



Boyer
PLANNING

17 GOLDINGTON CRESCENT, LONDON, NW1

Planning Statement

Prepared by Boyer Planning on behalf of Avon Group Ltd
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1. INTRODUCTION

- 1.1 This Planning Statement is submitted in support of a planning application by Avon Group (London) Ltd that seeks planning permission for the following development:

Demolition of the former public house and erection of a new two-storey building to provide 6no flats and alterations to the existing former landlords flat within Crowndale Court.

- 1.2 The application follows an extant planning permission (2010/1378/P) to self-contain an existing first floor flat in the adjoining building (formerly the landlord's flat), and change of use and conversion of the former public house, The Prince Alfred, into 3no self-contained residential flats. The applicant now considers a comprehensive development of the site to be a more sustainable option.

- 1.3 Comprehensive redevelopment would enable an entirely new and higher-quality building to be erected on the site which would improve the character and appearance of the area. The new building would also provide more dwellings and a higher standard of accommodation.

- 1.4 This statement is structured as follows:

- Section 2 – describes the site and surrounding context;
- Section 3 – sets out the planning history of the site;
- Section 4 – provides an overview of the relevant national, regional and local planning policies;
- Section 5 – provides an assessment of the proposal against the relevant planning policies; and
- Section 6 – provides the summary and conclusions.

- 1.5 In addition to this statement, the application is supported by the accompanying supporting information:

- Existing and proposed planning drawings prepared by Madoc Architecture;
- Design & Access Statement prepared by Madoc Architecture; and
- Arboricultural Impact Appraisal and Method Statement by Barrell Tree Consultants.

2. SITE AND SURROUNDING AREA

- 2.1 The site is located within the London Borough of Camden at the junction of Crowndale Road, Goldington Crescent and Chalton Street, opposite Goldington Crescent Gardens. The site comprises a vacant single storey (plus basement) former public house building.
- 2.2 The former Prince Alfred public house ceased trading in 2006. The remaining building is a simple, rectangular, brick built building with a flat roof. It comprises entrances and windows on both the Goldington Crescent and Chalton Street elevations. Located on the corner plot, it sits below the pavement level. It is set back from the pavement and separated by a low brick wall with railings. Its design is lacking in any architectural merit and even if refurbished would make at best a neutral contribution to the area. Local people consider it an eyesore as confirmed within the officer's report for the extant permission (2010/1378/P). In its current condition it detracts from the appearance of the area.
- 2.3 The building is joined to the south eastern corner of Crowndale Court, a 7-storey Local Authority housing block. The first floor flat within the eastern flank elevation of Crowndale Court, which sits above the pub's flat roof, is connected internally to the pub building and was originally used as the landlord's accommodation. This flat is also owned by the applicant. There are two trees located within the curtilage of the property and a further number of large trees are located within the rear garden area of Crowndale Court.
- 2.4 Opposite the eastern elevation of the building, on the other side of Chalton Street, lies the flank elevation of 5-16 Goldington Terrace, which is a terrace of Grade II listed houses. Behind this terrace, lies the modern Unity Mews development. It is not within a Conservation Area but the boundary to the Kings Cross and St Pancras Conservation Area runs adjacent to the property along Goldington Crescent and Chalton Street. The adjacent terrace on Goldington Crescent is Grade II listed and Goldington Crescent Gardens opposite the site are designated public open space.
- 2.5 The site has a PTAL rating of 6a making it among the most accessible in London. The site is in a CPZ.

3. PLANNING HISTORY

3.1 The extant permission is a significant material consideration:

2010/1378/P

3.2 In September 2010, permission was granted for the change of use of the building from A4 public house to provide 3no flats. The description of development was:

“Self-containment of first floor residential unit, change of use and conversion at ground floor level of a public house (Class A3) into three self-contained residential flats (Class C3) and associated external alterations including the replacement of existing doors and windows.”

3.3 Permission was granted to convert the building to 1no two bed unit and 2no one bed units.

3.4 It is considered that the existing permission granted by the Council is of very low architectural merit and does not utilise the existing building as efficiently as possible. The current application would dramatically improve the appearance of the building and through provision of two storeys, increases the density of the development by providing a more appropriate number of dwellings on the site.

3.5 The quality of the proposed residential dwellings is also improved.

4. PLANNING POLICY CONTEXT

The Development Plan

- 4.1 Section 38(6) of the Act states that applications must be determined in accordance with the relevant development plan, unless material considerations indicate otherwise. The development plan for London Borough of Camden comprises the Council's adopted Core Strategy (2010), the Development Policies (2010), the Camden Planning Guidance and the London Plan (2011).
- 4.2 Although the National Planning Policy Framework (2012) does not alter the statutory status of the development plan as the primary consideration in the determination of a planning application, it provides national guidance, conveys the government's intentions for the planning system and is a material consideration in the determination process.

National Planning Policy Framework (2012)

- 4.3 The National Planning Policy Framework sets out the Government's objectives for the planning system; to achieve sustainable development through economic, social and environmental gains, and to secure economic growth.
- 4.4 The presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking, involves seeking positive improvements in the quality of the built, natural and historic environments including replacing poor design with better design, improving the conditions in which people live, and widening the choice of high quality homes.

The London Plan (2011)

- 4.5 The London Plan provides the strategic policy context for all of London and seeks to provide an integrated framework for its development to 2031.
- 4.6 The Mayor's stated Strategic Policies aim to promote opportunity and provide more homes, and also provide a choice of homes for all Londoners that meet their needs at a price they can afford. It is also stated that housing should be of the highest quality internally, externally and in relation to its surrounding context.
- 4.7 The principle of intensifying the residential use of the site is supported by the policy objectives within The London Plan (2011) which, at Para 1.44, aims to ensure that "there are enough homes meeting the needs of Londoners at all stages of their lives".
- 4.8 At the same time, the Plan provides that the most efficient use of land should be achieved. At Para 1.48, the Plan states that London must plan for a growing population in a way that does not worsen the quality of life for London as a whole which means "we will have to ensure we make the best use of land that is currently vacant or under-used".

London Borough of Camden Core Strategy (2010)

- 4.9 LB Camden have adopted their Core Strategy. The Core Strategy set out the key elements of the Council's planning vision and strategy for the Borough. The overall vision of Camden's Core

Strategy is to create a borough of opportunity. The vision includes four themes which aim to make sure that Camden adapts to a growing population; has an economy that includes everyone, is connected where people can live active, healthy lives; and a safe Camden that is a vibrant part of our world city.

- 4.10 Core Strategy Policy CS1 aims to distribute growth to the most suitable locations and manage it to make sure that opportunities and benefits are delivered in order to achieve sustainable development. The Council recognises that it has limited land and to make the most efficient use of land and buildings it will concentrate the majority of growth within the defined Growth Areas, and direct appropriate development at other highly accessible locations. In adopting this approach, the Council's intention is to provide 12,250 additional homes up until 2024.
- 4.11 Policy CS2 identifies the designated Growth Areas where the majority of new development will be concentrated. The site is located just to the west of the Kings Cross Growth Area where the PTAL level is 6b and where the policy recommends that 2,250 new homes are located (as a minimum).
- 4.12 Policy CS3 aims to guide the location of appropriate development to the other highly accessible areas of Central London and the town centres.
- 4.13 Policy CS6 aims to provide quality homes. The Council will aim to make use of Camden's capacity for housing by maximising the supply of homes to meet or exceed Camden's target of 5,950 homes between 2012 – 2017, maximising the supply of additional housing over the entire plan period to meet or exceed a target of 8,925 homes from 2010 – 2025. Camden will regard housing as the priority land use throughout the Local Development Framework.
- 4.14 Policy CS13 aims to tackle climate change by promoting higher environmental standards. This will be achieved through a number of objectives including promoting the more efficient use of land and buildings by encouraging higher densities in line with Policy CS1, and protecting greenfield sites and designated open spaces.
- 4.15 Policy CS14 requires development to be of the highest standard of design.
- 4.16 Policy CS17 aims to make Camden a safer place by amongst other measures, reducing anti-social behaviour and promoting safer streets and public areas.

London Borough of Camden Development Policies (2010-2025)

- 4.17 Camden's Development Policies Document sets out the detailed guidance and policies to enable the Borough broader objectives as set out within the Core Strategy to be achieved. The development policies are grouped in to the four themes as identified within the Core Strategy.
- 4.18 Policy DP2 aims to make full use of Camden's capacity for housing. The policy states that the Council will expect the maximum appropriate contribution to the supply of housing on sites that are underused or vacant.
- 4.19 Policy DP5 aims to contribute to the provision of mixed and inclusive communities by securing a range of self-contained homes of different sizes. The policy identifies that amongst market housing, there requirement for 2-bed dwellings is "very high" and the Council's aim is to secure 40% of all new market homes as 2-bed units.

- 4.20 Policy DP16 seeks to ensure that development is properly integrated within the transport network. It is expected that development proposals make appropriate connections to highways and street spaces. Policy DP17 seeks to ensure that walking, cycling and public transport uses are promoted. The Council will resist development that would purely be dependent on private motor vehicles.
- 4.21 Policy DP22 requires development to incorporate sustainable design and construction measures wherever possible. Policy DP24 requires all developments to be of the highest quality design and to consider amongst others, the character, context and setting of the site and the form and scale of neighbouring buildings, the quality of materials to be used, the provision of visually interesting frontages at street level, the provision of appropriate hard and soft landscaping including boundary treatments and the provision of appropriate amenity space.
- 4.22 Policy DP25 aims to conserve Camden's conservation areas. Development outside of a conservation area that causes harm to the character and appearance of that conservation area will not be permitted.
- 4.23 Policy DP26 aims to manage the impact of development on occupiers and neighbours. The Council will aim to protect the quality of life of occupiers and neighbours by controlling the impact of matters such as visual privacy and overlooking, overshadowing and outlook, sunlight and daylight levels, dwelling and room sizes and facilities for waste and bicycle storage.

Camden Planning Guidance

- 4.24 Camden has adopted eight Planning Guidance (CPG) documents which cover a variety of topics such as design, housing, amenity and transport.
- 4.25 CPG 1 'Design' provides more detailed guidance in respect of policies CS14 and DP24. The CPG contains guidance for the design of buildings including use of materials.
- 4.26 CPG 2 'Housing' provides detailed residential standards including ceiling heights, room sizes, daylight, sunlight and privacy, security, basements and outdoor amenity space.
- 4.27 CPG 3 'Sustainability' contains guidance on a number of issues to ensure that development reduces carbon emissions.
- 4.28 CPG 6 'Amenity' provides guidance on all types of amenity issues including daylight and sunlight, overlooking, privacy and outlook.
- 4.29 CPG 7 'Transport' provides guidance for detailed transport issues and covers matter such as car free development and the Council's minimum cycle parking standards.

5. ASSESSMENT OF THE PROPOSALS

- 5.1 This section assesses the principle of the development and its potential impacts against the aims and objectives of the Development Plan. It demonstrates that the proposed development complies with the Development Plan and the National Planning Policy Framework.

Principle of Development

- 5.2 The change of use of the site from a public house to residential is established by the extant, planning permission.
- 5.3 The site is located just outside of the Kings Cross Growth Area. In locations outside of the Growth Areas, development should be directed to those areas with high public transport accessibility, in line with Policy CS3. The site's PTAL rating is 6a indicating excellent public transport accessibility. Policy CS1 seeks to direct growth to the most suitable and accessible locations in order to make the most efficient use of land and achieve sustainable development (policy DP2).
- 5.4 Both the Camden Core Strategy and The London Plan encourage the provision of more homes within the capital. The London Plan at Para 1.44 aims to ensure that "there are enough homes meeting the needs of Londoners at all stages of their lives and whatever their circumstances and designed so they actively enhance the quality of the neighbourhoods in which they are located."
- 5.5 At the same time, London must manage the efficient use of land. At Para.1.48, Planning for Growth, The Plan states that London must plan for a growing population in a way that does not worsen the quality of life for London as a whole which means "we will have to ensure we make the best use of land that is currently vacant or under-used".
- 5.6 The London Plan (policy 3.4) encourages the intensification of housing in areas of high transport accessibility, in order to realise the optimum development potential of sites so that they make the maximum possible contribution towards the other policy objectives, including increasing housing supply (policy 3.3).
- 5.7 The NPPF encourages the re-use of previously developed land and buildings. The site's existing use is C3 residential and therefore it is considered that the principle of an intensified residential development is both appropriate in this location and in compliance with the development plan.
- 5.8 The proposal provides 6no new flats, of which four are two-bed units. The proposal is consistent with policy DP5 which identifies that amongst market housing, the Borough's greatest need is for 2-bedroom dwellings and consequently, the Council's aim is to secure 40% of all new market homes as 2-bed dwellings. The proposal also promotes the Council's objective contained within CS6 which aims to provide quality homes.

Design Justification

- 5.9 The appearance of the existing building has very limited little architectural merit and its condition has suffered as a consequence of anti-social behaviour. In its current condition it detracts from the appearance of the area. Even if refurbished as provided for by the extant implemented permission, the building would make at best a neutral contribution to the area.

- 5.10 The proposed building, in accordance with policy CS14, is of the highest standard of design as demonstrated within the application drawings and accompanying Design and Access Statement prepared by Madoc Architecture.
- 5.11 Both the current building and the design approved under the extant permission, address the street unsatisfactorily because they are set back from the pavement at a lower level. The proposal seeks to rectify this by bringing forward the building line so that it would occupy the space that is currently surrounding the corner of the pub, which currently lacks clear ownership. The proposal provides a much stronger corner property and balances out the building's relationship with that of the flank elevations of both Unity Mews and 5-16 Goldington Terrace.
- 5.12 In improving the appearance of the site, reducing the amount of poor quality urban area with little clear ownership, the proposal contributes towards the aims of policy CS17 by promoting safer streets and public areas.
- 5.13 The proposal is also shown to be in accordance with policy DP24 which requires all developments to be of the highest quality design and to consider amongst others, the character, context and setting of the site and the form and scale of neighbouring buildings. In particular the proposal promotes the use of quality materials and as demonstrated above, the provision of visually interesting frontages at street level.
- 5.14 The proposal significantly improve the appearance of the site and is in accordance with policy DP25 which seeks to enhance conservation areas by requiring that development on the fringes of a conservation area does not cause harm to the appearance or character of that area.
- 5.15 The design justification is explained in more detail within the Design & Access Statement that accompanies this planning application.

Residential Design and Amenity

- 5.16 Particular attention has been paid to providing high-quality residential dwellings when designing the proposals. Each of the new dwellings would provide residential floorspace in accordance with the residential space standards contained within the London Housing Design Guide and the Council's space standards contained within CPG2. The schedule of accommodation is provided as follows:

Unit No.	Bedrooms:	GIA:
1	1	49.8m2
2	1	64.7m2
3	2	62.8m2
4	2	62.5m2
5	2	62.8m2
6	2	66.2m2
7 (existing)	3 (existing)	As existing.

- 5.17 The London Housing Design Guide (2010) provides guidance for minimum dwelling space standards. A 1-bedroom flat should provide 50sq.m. Although Unit 1 falls slightly below this standard, it is considered that the difference is marginal and the dwelling would still provide a good standard of residential accommodation. Units 2 to 6 all meet the minimum space standards for a 2-bed dwelling.
- 5.18 Camden's CPG2 'Housing' requires that all residential development proposals for new dwellings that are suitable for 2 persons or more should each be self-contained and should each have their own private access off a common entrance hall. The proposed drawings show that each of units 1-6 would be accessed from the proposed entrance on Goldington Crescent, with a separate entrance to unit 7. All units are therefore self-contained.
- 5.19 CPG2 and the London Housing Design Guide also require residential developments to meet room size standards. The proposed drawings provide the GIA measurements for all bedrooms and living areas. The drawings demonstrate that these comply with the CPG2 standards and those within the London Housing Design Guide.
- 5.20 CPG2 also requires that all habitable rooms have access to natural daylight. The layout of each unit has been carefully planned to ensure that each receives as much daylight as possible, given the unit's position within the building. CPG2 states that bedrooms should be located in the northern side of buildings with rooms that most benefit from sunlight, such as living rooms, located at the southern side.
- 5.21 Unit 1 has a large patio area and a full width window to the living area in order to receive maximum sunlight to the main living area. The bedroom is located further north, adjacent to Crowndale Court but is still provided with 2 windows to maximise the amount of sunlight and daylight received.
- 5.22 Unit 2 will receive sunlight and daylight to the main living area by virtue of this area being positioned in the east of the building. The void area and louvered railings will allow sunlight and daylight to penetrate this room. The bedroom is also located adjacent to the void area and will feature a full width window in the eastern elevation.
- 5.23 Unit 3 is located on the south western corner of the building and features a large terrace area with full width window to the main living area and windows to both bedrooms. Bedrooms 1 and 2, located on the south western corner of the building will each receive good levels of daylight and sunlight through the windows provided.
- 5.24 Unit 4 which is located on the south eastern corner of the building features a large ground floor window on the north eastern elevation and a large window in the southern elevation that will take advantage of light received through the louvered railings.
- 5.25 Unit 5 is located on the first floor in the south western corner of the building. The living/dining area features a large full width window to the western elevation. Bedrooms 1 and 2, located on the south western corner of the building will each receive good levels of daylight and sunlight through the windows provided.
- 5.26 Unit 6 is located on the first floor in the south eastern corner of the building. Both bedrooms on the eastern elevation feature windows to ensure sunlight and daylight is received. A large window on the southern elevation will ensure good daylight and sunlight is received in the main living area.

- 5.27 The existing flat (Unit 7) features windows to the eastern, southern and western elevations. The window in the southern elevation is currently looks out across the pub roof. Given, the windows height in relation to the parapet roof, there is a very poor outlook. It is proposed to remove this window in order to provide the new first floor of the proposed building. Whilst the loss of this window is regrettable, it will enable the provision of a first floor and a further 3 flats (compared to the existing permission). Given that the room in question is dual aspect already, and the window is very small in height, with a poor outlook currently, it is considered that the loss of this window is acceptable.
- 5.28 CPG2 also provides guidance on basements. Unit 2 is provided over two levels with the kitchen and living area at ground floor level, with the bedroom and bathroom below. The constraints of the site and the existing basement are such that this is necessary however it is demonstrated that the bedroom would be of a significantly larger size than required under the development plan policies, would benefit from natural light and ventilation received from the void area and window on the eastern elevation. It would be private and secure.
- 5.29 CPG2 requires that the minimum headroom within habitable rooms is 2.3m. As the section drawing of the proposed development shows, the development exceeds the standard and provides 2.5m at ground and first floor levels – also consistent with the London Housing Design Guide. The Council requires a minimum of 2.1m in basements but again, the proposal exceeds the Council's requirement by providing 2.3m within the basement.
- 5.30 It is not possible to provide private amenity space for each dwelling. Equally, the existing flats within Crowndale Court are not afforded any level of private amenity space, only communal.
- 5.31 The proposed new dwellings are however of a sufficiently good size and exceed the Council's internal space standards. The existing building is set adjacent to Goldington Crescent Gardens and this area will be accessible to the proposed occupiers. There is a wide provision of green outdoor space within the immediate vicinity of the site including Goldington Crescent Gardens, St Pancras Gardens and Oakley Square Gardens.
- 5.32 For these reasons, it is considered that the Council may consider it appropriate for the scheme to be granted an exception to the amenity space requirements.
- 5.33 As the application drawings show, each of the new flats provided as part of the proposal (units 1 – 6) will be provided with an external area to allow light to penetrate and air to ventilate. These areas are bounded by a louvered metal railing system that is common to each flat. The louvered railings allow light to penetrate the flats through the carefully positioned windows and patio doors and also allows views out of the flats (but not inwards). This ensures that the occupiers of the ground floor dwellings (Units 1, 2, 3, and 4) would retain visual privacy. The railings also provide visual interest to the external elevations by breaking up the massing of the building. This approach is consistent with the guidance contained within CPG6 'Amenity' which provides guidance on issues such as daylight/sunlight, outlook and privacy.
- 5.34 Policy DP24 requires all developments to be of the highest quality design and to consider the character, context and setting of the site in relation to its surroundings. The proposal is for a building of significantly improved appearance and is at a height and scale that would respect the surrounding developments including Crowndale Court, Unity Mews and 5-16 Goldington Terrace.

- 5.35 In accordance with policy DP25, and for the reasons set out within this statement, it is considered that the proposal would enhance the setting of the adjacent Conservation Area.

Impact upon Surrounding Developments including the Conservation Area

- 5.36 As the application drawings demonstrate, the proposal would not cause any unacceptable impact upon any of the neighbouring developments by way of loss of privacy, overlooking or overshadowing. In accordance with policy DP26, the proposal would not just protect the quality of life of the occupiers in the nearest buildings; it would also improve it by redeveloping a site which is currently a blight on the surrounding area.

Assessment of Transport Impact

- 5.37 The site's PTAL rating is 6a indicating excellent public transport accessibility levels. The proposed development is intended to be a 'car-free' scheme. The development provides 1 cycle parking space per flat in line with the Council's adopted Cycle Parking Standards included at Appendix 2 within the Development Management Policies Document. Consequently, the proposal is in accordance with policy DP16 which seeks to ensure that development is properly integrated within the transport network and policy DP17 which seeks to promote walking, cycling and public transport uses.

Arboricultural Impact Assessment

- 5.38 An Arboricultural Impact Appraisal Report, prepared by Barrell Tree Consultancy, is submitted in support of this application. The report finds that through the development proposals, all the significant boundary cover will be retained and no high category trees would require their removal. For more information, please refer to the accompanying document.

Sustainability Considerations

- 5.39 In line with the guidance contained within CPG 3 'Sustainability' – the proposed development will, through its detailed design and use of suitable materials, aim to reduce carbon emissions. The proposal is in accordance with policy DP22 which seeks to ensure that sustainable design and construction methods are used where possible and policy CS13 which aims to tackle climate change.

6. SUMMARY AND CONCLUSIONS

- 6.1 The application provides a new building of outstanding architectural design containing 6 new dwellings. It is located in an area of high public transport accessibility (PTAL 6a). The proposal seeks to replace poor design with better design, widen the choice of high quality homes and encourages the effective re-use of previously developed (brownfield) land. The proposal represents sustainable development.
- 6.2 The proposal will contribute towards the Borough's housing stock whilst also securing positive improvements to the appearance of the street scene and the wider area. The application is supported by a Design & Access Statement that details the evolution and justification of the proposed design, and an Arboricultural Impact Appraisal Report which confirms that the proposal would not result in the loss of any high quality trees.
- 6.3 The scheme represents a sustainable redevelopment of a brownfield site and as such, is fully in accordance with the objectives of the National Planning Policy Framework and the London Plan. This planning statement demonstrates that the proposed development complies with the development plan.
- 6.4 Given the quality of the architectural design, the planning and the wider social benefits that would be brought about by the proposal, it is considered appropriate to grant planning permission for the development.

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