

Future Planning and Development Town Planning Consultancy

160 Iverson Road, London NW6 2HH

PLANNING STATEMENT

October 2013

INTRODUCTION

1. This Planning Statement relates to a planning application for the proposed conversion of a single family dwelling into 3 flats (1 x 1-bedroom, 2 x 2-bedroom), including a small rear extension and the formation of a new lightwell. The document sets out the planning justification for the development, and should be read in conjunction with the Design and Access Statement and the other supporting documents.
2. This application follows a similar application for the conversion of the building into 4 x 2-bedroom flats, which also included a rear basement extension. Following discussions with planning officers that application was withdrawn by the applicant and the scheme has been amended in line with officers' comments.

THE SITE AND ITS SURROUNDINGS

3. The site comprises a basement plus 4 storey mid-terrace property, with front and rear dormers, originally constructed as a single family dwelling.
4. The property is not listed and is not located within a conservation area.

DESCRIPTION

5. It is proposed to convert the building into 3 flats. The ground and basement floors would comprise a 2-bedroom duplex flat of 106sqm. Its large master bedroom with en-suite shower room and dressing room, would be located at basement level. The bedroom would look out into a new front lightwell, which has been designed to be in keeping with similar lightwells in Iverson Road. A small rear extension is also proposed at ground floor level in order to create a spacious open kitchen/living/dining room for the duplex.

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6. A new 56sqm 1-bedroom flat is proposed first floor level, with a 63sqm 2-bedroom duplex flat at second and third floor levels.
7. General refurbishment works will be undertaken to the building and a dedicated refuse and recycling storage area will be provided, along with cycle parking for 4 bicycles.

PLANNING POLICY CONTEXT

8. The statutory development plan that is relevant to the consideration of this application comprises the following documents: -
 - a) London Borough of Camden Core Strategy adopted 2010
 - b) London Borough of Camden Development Policies adopted 2010
 - c) The London Plan
9. The Council also has a number of Supplementary Planning Guidance documents which are capable of being a material consideration in decision making. The Supplementary Planning Guidance Document 'Design' (CPG1) is relevant to this application as it sets out detailed advice in respect of residential extensions and provides a general overview of accepted design principles within the Borough.
- 10.CPG2 is also relevant to the proposals and includes Residential Development Standards for new dwellings, by new-build or conversion.

KEY ISSUES

HOUSING

- 11.The Development Plan strongly supports the creation of additional good quality residential accommodation and the conversion of the property to 3 flats is acceptable in principle.

12. The flats have been designed in accordance with the guidance set out in CPG2 and the London Housing Design Guide. Flat 1, arranged over ground and basement floors, totals 106sqm and includes generous room sizes, well in excess of published guidance. The master bedroom is served by a new lightwell and enjoys good levels of daylight, which is supported by a Daylight and Sunlight Report, submitted in support of the application.

13. The 56sqm first floor flat is also generously proportioned, with a 23sqm kitchen/living/dining room and 15sqm bedroom, plus a dedicated study area. The second and third floor duplex flat is a 2-bed 3-person unit with a 23sqm kitchen/living/dining room and master and second bedrooms at 16sqm and 7sqm respectively. The opportunity has also been taken to increase the ceiling height of the existing top floor in order to achieve a minimum of 2.3m over 50% of the floor area above 1.5m, in line with CPG2 standards.

DESIGN

14. The proposed scheme makes few external changes to the building. A new lightwell is proposed at the front of the building, which has been designed in accordance with Policy DP27. The existing front wall and hedge will be retained. The property does not have an existing front garden, but is currently paved, and therefore the proposals would not result in the loss of existing biodiversity. The new lightwell would sit behind the front hedge, enclosed by black-painted metal railings. Such lightwells are characteristic of Iverson Road, and are found on a number of properties on either side of the road. The lightwell would incorporate a bay window at basement level of the same design as that of the ground floor, having regard to the host building, in line with Policy DP27.

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15. The proposed rear extension infills a narrow gap between the existing 'outrigger' and the western boundary. The extension would be constructed of matching brickwork and has been designed to be subordinate to the existing building.
16. The existing rear dormer, which is in poor condition would be replaced with a similarly sized replacement dormer.
17. The proposals are therefore considered to secure good design, in line with the policies of the NPPF; Policy CS14 of the adopted Core Strategy and Policy DP24 of the Development Policies DPD.

BASEMENT IMPACT

18. Policy DP27 requires the submission of a Basement Impact Assessment in support of planning applications where works to basements are undertaken. In this instance it is proposed to extend the existing basement into the ground in order to increase the floor to ceiling height within the basement and to excavate a new lightwell to serve the basement.
19. The Basement Impact Assessment confirms the proposals to be acceptable, in line with the guidance in CPG4.

CONCLUSION

20. The proposed conversion of the building to 3 flats is supported in principle by Development Plan Policies and each flat has been carefully designed to meet adopted standards for residential design and layout, while the external changes to the building are in character with the surrounding area and subordinate in design to the existing building.
21. It is therefore considered that the application proposals pass the tests set out in Section 38 of the Planning and Compulsory Purchase Act 2005 and that planning permission and conservation area consent should be granted accordingly.