

APPLICANT:

Mr Olusegun Osaba

APPLICATION SITE ADDRESS:

**GARDEN TO NO.11 PRIMROSE HILL ROAD, LONDON NW3 3DG
(KNOWN AS NO.11a PRIMROSE HILL ROAD)**

DESIGN AND ACCESS STATEMENT

IN SUPPORT OF AN APPLICATION FOR FULL PLANNING PERMISSION FOR

**ERECTION OF A 3-STOREY END-OF-TERRACE DWELLING WITHIN THE SIDE GARDEN OF
NO.11 PRIMROSE HILL ROAD**

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1.0 GENERAL BACKGROUND

1.1 Introduction

This Design and Access Statement accompanies an application to the London Borough of Camden for full planning permission for:

"The erection of a 3-storey end-of-terrace family dwellinghouse within the side garden of No.11 Primrose Hill Road".

The location of the above proposed development is illustrated in Fig.1: Location Plan, and in Fig.2: Site Plan. This document describes the existing situation and the design of the proposed new building (see Figs. A100 to A103 and A300 to A302), and sets out the current planning context.

This application has been prepared by Adrian Salt And Pang Limited, as planning agent, based on drawings prepared by Undercover Architecture Ltd. The application is being submitted on behalf of Mr Olusegun Osaba, the owner of No.11 Primrose Hill Road. .

1.2 The Reason for the Current Proposed Development

The Applicant, Mr Olusegun Osaba, and his family have outgrown their existing accommodation and need more space than the current dwelling at No.11 Primrose Hill Road can provide. Rather than move out of the area into a larger house, with all the disruption that that entails, his preferred option is to build a new house for family use on the adjoining side garden site that he owns. The young adults in the family wish to have independent living but retain the close proximity to their parents.

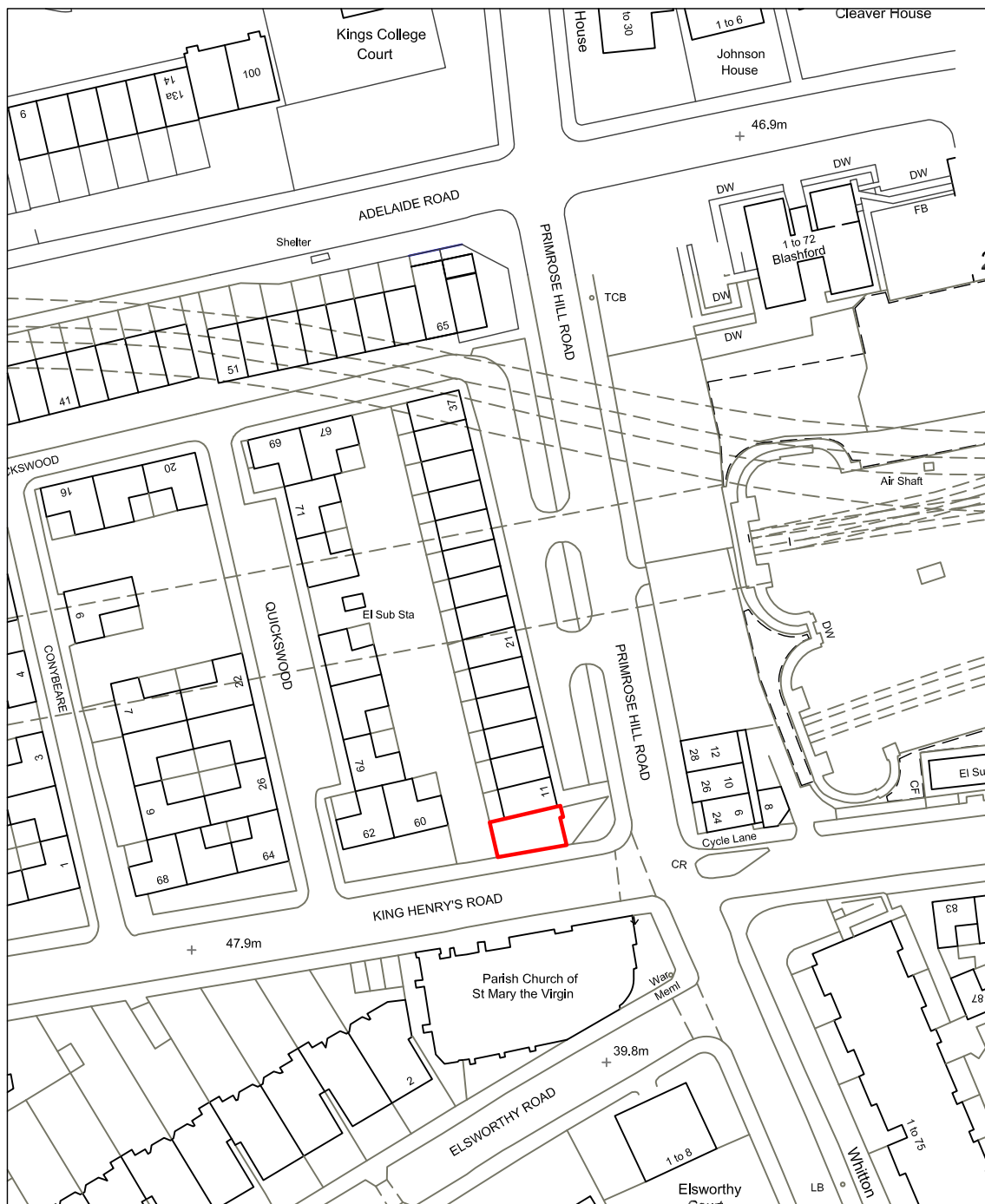
1.3 Site Location and Description

Nos.11 - 37 (odds) Primrose Hill Road is a terrace of fourteen 3-storey houses that front onto a private residential estate road. This road, which has car parking on either side of it, runs parallel with the main road of Primrose Hill Road. This private road forms part of the Chalcot Park Estate (CEL) which is a 20th Century residential development comprising a mix of terraced housing with garages and on-street private parking. Plates 1 - 9 are general views of the estate and of No.11 Primrose Hill Road in particular (Fig.3: Photographic Viewpoints, identifies where the photographs are taken from). Referred to below as No. 11a Primrose Hill Road, when completed, will become the new end-of-terrace house at the south-eastern corner of the junction of King Henry's Road and Primrose Hill Road.

1.4 Application Site Area

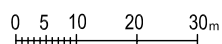
The Application Site (outlined in red in Fig.1: Location Plan, and Fig.2: Site Plan) has a total area of 87.0sqm (0.0087ha) and comprises the side garden that adjoins the southern side of No.11 Primrose Hill Road. The net area (gross external) that is the subject of this planning application comprises:

-	building footprint	60.0sqm
-	amenity and other landscaped space	27.0sqm.



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LOCATION PLAN 1:1250



Key:



APPLICATION SITE



Site:

**NO.11A, PRIMROSE HILL ROAD,
LONDON NW3 3DG**

REQUEST FOR PRE-APPLICATION ADVICE

Planning Drawing Title

LOCATION PLAN

Planning Drawing Number

FIG. 1

Revision

00

Scale

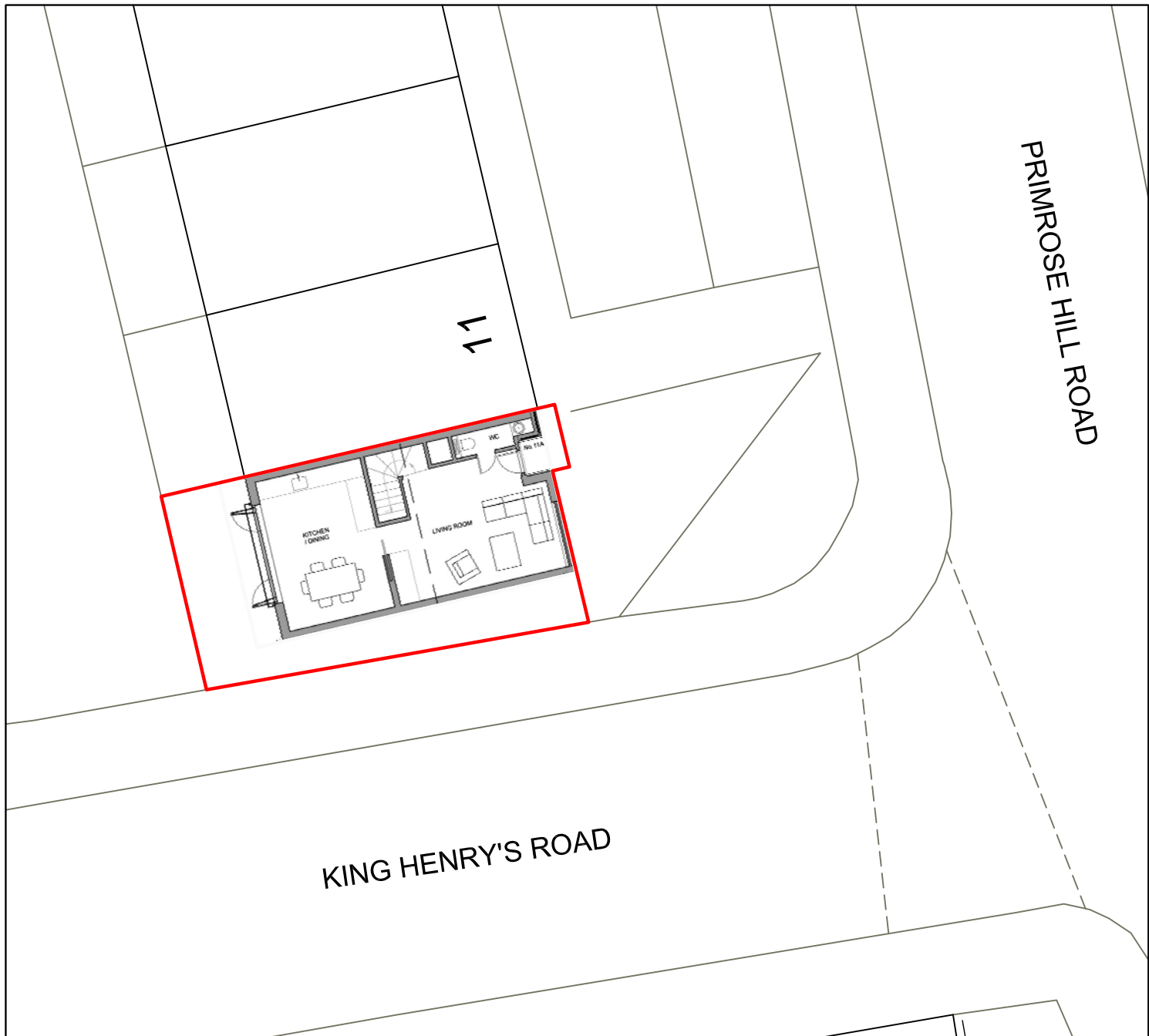
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Date

OCTOBER 2013

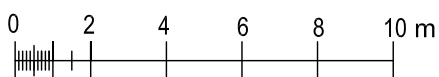


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SITE PLAN 1:200



Key:



APPLICATION SITE

Site: NO.11A, PRIMROSE HILL ROAD, LONDON NW3 3DG	
REQUEST FOR PRE-APPLICATION ADVICE	
Planning Drawing Title SITE PLAN	
Planning Drawing Number FIG. 2	Revision 00
Scale 1:200 @ A4	Date OCTOBER 2013
 ADRIAN SALT AND PANG LIMITED DEVELOPMENT PLANNING CONSULTANTS 13A LANARK ROAD LONDON W9 1DD UK T +44 (0)20 7286 7411 F +44 (0)20 7286 7416 E-mail: asapp@globalnet.co.uk	

1.5 Planning History of No.11 Primrose Hill Road

In 2005, a planning application (Ref: 2005/0353/P) was submitted to Camden Council for the erection of a 3-storey single-family dwellinghouse in the side garden of No.11 Primrose Hill Road. The application was refused on 11 April 2005 on the grounds that its siting was located beyond the established building line on King Henry's Road and that its height and bulk would be detrimental to the established character and appearance of the townscape and adjacent Elsworthy Conservation Area.

1.6 Planning Precedent

The proposed development described in this planning application is not dissimilar to the one described in the application that was refused on this site in 2005 (see Para.1.4 above). However, in the intervening period various circumstances have changed, not least that a precedent has been set for the construction of an end-of-terrace house at No.65a Quickswood, a property that is also part of the Chalcots Estate. No.65a Quickswood was the subject of a planning application submitted in March 2006 (ref: 2006/1426/P) which was granted consent on 4 July 2006. That application was for:

"The erection of a three-storey end of terrace dwellinghouse with integral garage and roof terrace, within the side garden of existing house."

No.65a Quickswood is located only 200m north of No.11, at the northern end of the terrace and directly opposite No. 37 Primrose Hill Road. This consent sets a precedent for adding single dwellings to the end of terraces (provided the design is in keeping (i.e. matching scale, building line and facing materials) with the other dwellings in the terrace.

1.7 Other Changes

In addition to the precedent set by No.65a Quickswood, there has been a change in emphasis by the Council regarding the policy of providing additional dwellings in the borough. There is pressure from central government on local planning authorities to increase the number of houses in their borough. Particular emphasis has been placed on providing family-sized dwellings. The proposal for an additional family dwelling adjacent to No.11 Primrose Hill Road is in conformity with this shift in housing policy.

It can be seen from the supporting drawings of the proposed new dwelling that it is intended to include a "living green wall" on the flank wall that would front onto King Henry's Road. This flank wall will face onto the north side of St Mary's Church which is a Grade II listed building. By using a "living green wall" on this facade, the view from the church will be improved, being much 'softer' in appearance than the current brick and render wall.

1.8 Consultation with Neighbours

Undercover Architecture has contacted all the immediate neighbours of No.11 Primrose Hill Road by hand-delivered letters, explaining the proposals and giving contact details should they wish to learn more about the scheme. In addition, the Chalcots Estate and the Quickswood Residents Association (QRA) have been contacted and seen the current proposals. They have made some initial comments which have been acknowledged and incorporated into the proposals.

2.0 DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 Location

As already described, No.11 Primrose Hill Road is located at the extreme south-eastern corner of the Chalcots Estate, at the junction of King Henry's Road and Primrose Hill Road. The area comprises a series of private, residential roads, located between, and running parallel with, or at right-angles to, Adelaide Road, Primrose Hill Road and King Henry's Road. The site is within walking distance of Swiss Cottage to the west and is a short walk from Primrose Hill to the east.

The Chalcots Estate contains several clusters of very similar terraced houses, all built at the same period (1960's), with similar appearance and identical external finishes throughout. Across the estate there is a mix of two- and three-storey dwellinghouses. Properties almost identical to that at No.11 can be found in the vicinity. Most of the properties have been modified and extended, with the works generally involving the conversion of the integral garage into habitable space, and the addition of rear, single-storey extensions.

All of the houses on this terrace (Nos.11 - 37, odd) have had their garages converted into habitable rooms.

2.2 No.11a Primrose Hill Road

No.11a, the proposed new property adjoining No.11 Primrose Hill Road, will form a three-storey end-of-terrace house with a gross external floor area of 181.7sqm. The new house is proposed to be built in the side garden of No.11, which, being an end of terrace property, benefits from a considerably larger garden than most of the other plots on the estate.

2.3 Additional Information

Amenity / Screening:

It is intended to retain as much of the existing vegetation on the site as possible. The proposed new building is deemed to have little or no effect on the existing trees, but due to the proximity of parts of the new extension to some of the tree root zones, tree root protection methods may need to be used.

3.0 DESCRIPTION OF THE DEVELOPMENT PROPOSALS

3.1 Overall Development Objective

The overall development objective is to create a self-contained dwelling unit, similar in design to the other houses in the terrace that front Primrose Hill Road. By matching exactly the design of the other houses in the terrace, the new house will blend into the townscape and will not look out of place.

3.2 Design Approach

In summary, the design of the proposed new dwelling is intended to ensure it remains in keeping with the external appearance of the other buildings in the terrace. This objective is achieved by:

- 1) Keeping the new dwellinghouse to 3 storeys, with a footprint identical to that of No.11 Primrose Hill Road - this ensures that the new dwelling will be subservient in scale to the terrace.
- 2) Using external facing materials that match those of the existing properties in the terrace.

3.3 Proposed Accommodation at No.11a Primrose Hill Road

The accommodation to be provided at No.11a, and for which consent is sought, totals 181.7sqm (gross external, including balcony) and 154.7sqm (gross internal). It comprises the follows:

Ground Floor (60.0 sqm GFA / 50.0sqm net internal, not including porch, 51.5sqm including porch):

Recessed porch, Living Room, Guest Cloakroom, Kitchen / Dining

First Floor (61.7sqm GFA / 51.5sqm net internal (53.2sqm including balcony of 1.7sqm):

Study / Living Room, Master Bedroom with En-suite.

Second Floor (60.0 sqm GFA / 51.5sqm net internal:

Bedrooms 2 and 3, and shared Bathroom.

Total: 181.7sqm gross external, **154.7sqm** gross internal.

Amenity space totals 28.7sqm (patio of 14.0sqm, landscaped area of 13sqm, and the first floor balcony of 1.7sqm). Ancillary to the building there is a proposal to install an entrance to the communal garden.

3.4 Habitable Rooms / Density

The proposed development results in a dwellinghouse having 6 habitable rooms.

The gross site area is 87sqm (0.0087ha), so the density would be the equivalent of 109 dwelling units per hectare or 689 habitable rooms per hectare.

3.5 Proposed Facing Materials

The materials that are proposed to be used for facing the new dwelling will match those found elsewhere on the estate (i.e. rendered masonry walls, metal windows and flat roof coverings).

3.6 Services, Refuse and Recycling

The site of the proposed building is served by mains services (telecommunications, gas, water, electricity and foul water drainage) and these services will be used by the proposed new dwelling.

Servicing is proposed to be as for No.11 - refuse and recycling bins will be put out on collection days, close to the respective entrance doors.

A water butt system will be used to store rainwater run-off from the flat roof.

3.7 Sustainability

The choice of construction method, facing materials and insulation will seek to achieve a Code Level 4 of the Code for Sustainable Homes.

4.0 POSSIBLE IMPACTS

4.1 Amenity of Neighbours on the Chalcots Estate

Except during the construction phase, the proposed new dwelling will have no impact on any of the neighbouring properties due to its location at the corner of the estate. The depth and height of the proposed building will match that of No.11. The proposed new dwelling will not result in loss of privacy, outlook or daylight to the adjoining properties and is in compliance with Camden Council's PPG, London Plan Policy 7.6, as well as Policies 4.1 and 5.5 of the UDP (see Section 5.0).

4.2 Visual Impact

Only the flank wall of the new dwelling will be visible from the public footpaths that run either side of King Henry's Road. A visualisation has been prepared to illustrate what the proposed extension will look like from the eastern end side of King Henry's Road (see Fig.18). The proposed dwelling will also be visible from St Mary's Church and from the parade of shops on the east side of Primrose Hill Road.

4.3 Trees

As stated in Para.2.3, the proposal will have no major effect on existing trees, but due to the proximity of parts of the new building to some of the tree root zones, tree root protection methods may be necessary.

4.4 Footpaths and Parking

There is no change to the pedestrian access to this scheme, but any changes to the parking arrangements will need to be agreed with the Chalcots Estate as the parking takes place on a private road. It is anticipated that a legal agreement will be applied that will limit future residents of No.11a from being able to obtain on-street parking permits. It is anticipated that a 'car capped' agreement will apply.

5.0 CONFORMITY TO PLANNING POLICIES

5.1 Relevant Planning Policies

The following assesses the conformity of the proposal against relevant national and local planning policies: National Planning Policy Framework and Camden Council's Core Strategy, Development Policies 2010; Planning Guidance CPG1 Design and Planning Guidance CPG8 Planning Obligations.

5.2 National Planning Policy Framework (NPPF)

NPPF Para 9 states:

"Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of bio-diversity to achieving net gains for nature;
- improving the conditions in which people live, work, travel and take
- widening the choice of high quality homes."

NPPF core objectives of sustainable development. NPPF guidance (Para 60) states:

"Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness."

The NPPF directs that local plans should be in presumption in favour of sustainable development. Paragraphs 49 and 50 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create a sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on the needs of different groups in the community... families with children, ...people wishing to build their own homes; identify the size, type and range of housing that is required in particular locations, reflecting local demand.

Conformity:

The Proposal adds an end of terrace house which mirrors the design of the current 11 Primrose Hill Road that is already in existence in the local area. It does not detract from the local street scene and has no detrimental effect on the local streetscape. It does not harm the Chalcot Estate.

The Proposal makes use of surplus garden area to provide a new residential dwelling in a sustainable manner and is more economical than a wholly new development on a new site. The proposal increases the housing stock, widening the choice of high quality homes in the borough. The extension is economically sustainable, in support of the NPPF core objective for sustainable development and increase in housing stock.

5.3 Camden Core Strategy and Camden Development Policies

5.3.1 Housing Policies, Dwelling Size and Densities

Policy CS1 of the Core Strategy and Camden Development Policies 2010

Paragraphs 2.9 and 2.10 expect developments to make the maximum use of a site by having regard to:

- the density matrix in the London Plan (Table 3A.2), and to be towards the higher end of the appropriate density range. However, the appropriate density will also depend on accessibility, the character and built form of the surroundings, and protecting the amenity of occupiers and neighbours.
- densities should generally fall within the cells towards the right and bottom of the matrix, i.e. 45 to 405 dwellings per hectare.

Camden Development Policy DP5: Homes of different sizes and Paragraphs 2.9, 2.10 states that the Council is seeking homes of different sizes and housing density at the higher end of the London Plan (Table 3.2) density range.

The density applicable to the proposed development is PTAL Level 3. It will provide 6 habitable rooms, equivalent to 689hrha.

Camden Development Policies 2010 Paragraph 2.10 states:

"There is a significant market in Camden for very large homes that have many more rooms than occupiers."

Camden Development Policies 2010 Policy DP5: Homes of different sizes

The Council will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes. We will:

- a) seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table, including conversion of existing residential and non-residential floorspace;
- b) expect a mix of large and small homes in all residential developments. In considering the mix of dwelling sizes appropriate to a development, the Council will have regard to the different dwelling size priorities for social rented, intermediate affordable and market homes, and will take into account;
- c) the character of the development, the site and the area, including the impact of the mix on child density;
- d) site size, and any constraints on including homes of different sizes; and
- e) the economics and financial viability of the site, including the demand for homes of different sizes.

Para 5.10 states:

When considering the proportion of large homes appropriate within a specific development, we will take account of any features that make the development particularly suitable for families with children. We will also take into account the flexibility that larger dwellings create for other types of households, allowing for arrangements such as shared households and adults caring for elderly or infirm relatives. Developments are particularly suitable for children to live in if they have:

- the potential to provide space on site where children can play (open space or private amenity space);
- dedicated children's play space available nearby;
- a number of homes with direct access to the street, private amenity space or open space;
- no direct access to a major road;

Conformity:

The site is situated in an Urban Area with a PTAL of 3. The London Plan density should be 450 habitable rooms per hectare. The density for the proposal is therefore more akin to that applicable to Central Areas of 650hr/ha.

The proposed new house will be suitable for a young adult to live near the parental home while having his own independence. With the availability of a garden, the private amenity will allow the flexibility for a young family to live and grow in it. This therefore supports Policy DP5.

A private car parking space will be provided for the new dwelling within the grounds of the Estate without any impact to the on-street parking situation.

The proposal offers a small windfall increase to the borough's housing stock.

5.3.2 Lifetime Homes

Camden Development Policy DP6: Lifetime homes and wheelchair housing requires all new build schemes and housing developments to meet lifetime homes standards, or be easily adapted to meet them.

Conformity

The proposal meets lifetime homes standards, including wheelchair accessibility. in support of Policy DP6.

5.3.3 Sustainability

Camden Development Policy DP22 - Promoting sustainable design and construction states:

The Council will require development to incorporate sustainable design and construction measures. Schemes must:

- a) demonstrate how sustainable development principles, including the relevant measures set out in paragraph 22.5 below, have been incorporated into the design and proposed implementation; and
- b) incorporate green or brown roofs and green walls wherever suitable. The Council will promote and measure sustainable design and construction;
- c) expecting new build housing to meet Code for Sustainable Homes Level 3 by 2010 and Code Level 4 by 2013.

Conformity:

The proposal includes providing a green wall on the side wall of the proposed building, in support of Policy DP22.

The use of part of an existing garden to develop an extra house for members from the same family is a most sustainable way of development as services to the new dwelling will be readily available to be tapped into.

The proposal aims to meet the target COSH level 4.

5.3.4 Design

Camden Development Policy DP24 - Securing high quality design states:

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

Conformity:

The proposal meets the requirements of Policy DP24 and paragraphs 24.7, 24.11 to 24.14:

- The proposed design responds creatively to its site and its context by taking account of the design of the adjoining buildings and the urban grain of the local area.
- The building will be of high quality and a contemporary design that fits into the existing development pattern of the estate.
- The siting of the building does not harm existing trees.
- The new house will have its own garden and car parking space, thus self-sufficient in private amenities.
- The introduction of a green wall will provide soft landscaping which will also soften the

streetscape.

Camden Development Policies Paragraph 24.7 states:

"Development should consider:

- the character and constraints of its site;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the compatibility of materials, their quality, texture, tone and colour;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- its contribution to public realm, and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value."

Camden Development Policies Paragraph 24.15 states: Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building.

Conformity

The Proposal also conforms to Paragraphs 24.11 to 24.18:

Respecting local character, appearance of the local area and neighbouring buildings, prevailing scale, form and identity. The design follows the existing architectural style of the estate, providing a seamless extension to the existing development.

The Proposal also conforms to Paragraph 24.15 - 16: Detailing and materials by integrating the existing architectural style to the proposed building but adding interest by the introduction of a green wall.

Contributing to the street frontage

Camden Development Policies Para.24.17 states that buildings should be visually interesting at street level, with entrances and windows used to create active frontages, which allow overlooking of public areas, provide a sense of vitality and contribute to making Camden a safer place (see Core Strategy policy CS17). Ground floors should be occupied by active uses and should not turn their back on streets and other public spaces.

Conformity

The proposal includes windows that look out onto the street, providing public surveillance.

Incorporating building services equipment

Para.24.18 advises on the position of building services equipment, and that services, ancillary plant and ducting should be contained within the envelope of a building.

Conformity

The services will be located in a visually inconspicuous position.

Responding to natural features: Camden Development Policies Paragraphs 24.19

to 24.21 and Policy CS15 :

Para.24.19 states that new developments should respond to the natural assets of a site and its surroundings, such as slopes and height differences, trees, groups of trees and other vegetation.

Para.24.21 states that development will not be permitted which fails to preserve or is likely to damage trees on a site which make a significant contribution to the character and amenity of an area.

Conformity:

The proposal avoids trees along the boundary.

5.3.5 Impact on Occupiers and Neighbours - Visual privacy, overlooking, overshadowing, outlook, sunlight and daylight

Camden Development Policy DP26 - Managing the impact of development on occupiers and neighbours states that it seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Factors include:

- a) visual privacy and overlooking;
- b) overshadowing and outlook;
- c) sunlight, daylight and artificial light levels;
- d) noise and vibration levels;
- e) odour, fumes and dust;
- f) microclimate;
- g) the inclusion of appropriate attenuation measures.
- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- i) facilities for the storage, recycling and disposal of waste;
- j) facilities for bicycle storage; and
- k) outdoor space for private or communal amenity space, wherever practical.

Conformity:

The proposed development does not overlook any neighbouring properties. The occupiers will have use of the Estate's communal garden. They will also have easy access to the public park at Primrose Hill.

5.4 Community Infrastructure Levy / S.106 Contributions

Camden Planning Guidance 8 Planning Obligations lists the s.106 requirements. This proposal provides one new dwelling unit only of less than 1,000sq.m. Therefore no contribution is required for towards community, education or healthcare facilities.

Car capped housing

In accordance with Camden Planning Guidance 8 Section 10 Transport, the Applicant will be open to discussion to undertake a car-capped housing agreement, limiting the number of new residents from obtaining on-street parking permits.

5.5 Summary of Conformity to Policies

The Proposal adds new residential accommodation to an adjoining dwelling unit owned by the same family, enabling a larger family household to live and work in Central London, in support of policies for increasing housing provision as set out in National Planning Policy Framework policies, ministerial guidance and Camden Council's local plan policies.

6.0 SUMMARY AND CONCLUSION

The proposed development is intended to fit comfortably within the character of the existing estate, the streetscape and the surrounding area in general. The design of this proposed new dwelling will allow it to sit alongside No.11 Primrose Hill Road without creating any harmful impacts on either the immediate neighbours, on the local streetscape or on the estate as a whole. It has been demonstrated that the impact of the proposed new dwelling, when seen from outside the estate, is negligible.

The proposal in conformity to the planning guidance given in the National Planning Policy Framework and adds to the local housing stock, giving a wider choice of quality homes to the local area.

The proposed development is intended to fit comfortably within the character of the existing estate, the streetscape and the surrounding area in general. As such, the proposed scheme conforms to the Council's planning policies. An assessment of the impacts caused by the proposed new dwelling indicates that the amenity of the neighbours will not be prejudiced and that security will be enhanced.
