

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

LEO AND PAULINE

KAUFMAN

**DESIGN, ACCESS AND APPLICANT'S
STATEMENT**

**84 PARKWAY
LONDON NW1 7AN**

**IN RESPECT OF A PLANNING APPLICATION FOR
SINGLE STOREY REAR EXTENSION, SECOND FLOOR EXTENSION
AND ALTERATION TO ROOF**

Planning and Project Management Services

32 Sneath Avenue
London NW11 9AH

0208 458 4973

www.ppms.co

info@ppms.co

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

1.0 APPLICANT

1.1 Leo and Pauline Kaufman

100 Princes Park Avenue

London NW11 0JX

2.0 DESCRIPTION OF THE SITE AND SURROUNDING AREA

2.1 Parkway (A4201) is a busy main road running some 340 metres from Camden High Street in the North East to Prince Albert Road in the South West.

2.2 The application site is situated on the north western side of Parkway approximately 70 metres north east of the junction with Delancy Street. The site is part of a terrace of shops with residential upper parts.

2.3 The application site falls within the Camden Town Conservation Area

2.4 The immediate surrounding area is mixed A1/A2/A3/A4 Units on ground floor and predominantly residential upper parts.

2.5 The site has a PTAL value of 6b

2.6 The site is within a controlled parking zone.

3.0 THE PLANNING APPLICATION

3.1 The application is to retain the "Single storey rear extension, and alteration to roof".

4.0 RELEVANT PLANNING HISTORY

4.1 24 April 2013 - 2013/0389/P Single storey rear extension, first floor extension and alterations to roof to dwelling (Class C3) Refused for the following reasons:

- 1 The proposed first floor rear extension by reason of its size, siting and detailed design would create an unacceptably obtrusive form of development. The proposed extension would lead to a harmful overdevelopment of the rear of the host building and would be detrimental to the character and appearance of the host property and the Camden Town Conservation Area. The proposal is therefore contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed roof extension by virtue of its height, bulk, mass, detailed design and materials, would be detrimental to the character and appearance of the host property and the surrounding Camden Town conservation area. The proposal would thereby be contrary to Policy CS14 (Promoting high quality places and conserving our heritage) of the Core Strategy and Policy DP24 (Securing high quality design) and DP25 (Heritage) of the Development Policies of the Camden Local Development Framework.

- 3 The proposed first floor rear extension by reason of its siting and height would result in the loss of outlook and increased sense of enclosure experienced by the occupiers of no. 86 Parkway and would therefore be detrimental to their residential amenity, contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

4.2 This application seeks to address the LPA's objections as listed above by omitting the proposed first floor rear extension and altering the roof to mansard at the rear.

5.0 PLANNING POLICIES

5.1 GOVERNMENT ADVICE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 gives a presumption in favour of the Development Plan of the Local Planning

Authority. Where there is no dispute with the Policies of the Plan, or material considerations indicate that it should not be followed the Local Planning Authority should grant consent to the applicant.

National Planning Policy Framework 27 March 2012

5.2 THE LONDON PLAN 2011

The London Plan 2011 adopted July 2011 generally, and particularly policies apply:

- 3.5 Quality and Design of Housing Developments
- 3.9 Mixed and Balanced Communities
- 3.14 Existing Housing
- 5.3 Sustainable design and construction
- 7.4 Local Character

5.3 LOCAL PLANNING AUTHORITY

The Camden Local Development Framework (LDF), which replaced the Camden Unitary Development Plan (UDP) 8th November 2010, is a collection of planning documents that (in conjunction with national planning policy and the Mayor's London Plan sets out the strategy for managing growth and development in the borough, including where new homes, jobs and infrastructure will be located.

- 19 Housing Growth
- 24 Design
- SPD 2009 Residential Extensions and Alterations

6.0 EVALUATION

6.1 USE

6.1.1 The Principle

National planning policy Framework and the LDF acknowledge the need for good quality residential accommodation. This proposal seeks to improve the existing accommodation thereby improving the residential quality.

6.2 SCALE

6.2.1 The residential units prior to the work the subject of this application comprised of;

Flat A	Ground Floor Rear	27.39m ²
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Flat B	First Floor	29.09m ²
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Flat C	Second Floor	23m ²
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The proposed development will, provide additional space within each of the existing units bringing them up to the required standard as defined in table 3.3 of the London Plan 2011.

6.2.2 The proposed alterations provide the following floor areas;

Flat A	Ground Floor Rear	41.4 m ²
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Flat B	First Floor	29.09 m ²
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Maisonette C	Second Floor and Roof	45.57 m ²
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6.2.3 The revised application has no alteration to the existing floor area of the lawful flat B. Flat A now exceeds the minimum standard of 37m² The newly proposed maisonette with the new mansard roof as proposed matches the

adjoining properties as shown in photographs 1, 2, 4, 7, 8, now also exceeds the minimum space requirement.

DESIGN

6.3 Character and Design

6.3.1 As required by Government, London and Local Policies, the development maximises the potential of the site. It improves the existing residential accommodation so that it complies with the latest residential spatial requirements and accords with the overriding principle of the LDF and the London Plan 2011.

6.4 TRAFFIC AND PARKING

6.4.2 The applicants submit that the three existing units have no parking provision and that the new development has not increased the parking requirement.

6.5 AMENITY SPACE

The new development does not require any additional amenity space.

6.6 DISABLED ACCESS

6.6.1 The development being on the second floor in an existing property cannot provide wheelchair accessibility but will accommodate lifetime living standards.

6.7 REFUSE

The existing location of the existing refuse bins can accommodate no additional bin/s.

Alvin Ormonde

PLANNING AND PROJECT MANAGEMENT SERVICES

PLANNING AND PROJECT MANAGEMENT SERVICES

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APPENDICES

- 1 PTAL Calculation
- 2 Photographs

PTAI Study Report File Details

Date 14/01/2013 13:39

Day of week M-F

Time period AM peak

Walk speed 4.8 kph

Walk file PLSQLTest

POI Name: 528725, 183709

Bus Services

Reliability factor for this mode is 2

Maximum walk time for this mode is 8 minutes

Maximum walk distance for this mode is 640.0 metres

Stop REGENTS P RD ST MARKS CR

Walk time to stop from POI is 6.45 minutes

Walk distance to stop from POI is 515.7 metres

Route 274 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Route 274 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes

Stop CAMDEN TOWN STATION

Walk time to stop from POI is 4.51 minutes

Walk distance to stop from POI is 360.74 metres

Route 88 Direction BACK Frequency 9.0 giving AWT of 3.33 minutes

Route 29 Direction BACK Frequency 15.0 giving AWT of 2.0 minutes

Route 24 Direction OUT Frequency 12.0 giving AWT of 2.5 minutes

Route 27 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Route 27 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Route 253 Direction BACK Frequency 12.0 giving AWT of 2.5 minutes

Route 214 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes

Route 134 Direction BACK Frequency 12.0 giving AWT of 2.5 minutes

Route 168 Direction BACK Frequency 9.0 giving AWT of 3.33 minutes

Route 31 Direction OUT Frequency 10.0 giving AWT of 3.0 minutes

Route 31 Direction OUT Frequency 10.0 giving AWT of 3.0 minutes

Stop CAMDEN TOWN STN CAMDEN R

Walk time to stop from POI is 4.86 minutes

Walk distance to stop from POI is 388.76 metres

Route 88 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Route 29 Direction BACK Frequency 15.0 giving AWT of 2.0 minutes
Route 29 Direction OUT Frequency 15.0 giving AWT of 2.0 minutes
Route 24 Direction BACK Frequency 12.0 giving AWT of 2.5 minutes
Route 274 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Route 274 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
Route 253 Direction OUT Frequency 12.0 giving AWT of 2.5 minutes
Route 253 Direction BACK Frequency 12.0 giving AWT of 2.5 minutes
Route 214 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
Route 134 Direction OUT Frequency 12.0 giving AWT of 2.5 minutes
Route 168 Direction OUT Frequency 9.0 giving AWT of 3.33 minutes
Route C2 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
Stop KENTISH TOWN RD HAWLEY R
Walk time to stop from POI is 7.92 minutes
Walk distance to stop from POI is 633.23 metres
Route 214 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Route 134 Direction BACK Frequency 12.0 giving AWT of 2.5 minutes
Route C2 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Stop CAMDEN GARDENS STAND
Walk time to stop from POI is 7.7 minutes
Walk distance to stop from POI is 615.76 metres
Route 88 Direction BACK Frequency 9.0 giving AWT of 3.33 minutes
Route 88 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
Stop CAMDEN TN KENTISH TN RD
Walk time to stop from POI is 4.08 minutes
Walk distance to stop from POI is 326.75 metres
Route 88 Direction BACK Frequency 9.0 giving AWT of 3.33 minutes
Route 214 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Route 134 Direction BACK Frequency 12.0 giving AWT of 2.5 minutes
Route C2 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Stop CAMDEN TOWN PARKWAY
Walk time to stop from POI is 2.57 minutes
Walk distance to stop from POI is 205.69 metres
Route 274 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Route C2 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Stop PARKWAY OVAL ROAD
Walk time to stop from POI is 0.8 minutes
Walk distance to stop from POI is 64.36 metres
Route 274 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Route C2 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Stop CAMDEN TOWN STN HIGH ST
Walk time to stop from POI is 3.59 minutes
Walk distance to stop from POI is 286.96 metres
Route 24 Direction OUT Frequency 12.0 giving AWT of 2.5 minutes
Route 27 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
Route 27 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
Route 168 Direction BACK Frequency 9.0 giving AWT of 3.33 minutes
Route 31 Direction OUT Frequency 10.0 giving AWT of 3.0 minutes
Route 31 Direction OUT Frequency 10.0 giving AWT of 3.0 minutes
Stop CAMDEN TOWN GREENLAND RD

Walk time to stop from POI is 3.87 minutes
Walk distance to stop from POI is 309.53 metres
Route C2 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
Stop CAMDEN TOWN BAYHAM ST
Walk time to stop from POI is 4.17 minutes
Walk distance to stop from POI is 333.74 metres
Route 88 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
Route 29 Direction OUT Frequency 15.0 giving AWT of 2.0 minutes
Route 27 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Route 27 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Route 274 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
Route 253 Direction OUT Frequency 12.0 giving AWT of 2.5 minutes
Route 214 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
Route 134 Direction OUT Frequency 12.0 giving AWT of 2.5 minutes
Route 168 Direction OUT Frequency 9.0 giving AWT of 3.33 minutes
Route 31 Direction BACK Frequency 10.0 giving AWT of 3.0 minutes
Route 31 Direction BACK Frequency 10.0 giving AWT of 3.0 minutes
Route 31 Direction OUT Frequency 10.0 giving AWT of 3.0 minutes
Route 31 Direction OUT Frequency 10.0 giving AWT of 3.0 minutes
Route C2 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
Stop CAMDEN STREET PRATT ST
Walk time to stop from POI is 7.5 minutes
Walk distance to stop from POI is 599.98 metres
Route 46 Direction OUT Frequency 6.0 giving AWT of 5.0 minutes
Stop ALBANY ST GLOUCESTER GT
Walk time to stop from POI is 4.8 minutes
Walk distance to stop from POI is 383.99 metres
Route C2 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Route C2 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
Stop GLOUCESTER AVENUE
Walk time to stop from POI is 2.68 minutes
Walk distance to stop from POI is 214.49 metres
Route 274 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
Route 274 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Stop CAMDEN HIGH S PLENDER ST
Walk time to stop from POI is 6.11 minutes
Walk distance to stop from POI is 489.02 metres
Route 88 Direction BACK Frequency 9.0 giving AWT of 3.33 minutes
Route 29 Direction BACK Frequency 15.0 giving AWT of 2.0 minutes
Route 24 Direction OUT Frequency 12.0 giving AWT of 2.5 minutes
Route 27 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
Route 27 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
Route 253 Direction BACK Frequency 12.0 giving AWT of 2.5 minutes
Route 214 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Route 134 Direction BACK Frequency 12.0 giving AWT of 2.5 minutes
Route 168 Direction BACK Frequency 9.0 giving AWT of 3.33 minutes
Stop BAYHAM STREET PLENDER ST
Walk time to stop from POI is 7.02 minutes
Walk distance to stop from POI is 561.63 metres

Route 88 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
Route 29 Direction OUT Frequency 15.0 giving AWT of 2.0 minutes
Route 24 Direction BACK Frequency 12.0 giving AWT of 2.5 minutes
Route 27 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Route 27 Direction BACK Frequency 8.0 giving AWT of 3.75 minutes
Route 253 Direction OUT Frequency 12.0 giving AWT of 2.5 minutes
Route 214 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes
Route 134 Direction OUT Frequency 12.0 giving AWT of 2.5 minutes
Route 168 Direction OUT Frequency 9.0 giving AWT of 3.33 minutes

Stop DELANCY ST ALBERT ST

Walk time to stop from POI is 4.16 minutes

Walk distance to stop from POI is 332.75 metres

Route 274 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Route C2 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Stop DELANCY ST PARKWAY

Walk time to stop from POI is 2.83 minutes

Walk distance to stop from POI is 226.27 metres

Route 274 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Route C2 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Stop PRATT STREET

Walk time to stop from POI is 5.4 minutes

Walk distance to stop from POI is 432.16 metres

Route 274 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

Route C2 Direction OUT Frequency 8.0 giving AWT of 3.75 minutes

TATs for this mode

Route 274 Stop PARKWAY OVAL ROAD TAT 6.55 minutes EDF 4.58

Route 88 Stop CAMDEN TN KENTISH TN RD TAT 9.42 minutes EDF 3.19

Route 29 Stop CAMDEN TOWN BAYHAM ST TAT 8.17 minutes EDF 3.67

Route 24 Stop CAMDEN TOWN STN HIGH ST TAT 8.09 minutes EDF 3.71

Route 27 Stop CAMDEN TOWN STN HIGH ST TAT 9.34 minutes EDF 3.21

Route 253 Stop CAMDEN TOWN BAYHAM ST TAT 8.67 minutes EDF 3.46

Route 214 Stop CAMDEN TN KENTISH TN RD TAT 9.83 minutes EDF 3.05

Route 134 Stop CAMDEN TN KENTISH TN RD TAT 8.58 minutes EDF 3.49

Route 168 Stop CAMDEN TOWN STN HIGH ST TAT 8.92 minutes EDF 3.36

Route 31 Stop CAMDEN TOWN STN HIGH ST TAT 8.59 minutes EDF 3.49

Route C2 Stop PARKWAY OVAL ROAD TAT 6.55 minutes EDF 4.58

Route 46 Stop CAMDEN STREET PRATT ST TAT 14.5 minutes EDF 2.07

Best EDF is 4.58

Half of all other EDFs is 18.64

AI for this mode is 23.22

Underground Services

Reliability factor for this mode is .75

Maximum walk time for this mode is 12 minutes

Maximum walk distance for this mode is 960.0 metres

Stop Mornington Crescent

Walk time to stop from POI is 9.49 minutes

Walk distance to stop from POI is 759.51 metres

Route Northern Line Kennington to Mill Hill East Direction N/B Frequency 0.3 giving AWT of 100.0 minutes

Route Northern Line Edgware to Morden Direction S/B Frequency 8.3 giving AWT of 3.61 minutes

Route Northern Line High Barnet to Kennington Direction S/B Frequency 5.4 giving AWT of 5.56 minutes

Route Northern Line Morden to Edgware Direction N/B Frequency 4.3 giving AWT of 6.98 minutes

Route Northern Line Kennington to High Barnet Direction N/B Frequency 4.7 giving AWT of 6.38 minutes

Route Northern Line Kennington to Edgware Direction N/B Frequency 5.0 giving AWT of 6.0 minutes

Route Northern Line Edgware to Kennington Direction S/B Frequency 1.3 giving AWT of 23.08 minutes

Route Northern Line Mill Hill East to Kennington Direction S/B Frequency 4.3 giving AWT of 6.98 minutes

Route Northern Line Morden to Mill Hill East Direction N/B Frequency 1.0 giving AWT of 30.0 minutes

Route Northern Line Morden to High Barnet Direction N/B Frequency 3.7 giving AWT of 8.11 minutes

Stop Camden Town

Walk time to stop from POI is 3.5 minutes

Walk distance to stop from POI is 279.72 metres

Route Northern Line Kennington to Edgware Direction N/B Frequency 5.0 giving AWT of 6.0 minutes

Route Northern Line Morden to Mill Hill East Direction N/B Frequency 1.0 giving AWT of 30.0 minutes

Route Northern Line High Barnet to Morden Direction S/B Frequency 9.0 giving AWT of 3.33 minutes

Route Northern Line Mill Hill East to Kennington Direction S/B Frequency 4.3 giving AWT of 6.98 minutes

Route Northern Line Morden to Edgware Direction N/B Frequency 4.3 giving AWT of 6.98 minutes

Route Northern Line Kennington to Mill Hill East Direction N/B Frequency 0.3 giving AWT of 100.0 minutes

Route Northern Line Edgware to Morden Direction S/B Frequency 9.7 giving AWT of 3.09 minutes

Route Northern Line Morden to High Barnet Direction N/B Frequency 6.3 giving AWT of 4.76 minutes

Route Northern Line Edgware to Kennington Direction S/B Frequency 1.3 giving AWT of 23.08 minutes

Route Northern Line Edgware to Morden Direction S/B Frequency 8.3 giving AWT of 3.61 minutes

Route Northern Line Morden to High Barnet Direction N/B Frequency 3.7 giving AWT of 8.11 minutes

Route Northern Line High Barnet to Kennington Direction S/B Frequency 5.4 giving AWT of 5.56 minutes

Route Northern Line Morden to Edgware Direction N/B Frequency 9.7 giving AWT of 3.09 minutes

Route Northern Line Mill Hill East to Morden Direction S/B Frequency 0.3 giving AWT of 100.0 minutes

Route Northern Line Kennington to High Barnet Direction N/B Frequency 4.7 giving AWT of 6.38 minutes

Route Northern Line Morden to Mill Hill East Direction N/B Frequency 2.7 giving AWT of 11.11 minutes

TATs for this mode

Route Northern Line Mill Hill East to Kennington Stop Camden Town TAT 11.22 minutes EDF 2.67

Route Northern Line Edgware to Morden Stop Camden Town TAT 7.86 minutes EDF 3.82

Route Northern Line High Barnet to Kennington Stop Camden Town TAT 9.8 minutes EDF 3.06

Route Northern Line Kennington to Edgware Stop Camden Town TAT 10.25 minutes EDF 2.93

Route Northern Line Morden to Mill Hill East Stop Camden Town TAT 34.25 minutes EDF 0.88

Route Northern Line Morden to High Barnet Stop Camden Town TAT 12.35 minutes EDF 2.43

Route Northern Line High Barnet to Morden Stop Camden Town TAT 7.58 minutes EDF 3.96

Route Northern Line Edgware to Morden Stop Camden Town TAT 7.34 minutes EDF 4.09

Route Northern Line Morden to Mill Hill East Stop Camden Town TAT 15.36 minutes EDF 1.95

Best EDF is 4.09

Half of all other EDFs is 10.85

AI for this mode is 14.93

Rail Services

Reliability factor for this mode is .75

Maximum walk time for this mode is 12 minutes

Maximum walk distance for this mode is 960.0 metres

Stop CAMDEN ROAD

Walk time to stop from POI is 8.37 minutes

Walk distance to stop from POI is 669.54 metres

Route CLAPHAM JUNCTION to STRATFORD Direction T528-T750 Frequency 2.0 giving AWT of 15.0 minutes

Route CAMDEN ROAD to STRATFORD Direction T47-T750 Frequency 2.0 giving AWT of 15.0 minutes

Route RICHMOND to STRATFORD Direction T504-T750 Frequency 4.0 giving AWT of 7.5 minutes

TATs for this mode

Route CLAPHAM JUNCTION to STRATFORD Stop CAMDEN ROAD TAT 24.12 minutes EDF 1.24

Route CAMDEN ROAD to STRATFORD Stop CAMDEN ROAD TAT 24.12 minutes EDF 1.24

Route RICHMOND to STRATFORD Stop CAMDEN ROAD TAT 16.62 minutes EDF 1.81

Best EDF is 1.81

Half of all other EDFs is 1.24

AI for this mode is 3.05

Total AI for this POI is 41.2. X: 528725, Y: 183709.

PTAL Rating is 6b.







