of £15,491 see CPG8 (paragraphs 4.3-4.11), which would be secured via S106 Legal Agreement.</p> <p>As per CPG8 (paragraphs 4.12 – 4.16), a financial contribution towards community facilities would be secured via S106 Legal Agreement if 10 or more residential units are proposed. Hence, on the basis of the current proposals, a contribution would not be secured.</p> <p>A contribution may be requested towards a few street trees within the local area which are generally priced at £500 per tree.</p>
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**Planning  
Performance  
Agreements (PPAs)**

For your information and future reference the Council provides Planning Performance Agreements (PPAs) for larger scale planning applications of a complex or strategic nature. It is considered that the proposed scheme may benefit from advancing a PPA.

PPAs have been identified by the Department for Communities and Local Government as an important tool for managing the end-to-end planning process and improving the quality of decision-making for the largest and most complex planning applications.

A PPA will start as an extension to this charged pre-application advice and assistance for major development and will continue through to the determination of an application.

There are considered to be several benefits of a PPA. First it provides a structured framework for steering a major development proposal through all the necessary stages of identifying issues, consultation and negotiation in order to arrive at a well informed decision. Entering into a PPA also leads to a more collaborative approach between the developer and local planning authority in which issues; timescales, costs and requirements such as community involvement or specialist supporting evidence are agreed at an early stage. Furthermore it provides an alternative route from the standard 13 week time-constraint that would otherwise be imposed for determining Major Applications in line with Government targets.

The Council offers two types of PPA according to the scope of issues and level of complexity to be encountered.

A "Type 1" PPA is a highly bespoke form of agreement that starts during the early stages of the pre-application process. It is suitable for schemes raising multiple issues of a highly complex or contentious nature and offers a clear framework and 'tasks plan' for front-loading as much of the information, negotiation and consultation as possible prior to submission of an application. These will be particularly suitable for large scale major applications likely to require an Environmental Impact Assessment and/or a high number of pre-application meetings.

A "Type 2" PPA provides a more standardised form of agreement to guide the pre-application process through to submission and determination of the planning application. It is suitable for most significant major applications but where the level of complexity is not likely to require more than one or two pre-application meetings.

Please note that a PPA does not give any guarantees as to the outcome of a planning application. It is purely to assist the project management and process of communication between the Council and the applicant and builds in added flexibility to properly address any issues or problems prior to the Council making its decision.

It is likely that this proposal would constitute a "Type 2" PPA. Should you wish to enter into a PPA please contact John Nicholls for more details. Please note that the basic cost for a PPA is £5,000 and initial submissions can be made via the Council's website at the following link: <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/pre-planning-application-advice/>

<b>Mayor of London CIL / Camden CIL</b>	<p>The Mayor of London CIL came into force from 1<sup>st</sup> April 2012. The proposed development would be CIL liable. As part of the application you will need to denote the sqm size of the units (both GIA and GEA). The amount charged by the Mayor CIL is £50 per sqm in LB Camden.</p> <p>In respect of the Camden CIL, please see the following link for commentary on the current position: <a href="http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/community-infrastructure-levy.en">http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/community-infrastructure-levy.en</a> It is presently anticipated that the Camden CIL will be adopted in April 2014.</p>
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## Planning Obligations under Section 106 of the Town and Country Planning Act 1990

Following our preliminary assessment of your proposal, if you submit a planning application which addresses outstanding issues detailed in this report satisfactorily, officers would only consider recommending the application for approval subject to completion of a Section 106 agreement covering the following head(s) of terms.

Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its compliance	Yes – see CPG8.
Affordable Housing	No
Public Open Space Contributions	Yes
Education Facilities and Contributions	Yes
Healthcare Facilities and Contributions	No
Car Free or Car Capped Housing	Yes
Highways works	Possibly
Public Transport Improvements	Unlikely
Travel Plan	No
Service Management Plan	Possibly, at the time of any application information should be submitted
Construction Management Plan	Yes including how the tree will be protected during construction
Community Safety	Unlikely
Town Centre Management	No
Sustainability Plan (including cfsh design stage and post construction review)	Yes
Energy Plan	Yes
Social and community facilities/community cohesion	No
Local employment (e.g. construction jobs recruitment, training and employment contribution)	No
Local procurement	No
Public Art	No
Phasing	No
Other (specify)	- Separate from S106, A Mayoral CIL contribution will be required.

## Supporting Statements and other information required for a valid application

To submit a valid planning application you will need to provide all the information and plans set out in the attachment to this letter. In addition, you should submit the following statements, showing how far your proposal meets Camden's policies and guidance:

Design and Access statement (including lifetime homes and wheelchair housing assessment)	Yes
Affordable housing statement (including Viability assessment if less than the required % affordable housing is proposed)	No
Air Quality assessment	No
Archaeological assessment	No, although if excavation is proposed this would be beneficial
Contamination report	No, although if excavation is proposed such a report may remove the need for planning conditions
Construction Management Plan	Yes – as comprehensive as possible draft should be provided for the purposes of informing the public consultation process
Daylight/sunlight assessment	Yes
Development phasing plan	No
Ecological survey	No
Energy/renewable energy statement	Yes
Environmental Statement/ Impact Assessment	No
Floorspace Schedule (including full break down of residential mix by number of bedrooms and tenure)	Yes
Light impact statement	Yes
Listed building/Conservation Area/Historic Gardens appraisal	No
Noise Impact assessment (e.g. Acoustic report for plant)	Yes, if proposed
Photographs/photomontages	Yes
Planning Statement	Yes
Justification for demolition in CA	N/A
Noise Assessment (for externally transmitted noise e.g. from main road or rail line)	No.
Public Open space assessment	Yes (if not proposed on site, which appears certain, commentary agreeing to make a financial contribution should be included within the design and access statement)
Regeneration/Community facilities assessment	No

Retail impact assessment	No
Service Management Plan (including waste storage/removal)	Information should be included within the design and access statement
Strategic views assessment	No
Sustainability Statement (including cfsh Pre-assessment)	Yes
Transport Statement (OR full TA) –accompanied by Travel Plan and Parking Management Plan if appropriate	No
Tree Survey/ Arboricultural statement / landscaping strategy	Yes
Water environment impact statement (water table and/or flooding matters) - Basement Impact Assessment	Yes, if excavation is proposed
Other (specify)	Tree planting financial contribution

### What else needs to be done before submission

Please see the following link for the national and local area requirements for submitting a valid planning application:

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/supporting-documentation--requirements-/>

Type of scale drawings and plans – see <http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/scale-drawings-and-plans/types-of-scale-drawings-and-plans.en>

In particular please note the need to show the relative level and extent of neighbouring / nearby properties alongside the proposals.

Reminder regarding minimum types of plans required:

- Site Location Plan (1:1250 scale) / Site Block Plan (1:200 scale) – showing the application site in red and any other land owned by the applicant close to or adjoining the site in blue
- All existing elevations (1:50 scale)
- All proposed elevations (1:50 scale)
- All existing plans including roof plans (1:50 scale)
- All demolition plans / elevations / sections (1:50 scale) (if applicable)
- All proposed plans including roof plans (1:50 scale)
- Existing and proposed sections (1:50 scale)
- It would be useful if plans could be submitted in an A3 format as well as to the scale outlined above.
- These plans should also detail the extent of neighbouring buildings
- All plans should indicate a scale bar on the actual plans.

Regarding the planning application fee, please see: <http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/fees.en>

If the application is able to be recommended for approval, it would need to be considered at a Development Control Committee meeting. Please see the following link to provide you with dates of



upcoming committee dates in order to assist you with the timing of the submission of an application: <http://democracy.camden.gov.uk/ieListMeetings.aspx?Committeeld=120> Please also bear in mind that officers reports for committee meeting must be completed 2 ½ weeks in advance of the date of the meeting.

If the application were to be refused planning permission this is likely to be done so under delegated powers.

You may wish to enter into a Planning Performance Agreement (PPA). Please see the PPA section of the main report for advice in this regard. This would also alter the standard 8/13 week determination timeframes.

You are also advised that the Council would welcome further meetings to discuss this pre-application submission, prior to any formal submission, if considered necessary by you. Please see the following link regarding fees for such meetings:

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/pre-planning-application-advice/>

Prior to submitting any application you should also read the guidance from the following link for submitting a valid application: <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/?jsessionId=0A413F62C5C5AEC5D4C7F21C3E1FA7DC>

## Consultation

You are strongly advised to make early contact / continue to engage with the following organisations/groups:

- All neighbouring and nearby occupiers to the site, in particular those opposite and adjacent on Ferdinand Street and Ferdinand Place. You are strongly advised to undertake consultation with nearby occupiers, in line with the guidance within the Framework (paragraph 189)
- Haverstock Ward Councillors (<http://search3.openobjects.com/kb5/camden/cd/service.page?id=w-5hk2m10kk>)
- Camden Police Safer Neighbourhoods Team Haverstock Ward (<http://search3.openobjects.com/kb5/camden/cd/service.page?id=d2uBj7udIMI>)
- Crime Prevention Design Advisor

The Council's Cindex Service (<http://www.camden.gov.uk/ccm/navigation/community-and-living/your-local-community/cindex/> ) should also be used to search for and engage other local groups.

It would be helpful as part of your submission if you could set out what public consultation you have carried out, what comments have been received and how your proposal has been amended in response to such comments.

**This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.**

If you have any queries in relation to the above matters do not hesitate to contact me.

It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our [pre application enquiry survey](#). We will use the information you give us to monitor and improve our services.

Signature [via email only]

Date of Report: 18/11/2013

Name: John Nicholls

Designation: Planning Officer