

June 2013

Linton House, 39-51 Highgate Road, NW5 1RT

Planning Statement



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Appendices

Appendix 1:	Initial pre-application response, ref: CA/2011/ENQ/07837
Appendix 2:	Follow up pre-application response, ref: CA/2012/ENQ/04193
Appendix 3:	Oral Statement to Parliament by Rt Hon Eric Pickles MP, Communities Secretary, 6 September 2012



1. Introduction

- 1.1 This statement is submitted in support of the application for planning permission for the following development at Linton House, 39-51 Highgate Road, London.

“The erection of an additional floor to provide 8 residential units (2 x 1 bed, 5 x 2 bed, 1 x 3 bed), a ground floor extension to accommodate a dedicated residential entrance, and cycle and refuse stores.

- 1.2 Development proposals at Linton House have been subject to a number of pre-application discussions with officers from the Council. An on-site meeting and discussions took place in early 2012 concerning proposals for a two storey roof extension and a 7 storey side extension to provide new residential accommodation and an entrance and lift core. Following the Council's response to this scheme, the proposals were revised and a further pre-application meeting was held with officers on 13 July 2012 relating to proposals for a single storey roof extension to create 8 residential units, a ground floor extension for a residential lobby and a metal fire escape at the rear of the building.
- 1.3 The Council's response to these revised proposals dated 12 August 2012 is broadly supportive and indicated that the Council's Development Plan policies do not preclude such a development and in principle, subject to satisfying the relevant policies, would be considered an appropriate form of development in this location.
- 1.4 Following this response, the proposals have been refined to respond to the detailed design issues raised in the letter.
- 1.5 This planning statement provides the background information relating to the site and a detailed assessment of the proposals in relation to planning policy and other material considerations. It sets out that the proposals respond appropriately to the building and surrounding context in a high quality and sustainable design that will be a sympathetic and subservient addition to the property, providing much needed accommodation in a range of units with satisfactory living conditions. The proposals will not cause any harm to the amenities of existing residential neighbours or prejudice the continued use of the lower floors of the building or neighbouring properties for commercial or light industrial purposes.
- 1.6 The statement is set out under the following sections:

- **Section 2** outlines the site and its context within the surrounding area
- **Section 3** provides an overview of the planning history
- **Section 4** provides an outline of the proposals
- **Section 5** sets out the planning policy framework for the site
- **Section 6** examines the main planning considerations in relation to the application and makes an assessment of the site context and proposals
- **Section 7** draws our conclusions in respect of the proposals

2. Site and Surrounding Area

- 2.1. Linton House is a five storey building located on the west side of Highgate Road. The building presents to Highgate Road as a five storey building with a basement storey below. Due to changes in the ground level from the front to the rear of the building and from the north to the south, this basement level is presented as an additional ground level storey on the south and west (rear) elevations.



Figure 1: View of Linton House as existing from Highgate Road

- 2.2. The building is a red brick Victorian warehouse with a robust architecture and detailing formed through the white parapet with moulding and detailing around the windows. The roof is currently cluttered with an array of plant and unsightly telecommunications equipment. The buildings forms part of a group of Victorian warehouses, some of which have been extended at roof level.
- 2.3. The building is currently in commercial use. This is predominantly made up of serviced offices and conference accommodation, however, there is both a dance school and a cafe on parts of the upper ground and basement/lower ground floor levels.
- 2.4. The site is not within a conservation area, although it is adjacent to the southernmost tip of the Dartmouth Park Conservation Area. The building is not listed, nor are any of the immediately adjacent buildings. It also falls within the strategic protected viewing corridor from Kenwood House in the north towards St Paul's Cathedral in central London.



Figure 2: Typical view of the roof in its current cluttered state

- 2.5. The site lies a short distance outside of the designated Town Centre of Kentish Town. It also sits just within the edge of the Kentish Town Industrial Area. As a result, this part of Highgate Road has a diverse, mixed use character with a range of commercial, community and leisure uses alongside residential properties along the road. A run of terraced residential properties is found on the opposite side of the road to the building. This reflects the nature of Kentish Town. It should be noted that none of the immediately adjacent commercial buildings are utilised for general industrial (Use Class B2) uses.



Figure 3: Extract from the Proposals Map

- 2.6. The site has an 'excellent' PTAL rating in terms of public transport accessibility. The Underground, Overground, National Rail and London Bus networks are all within easy walking distance of the application site.
- 2.7. The immediately neighbouring site, incorporating 19-37 Highgate Road, the former Lensham House and 25-37 Greenwood Place, is included as Site 39 within the proposed Camden Site Allocations that was the subject of an examination in public in January 2013. Subsequent to this, a schedule of Main Modifications was published for public consultation in April 2013. All references to the neighbouring site within this statement, including its site number, are based upon the published Main Modifications. This site is a new allocation and was not previously included as part of the allocations within the Unitary Development Plan that are now being replaced.
- 2.8. The formal allocation for the neighbouring site that is now due for adoption proposes mixed development including '*replacement D1 community facilities, new flexible employment floorspace and housing on appropriate parts of the site*'. The more detailed points of the allocation is that the redevelopment would optimise the potential of the site to provide a range of compatible uses, optimise opportunities for securing residential development but also support the continued successful functioning of the Industrial Area. It is also noted that any potential for residential development is likely to be concentrated towards the Highgate Road frontage, although the ground floor level may be better utilised to provide an active frontage to the street.
- 2.9. The expectations of any redevelopment of the neighbouring site have been taken into account in proposing this development at Linton House.

3. Planning History

- 3.1 The building appears to have been traditionally used for a variety of light industrial uses. More recently, the building is being used predominantly for office-type functions, specifically serviced offices and conference room facilities. Such uses all fall within Use Class B1 and therefore could have been switched between without any requirement for formal planning permission to be granted. The building operates as a number of discrete units.
- 3.2 In addition to these well established uses, planning permission was granted in 1994 for the change of use of part of the basement from warehousing to restaurant use (Reference: 94/00534).
- 3.3 In 2004, permission was granted for the change of use of one of the ground floor units from a carpet showroom to a dance studio and ancillary cafe (Reference: 2003/2713/P).
- 3.4 In 2006, permission was granted for the change of use of the basement level restaurant area to become an extension of the existing dance studio at ground floor level (Reference: 2006/4457/P).
- 3.5 There have been a number of permissions for telecommunications equipment on the roof.

Pre-Application Discussions

- 3.6 The application has undergone two rounds of formal pre-application discussions with regard to proposals for the introduction of residential accommodation to this site.
- 3.7 An initial scheme involving a two storey roof extension and a 7 storey side extension to provide 8 duplex flats was discussed in early 2012 (Ref. CA/2011/ENQ/07837). The Council advised that a proposal to introduce two additional storeys to the building would be unlikely to be supported in the event of a formal application being made. However, the response advised that the addition of residential use to the existing commercial building in order to create a mixed use was not precluded by the Core Strategy and Development Policies and would be considered an appropriate form of development in this location subject to satisfying relevant Development Plan policies. The 7 storey side extension was also considered unacceptable, however, it was suggested that an extension to the southern corner of the building to provide a residential access may be possible. A copy of the first pre-application response is appended as **Appendix 1**.

- 3.8 Following this, the scheme was revised to propose a single additional floor to the building to provide 8 residential units in a mix of sizes (3 x 1 bed, 4 x 2 bed, 1 x 3 bed). The 7 storey side extension was removed from the proposals and a ground floor extension was proposed to the south-eastern corner of the building to provide a residential entrance and lobby linking to an internal staircase and new lift (Ref. CA/2012/ENQ/04193).
- 3.9 The response received from the Council on 12 August 2012 was generally supportive, subject to some detailed design matters being considered, and therefore forms the basis of the current application proposal. The response advised the following:
- *The principle of residential development is acceptable although it should be demonstrated that this will not undermine the ability of the existing offices to function and should make allowances for all existing and future plant to be accommodated.*
 - *The housing mix is acceptable and would provide around 40% of floorspace as 2 bed units, which are high priority. There will be no requirement for affordable housing contribution.*
 - *The proposed flats will have good outlook and ventilation with terraces providing welcome areas of outdoor space. The Council's minimum space standards for flat sizes and rooms should be met. Lifetime Homes criteria will need to be met as far as possible.*
 - *The site is outside a conservation area however the proposals will still need to respect the design and proportions of the original building. The building is considered capable of being able to accommodate a single storey extension and although within the Strategic viewing corridor to St. Paul's Cathedral, the additional height is not considered to breach the development plane and therefore would not disrupt the view.*
 - *The plant enclosure area should ideally be located in the centre of the building in order to avoid unnecessary roof top clutter from street level. Similarly, balustrades should be designed to be as inconspicuous as possible.*
 - *The design of the extension should respond to the architectural style of the host building yet appear 'light' to remain subordinate. Setting it back from the principal facades will help reduce any perception of increased scale and allow the existing parapet to remain dominant. A canopy or soffit to the roof form should be avoided in order to provide a cleaner roofline and more elegant structure. The glazing of the*

structure should be broken up with solid elements which relate to the colour, rhythm and robustness of the host building. This architectural response should continue at ground floor level for the new entrance. The fire escape at the rear should be avoided if at all possible in order to avoid creating clutter.

- *The site's high PTAL level means that the development should be car free with a restriction on future occupants from applying for parking permits. Cycle storage should be provided.*
- *The development will need to achieve Code for Sustainable Homes Level 3 and should incorporate green or brown roofs, although there is a preference for brown roofs.*
- *The proposals are unlikely to have a detrimental impact on neighbouring residential amenity in terms of loss of privacy, loss of sunlight/daylight or sense of enclosure.*
- *A number of highway matters and financial contributions may need to be covered in a S106 agreement.*

3.10 A copy of this second pre-application response is attached at **Appendix 2**.

3.11 Further amendments have been made to the scheme in order to further refine it for this application, in response to the comments received from the Council's officers in August 2012 as part of the second round of pre-application discussions.

4. Proposals

- 4.1. The proposals are for the erection of an additional storey on the roof of the existing building to provide eight new residential units and the erection of a single storey ground floor extension to the south-eastern corner of the building to provide a separate residential entrance and lobby.
- 4.2. The additional storey would be set well in from the existing parapet on all four elevations to the existing building and will be lightweight in form. The external facade will be predominantly glass with areas of perforated dark metal panels to reflect the existing balance between the glazing and brick elements of the existing building. In the south-east corner of the building, the area of the roof extensions that will accommodate the residential core will be in brickwork built up to match the floors below.
- 4.3. At roof level, a plant enclosure is to be provided in the central part of the roof. The existing plant and other equipment currently found on the roof will be rationalised and relocated in this enclosure or removed where no longer required. In relocating the plant equipment for the existing commercial uses around the new residential accommodation, capacity will also be provided to allow for additional equipment in the future if requirements change. The plant enclosure area will be accessed via a hatch from the new storey below.
- 4.4. The roof of the additional floor will also provide areas of private outdoor amenity space for each of the flats, accessed by a private stair from the flats. These amenity spaces will be interspersed with areas of non-accessible brown roof.
- 4.5. In the south-east corner of the building, a new, dedicated entrance and lobby for the residential accommodation will be provided at the rear of the building. This will give access to the new top floor via an existing stairway (which will be extended and redirected) and new lift shaft that will be built within the existing building structure. The ground floor extension follows the lightweight approach of the additional storey and will be a largely glazed structure.
- 4.6. The additional floor will provide 8 new residential units, in the following mix:
 - 2 x 1-bed
 - 5 x 2-bed
 - 1 x 3-bed

- 4.7. At roof level, a number of sustainability measures are provided such as air source heat pumps providing heating and cooling for the flats and an array of PV panels covering the southern end of the roof and the central plant enclosure area. The flats will achieve Code for Sustainable Homes Level 4.
- 4.8. Secure cycle parking is provided at ground floor level alongside an area for refuse storage.
- 4.9. None of the commercial floorspace within the building as it currently exists would be lost or compromised as a result of the current proposal. This proposal will not affect the continuing viability of the building to provide a range of commercial uses on its lower levels.
- 4.10. Full details of the proposals are given within the Design and Access Statement prepared by CSA that forms part of this submission.
- 4.11. In accordance with the advice received at pre-application stage, the application is also supported by the following reports alongside the Design and Access Statement and this Planning Statement:
- Energy Assessment by Synergy.
 - Code for Sustainable Homes pre-assessment by Synergy.
 - Daylight/Sunlight assessment by Savills.
 - Environmental Noise assessment by Skelly and Couch

5. Planning Policy Framework

- 5.1. The 2004 *Planning & Compulsory Purchase Act* requires that determination of any planning application must be in accordance with the development plan unless material considerations indicate otherwise.
- 5.2. In this case the Development Plan comprises;
- *The London Plan (adopted 22 July 2011); and*
 - *The London Borough of Camden Core Strategy and Development Policies (both adopted November 2010).*
- 5.3. Other documents of relevance to the appeal are;
- *The National Planning Policy Framework, adopted March 2012; and*
 - *Various Camden Planning Guidance documents.*
- 5.4. The proposed development is in conformity with the *NPPF's* golden thread of a presumption in favour of sustainable development.

6. Planning Considerations

6.1. The following section sets out the considerations of the proposals in relation to planning policy and guidance under the following headings:

- *Land use matters, including the principle of providing additional residential accommodation and not prejudicing the continued operation of commercial uses in the area;*
- *Residential provision, including the mix of units and standard of residential accommodation;*
- *Design matters, including the impact of the proposed extension on the building and streetscene;*
- *Residential amenity, including the impact of the additional storey on the levels of light, privacy and outlook currently enjoyed by neighbouring residents;*
- *Sustainability matters, including the provision of lean, clean and green measures and the Code for Sustainable Homes;*
- *Highway issues, including car and cycle parking and refuse storage; and*
- *Potential legal obligations.*

Land Use Matters

6.2. Core Strategy Policies CS1 and CS3 sets out that the focus of Camden's growth will be to the most suitable locations, seeking to deliver opportunities and benefits and achieving sustainable development, whilst continuing to preserve and enhance the features that make Camden an attractive place to live, work and visit. The policies promote appropriate development in highly accessible locations, such as Kentish Town, or on the edge of these town centre locations.

6.3. Policy CS3 provides that these areas are considered to be suitable locations for the provision of a whole range of uses including new homes. Within these areas, development is to be of a suitable scale and character for the area in which it is situated and should contribute to other Council aspirations including community and environmental benefits, and takes into account amenity and community safety. Core Strategy Policy CS5 provides more details on this

strategic approach and looks for development to provide uses that meet the needs of Camden's population and provide the infrastructure and facilities needed to support the population and those who work in and visit the Borough.

- 6.4. Core Strategy Policy CS8 seeks to secure a successful and strong economy by promoting growth in certain areas and also safeguarding existing employment sites and premises and the Industry Area. Development within the Industry Area that results in the loss of B Class uses will be resisted and development should not prejudice the nature of the Industry Area by introducing inappropriate or conflicting uses.
- 6.5. Paragraph 215 of the NPPF requires that due weight is given to policies, even those adopted prior to the NPPF, depending upon their degree of consistency with the NPPF. Given that these Core Strategy policies were adopted prior to the publication of the NPPF, they must be assessed in terms of their consistency with the national Framework.
- 6.6. Paragraph 17 of the NPPF provides Core Principles for planning in this country. The third bullet under this paragraph requires planning to '*proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs*'. The eighth bullet states that planning should '*...encourage the effective use of land by reusing land that has been previously developed (brownfield land)*' and the ninth bullet that planning should '*promote mixed use developments*'.
- 6.7. Delivering a wide choice of high quality homes is a key part of the NPPF supporting sustainable development. In particular, paragraph 47 sets out how Local Planning Authorities (LPAs) will '*boost significantly the supply of housing*' and paragraph 49 states that '*housing applications should be considered in the context of the presumption in favour of sustainable development*'. Finally, paragraph 50 sets out how LPAs will '*...deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities*'.
- 6.8. From this, it is clear that national planning guidance places great emphasis upon the delivery of a supply of high quality residential accommodation. This follows on from the publication of *Laying the Foundations: A Housing Strategy for England* in November 2011 and a further statement to Parliament made by the Communities Secretary on boosting housing delivery and development in September 2012 (a copy of this statement is attached at **Appendix 3**).
- 6.9. The existing Core Strategy policies must be considered in terms of their consistency with the NPPF and thus the weight to be attributed to them in taking decisions. Overall, it is

considered that these policies are consistent with the NPPF and as such should continue to be given considerable weight in taking decisions.

- 6.10. The application site lies in an area of the Borough where appropriate development, including the provision of new homes, is supported in principle. Whilst the building is on the very edge of the Kentish Town Industry Area, the building and its immediate surroundings are in a variety of office (Class B1), light industrial (Class B1c) and community uses (Class D1/D2) rather than general industry (Class B2) uses. On the opposite side of the road are residential properties. The provision of residential use at the top of the building will not prejudice the nature of the wider Industry Area or its continued successful operation. Residential use can sit comfortably alongside office and light industrial uses without prejudicing their ability to operate and this use will reflect the mixed use character that is found in Kentish Town and along Highgate Road.
- 6.11. The proposals entail no loss to the amount of usable floorspace or employment provision within the building in accordance with Development Plan Policy DP13. In order to ensure that the function of the existing offices within the building is not undermined, the proposals involve a new central plant enclosure within which existing plant will be located, following a rationalisation of the services, together with sufficient space for future plant. The report by Synergy has considered the requirements for the offices and the residential apartments and confirms that there will be sufficient space within the central enclosure for additional plant if the demands of the offices increase in the future. In addition, a separate entrance and core for the residential areas prevents any potential conflict between this and the continuing office uses on the lower floors of the building.
- 6.12. Policies CS6 and DP2 both support the provision of additional housing within the Borough in order to help achieve and exceed the Council's target. Housing is regarded as the priority land use and therefore as the proposals will not jeopardise the function of the Industry Area and will be in keeping with the character of the area, the proposals can be considered to help contribute to maximising the supply of new homes and making best use of the land.
- 6.13. In the context of both local policies and national guidance, the proposed development is entirely appropriate. A contribution to the supply of housing will be made, including a variety of different sized units, on a brownfield site that will continue to also support commercial uses onsite. This accords with the national government's continuing emphasis upon delivering additional residential accommodation. At the same time, no employment floorspace is lost as a result of these proposals. This mix of both residential and commercial uses onsite results in

both a more efficient use of land and an enhanced contribution to delivering both local and national planning targets than the current situation.

- 6.14. Turning to affordable housing provision, the proposed development involves less than 10 additional residential units and less than 1,000sqm of residential floorspace. Since it is not appropriate or acceptable to add further floorspace with a further level, there is no requirement to make a contribution towards affordable housing under Policy DP3.
- 6.15. The applicant is also aware that the immediately adjacent site at 19-37 Highgate Road and 25-37 Greenwood Place has been proposed for formal allocation for development within the Council's proposed *Camden Site Allocations* DPD that was subject to public examination in January 2013. The site is proposed for mixed use development including replacement employment floorspace and community use, new residential development and an enhanced frontage along Highgate Road.
- 6.16. Based upon the nature of the site allocation for the adjacent site, there is a clear direction that residential provision on the Highgate Road frontage is acceptable and complementary to the continued operations of the Industry Area and not prejudicial to its long term future. In addition, this proposed development will not prejudice the potential redevelopment of the neighbouring site in any way. The introduction of new residential floorspace results in a mix of uses at Linton House that reflects those being proposed for 19-37 Highgate Road. A single storey, set back extension will not impact upon amenity levels that will be required in any adjacent redevelopment.
- 6.17. Furthermore, as already set out the development will not impact upon the continued operation of the existing office floorspace on the site. In this way, the proposed development clearly accords with any proposals to also continue employment uses on the immediately adjacent site too.

Residential Provision

- 6.18. Core Strategy Policy CS6 sets out the Council's intention to maximise the supply of additional housing within the Borough and to create mixed communities by seeking a range of accommodation types from all developments. *Development Policies* DP5 specifically sets out the Council's aim to provide homes of different sizes and to meet demand for those homes that are most required, as set out within a Dwelling Size Priorities Table.
- 6.19. The development proposes a total of 8 units, made up of 2 x 1-bed, 5 x 2-bed and 1 x 3-bed. Based upon this mix, 63% of units will be 2-bed dwellings which accords with the 'high

priority' accorded to units of this size within the Dwelling Size Priorities Table set out under Policy DP5. By also providing both 1-bed and 3-bed units, this development provides potential accommodation for a number of different social groups.

- 6.20. In terms of total floorspace, all units are generously proportioned and easily exceed the minimum area standards set out within both *CPG2: Housing* and Table 3.3 of the *London Plan*. A full schedule of the sizes of accommodation provided is set out within the Design & Access Statement that forms part of this application.
- 6.21. Each property is also provided with generous areas of outdoor amenity space, in the forms of both the terraces at sixth floor level and the private decked areas on the roof. All areas of private amenity space are directly accessed from within each individual dwelling.

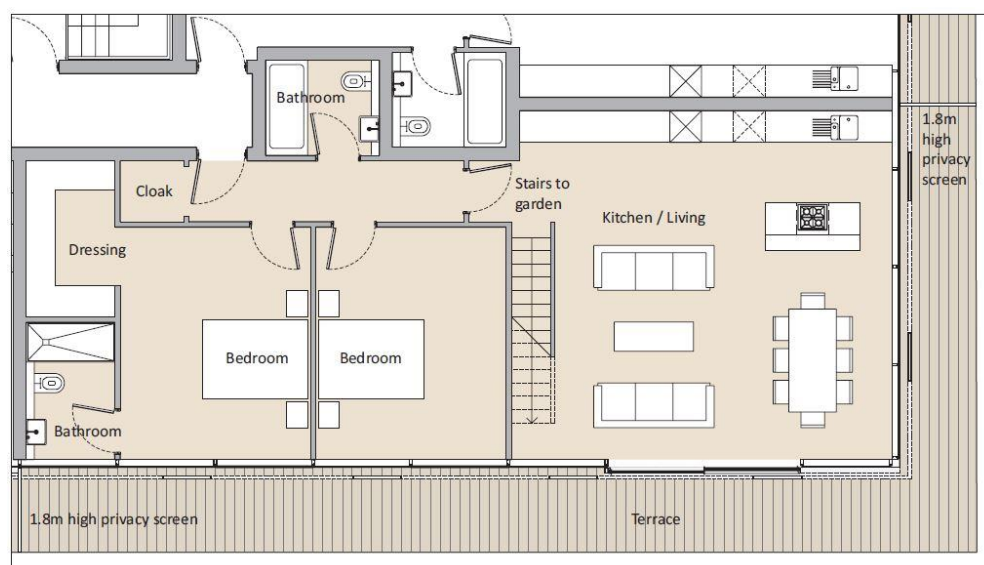


Figure 4: Typical Layout of a 2-Bed Unit

- 6.22. In terms of access to the accommodation, all units are contained within a single new sixth floor level storey. This is reached via a dedicated lift and stair from a new residential entrance and foyer that will be provided to the rear of Linton House within Greenwood Place. The stair currently serves the office floorspace and will be adapted and extended to reach the new sixth floor. Two further stairways elsewhere in the building will still remain to continue serving the office accommodation satisfactorily – one of these will also be adapted to provide an additional emergency escape route from the residential level, negating the need for an external metal stair (this was proposed as part of the second pre-application discussion but not supported by officers on design grounds). The dedicated residential lift will be installed within the existing fabric of the building.

- 6.23. Level access will be provided from the external entrance to the ground floor lift entry and then again from the exit of the lift at sixth floor level throughout all communal areas. All private units are on a single level internally, including access to the outdoor terrace areas at sixth floor level. As such, all accommodation is accessible for a wheelchair user from the point of first entry to the building.
- 6.24. In line with the requirements of *Development Policy* DP6, Lifetime Homes Standards will be met wherever possible within the development. A full assessment of the Lifetime Homes criteria is provided within the Design and Access Statement that forms part of this application.
- 6.25. All accommodation proposed is of a high quality and will provide a satisfactory level of living conditions for a future occupier in line with the general requirements set out within *CPG2*.

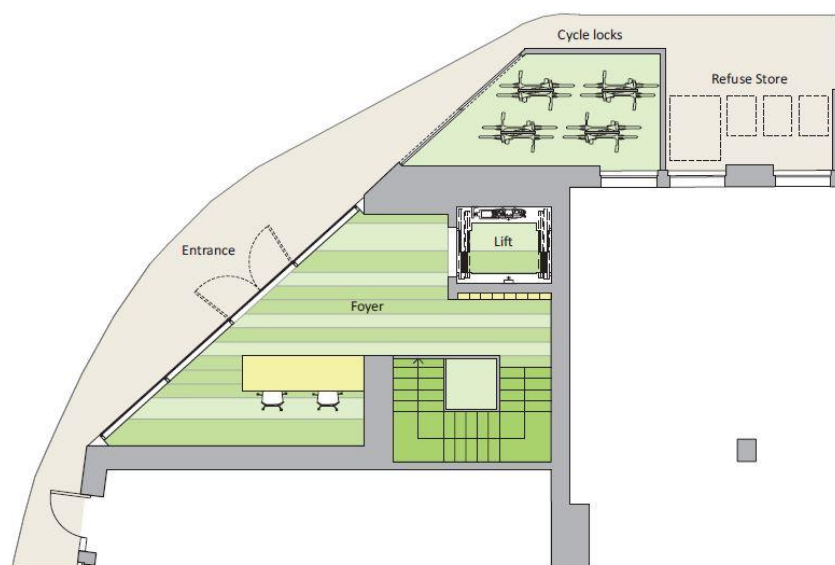


Figure 5: Layout of the Proposed Ground Floor Residential Entrance

Design

- 6.26. *Core Strategy* Policy CS14 states that the Council will require development of the highest standard of design that respects local context and character; and preservation and enhancement of Camden's rich and diverse heritage assets and their settings, including conservation areas.

- 6.27. This is supported by *Development Policy* DP24 which requires all developments to be of the highest standard of design and will expect developments to consider the character, setting, context and the form and scale of neighbouring buildings; the character and proportions of the existing building and the quality of materials to be used.
- 6.28. Pre-application discussions have confirmed that the scale of the existing building is able to accommodate a single storey extension subject to an appropriate detailed design. The development is of high quality architecture and is intended to be of lightweight appearance but also respond to the design of the existing building below. Most specifically, the glazed facade of the additional storey will be broken up by metals panels which accord with the more solid elements of the existing building below. This is a direct response to officers' advice to break up the glazed elements in this way.
- 6.29. As also suggested by officers, the lightweight design has also been utilised in the development of the new residential access and foyer area at ground floor level.
- 6.30. This architectural response is considered to meet two main design goals, namely to ensure that the additional storey has a set back and lightweight appearance that leaves it subordinate to the existing building but also ensure that the new element responds to the robust character of the existing structure below. What is proposed is a clean and crisp design with no adornments in order to not draw attention to the new additional storey. Instead, the existing parapet of the building remains the dominant design feature at the upper levels of the building.
- 6.31. In this way, the development protects the host building's original design and proportions, as well as its contribution to the appearance of the local area and the nearby streetscene. This additional storey will not fundamentally alter the appearance of the building individually or its contribution to the grouping of similar Victorian warehouses nearby.
- 6.32. Due to the additional storey being set back from the existing parapet to the building, the impact of the development on very local views will be minimal. Very little of the new accommodation will be visible when viewing from street level in the immediate vicinity of the building.
- 6.33. In longer views (images of the proposed development in this context are provided within the Design and Access Statement that forms part of this submission), the generally lightweight nature of the new storey combined with some elements that respond to the existing building means that the additional storey does not unbalance the scale and appearance of the building. It will appear as a complementary modern addition that is respectful to the

architectural period and style of the building and also its wider context on the edge of the Industrial Area.



Figure 6: Detail of the proposed elevation and its response to the existing building

- 6.34. The application site is within the viewing corridor of a London panorama identified within the GLA's London View Management Framework SPG (March 2012). Specifically, it is within View 3A from the Kenwood House gazebo towards St Paul's Cathedral.
- 6.35. However, the height of the proposed development (40.95m AOD to the top of the main build envelope and 42.60m AOD to the highest point of the plant enclosure) is well below the development plane that result in a breach of the viewing corridor (estimated to be a little less than 90m AOD at this point – an approximation of the building's position is set within the Design and Access Statement). As such, this development would not disrupt the protected view.
- 6.36. As suggested by officers during pre-application discussions, plant equipment will be consolidated into an enclosure contained in the middle of the roof. This will not be visible from the street and thus reduces visual clutter. The balustrades to the terrace and roof top garden areas will be provided in glass in order to be as unobtrusive as possible in views of the building.

- 6.37. Overall, this is considered to be a well-designed extension of high quality contemporary architecture that will complement the robust architecture of the existing building. The extension will appear as a sympathetic, subservient and attractive development in the streetscene. Indeed, this is a clear benefit compared to the existing visual clutter which offers an unattractive roofscape.



Figure 7: Photomontage image of the proposed development

Residential Amenity

- 6.38. *Development Policy* DP26 states that the Council will only grant permission for development which does not cause harm to amenity. Factors it will consider are privacy and overlooking, overshadowing and outlook, sunlight and daylight.
- 6.39. This development proposes an additional storey to an existing large building. Given that the proposed development has been set back from the existing parapet, the additional impact of the development upon neighbouring properties and residents is minimal in terms of overlooking, loss of sunlight or loss of outlook.

- 6.40. This status was agreed by officers as being acceptable in their second pre-application response as issued in August 2012. Although the final development proposal has been further refined since being proposed for pre-application discussions, the general principles of the design have not altered. Great effort has been taken to ensure that the additional storey is kept to the low profile and therefore causes no material harm to the amenity of neighbouring properties and residents.
- 6.41. As set out within *CPG2: Housing*, it is expected that private outdoor amenity space will be provided to all new residential accommodation. Within this development, significant private amenity space is provided to each unit. At sixth floor level, all units have access to a roof terrace that runs around almost the entire new storey. This terrace is divided up using 1800mm high privacy screens to allow each occupier dedicated use of the terrace adjacent to their individual property.
- 6.42. At roof level, each unit is also provided with an individual timber decking area. The smallest of these areas is 48 sq m. Each is separated from all others by areas of brown roof and demarcated by 1100mm high balustrades. Each decking area is accessed directly by a private, dedicated stairway from within each unit at sixth floor level below.
- 6.43. In terms of noise, a survey was carried out by Skelley & Couch which confirmed that the local noise environment provides a suitable environment for residential accommodation, subject to the provision of suitable ventilation and acoustical attenuation equipment as required under *Development Policy* DP28. An Environmental Noise Survey on this matter is included as part of this submission.
- 6.44. In terms of the impact upon sunlight and daylight to neighbouring properties as a result of this development, a Daylight/Sunlight report has been produced by Savills following an on-site survey and is submitted as part of this application. This report utilises a number of different BRE-approved methods for measuring impacts upon sunlight and daylight, including Vertical Sky Component, Average Daylight Factor and Annual Probable Sunlight Hours, to assess the impact of the proposed development upon the neighbouring residential properties at 44-52 (even nos) and 54-58 Highgate Road.
- 6.45. As set out at the conclusion of the Daylight/Sunlight Report:

‘Overall, the application proposal results in no significant daylight and sunlight impacts upon neighbouring residential properties. The effect of the proposal fully accords with the BRE guide and complies with the relevant planning policy.’

6.46. This is a clear summary that confirms the suitability of the proposed development in terms of the lack of material impact upon neighbouring residential properties in terms of sunlight and daylight matters. The proposed development will cause no material harm.

6.47. Further details of the assessment are set out within the Daylight/Sunlight Report submitted.

Sustainability

6.48. *Core Strategy* Policy CS13 seeks to tackle climate change by requiring development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards. Carbon emissions should be minimised by implementing in order the energy hierarchy: using less energy; making use of energy from efficient sources; and generating renewable energy on site. This hierarchy follows that found in the London Plan which requires development to be lean: use less energy; be clean: supply energy efficiently; and be green: use renewable energy. In order to minimise carbon emissions, residential development is expected to achieve a 25% improvement on 2010 Building Regulations (increasing to 40% between 2013 and 2016) and achieve Code for Sustainable Homes Level 4.

6.49. *Development Policy* DP22 requires all new development to incorporate sustainable construction and design methods. In 2013, it is now 'encouraged' that all new build housing should meet Level 4 of the Code for Sustainable Homes. In addition, brown or green roofs should be incorporated wherever possible.

6.50. An Energy Assessment of the proposed scheme and a Code for Sustainable Homes pre-assessment have both been prepared by Synergy and are submitted as parts of this application.

6.51. This pre-assessment has shown that Level 4 of the Code for Sustainable Homes can be met by this development, as encouraged under Policy DP22. The proposed new dwelling will therefore be highly sustainable both through its construction and in its energy use and makes best efforts to minimise the effects of climate change in accordance with policy.

6.52. As part of these sustainability efforts, a brown roof has also been provided. This will cover all parts of the roof that do not form private terrace areas and will utilise locally-sourced soil in order to encourage an enhancement of biodiversity as part of this development.

6.53. Further details of the programme of sustainable methods being proposed are included in the pre-assessment statement that has been prepared by Synergy.

Highways

- 6.54. *Development Policy* DP18 requires development to provide the minimum necessary car parking provision. The application site is within an area of 'excellent' public transport connectivity. As such, this development is proposed to be car-free. The applicant also recognises the normal requirement that occupiers of this development will not be entitled to parking permits from the Council.
- 6.55. A secure cycle store with capacity for 8 cycles (equivalent to one per flat) is provided at ground floor level adjacent to the residential entrance foyer. This accords with the Council's required standards, as set out under policy DP18 and Appendix 2 to the *Development Policies Document*.
- 6.56. A dedicated and secure external store area for waste and recycling will also be provided adjacent to the cycle store. This is within a short distance of the ground floor foyer via a level walking route. It is also directly accessible from Greenwood Place for collection by the Council's refuse vehicles.
- 6.57. Internally, appropriate space will be provided within kitchen areas to store relevant waste and recycling bins, in accordance with the standards set out within *CPG1: Design*.

Legal Agreement

- 6.58. It is recognised that the following heads of terms may be required in a S106 legal agreement:
- Car-free housing;
 - A construction management plan;
 - Securing a sustainability plan;
 - Educational contribution.
- 6.59. These areas will all be discussed during the consideration of this planning application.

7. Conclusions

- 7.1. This development will provide an additional 8 units to the supply of residential accommodation within the Borough. All units are of a high standard and generously proportioned, well in excess of all minimum floor areas set out within both *Camden Planning Guidance* and the *London Plan*.
- 7.2. The mix of units provided also responds positively to the published Dwelling Size Priorities Table. Housing provision is currently a key priority for the national government and the National Planning Policy Framework also provides strong support for such proposals.
- 7.3. The proposed extension is of a generally lightweight appearance with a detailed design that responds to the appearance of the existing building. By setting back the extension from the parapet of the existing building, the robust appearance of the Victorian warehouse is respected and protected. The scale and appearance of the building will not be adversely affected as a result of this development.
- 7.4. The increased height of the building will not impact upon the amenity of neighbouring properties and residents in terms of sunlight, daylight, overlooking or noise. High levels of amenity for all of these matters will also be achieved for all residents of the proposed accommodation.
- 7.5. The development will also cause no harm to the identified strategic view from Kenwood House towards St Paul's Cathedral, with the extended building still significantly below the plane that would result in a breach of the viewing corridor.
- 7.6. Careful consideration has been taken to ensure that the development will not impact upon the continued viability of the commercial floorspace within the existing building. The new accommodation is separated entirely from the lower floor levels in terms of access. Sufficient space has also been allowed within the proposed plant enclosure to ensure that additional requirements for equipment to serve the office floorspace can be accommodated.
- 7.7. This lack of prejudice to existing employment uses continuing is also applicable to both the wider Industrial Area and the potential to allocate the immediately neighbouring site for a mixed use redevelopment. This proposal sits comfortably within a variety of uses, including employment uses, continuing to take place around and within Linton House. This is equally applicable to the potential redevelopment of the neighbouring site.

- 7.8. A high level of sustainability is also proposed, with Level 4 of the Code for Sustainable Homes achievable by the development. The development will also be delivered as car-free given the excellent level of public transport access and provision of appropriate storage for cycles.



Appendices



Appendix 1: Initial pre-application response, ref: CA/2011/ENQ/07837



Date: 3 June 2013
Our Ref: CA\2011\ENQ\07837
Contact: Andrew Forrest

Direct Line: 020 7974 3375
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www.camden.gov.uk/planning

Dear Mr Wallis

**Planning Pre-application advice
Town and country Planning Act 1990 (As amended)**

I refer to our pre-application meeting held on 19th January 2012, roof extension massing study November 2011 CSA, new entrance on Highgate Road and roof plan January 2011 CSA study in connection with the above proposal.

Pre application advice is sought on a proposal to extend Linton House which is currently a 5 storey commercial building to provide residential accommodation at the roof level for 8 units. It is proposed to erect a one and half or two storey extension at roof level and a 7 storey side extension.

This letter sets out the relevant policies and other Local Development Framework Core Strategy and development Policies and other material guidance, the principle issues of the proposed development that it is considered should be considered in more detail prior to a submission and a summary of other principle factors that the applicant would have to take into consideration if submitting a planning application.

Core Strategy Policies

- CS1 – Distribution of Growth
- CS3 – Other Highly accessible areas
- CS5 – Managing the impact of growth and development
- CS6 – Providing quality homes
- CS11 – Promoting sustainable and efficient travel
- CS13 – Tackling climate change through promoting higher environmental standards
- CS14 – Promoting high quality places and conserving our heritage
- CS18 – Dealing with our waste and encouraging recycling
- CS19 – Delivering and monitoring the core strategy

Development Policies

- DP1 – Mixed use development
- DP2 – Making full use of Camden's capacity for housing
- DP5 – Homes of different sizes
- DP6 – Lifetime homes and wheelchair housing
- DP16 – The transport implications of development
- DP17 – Walking and cycling and public transport
- DP18 – Parking standards and limiting availability of car parking
- DP19 – Managing the impact of parking

DP20 – Movement of goods and materials
DP21 – Development connecting to the highway network
DP22 – Promoting sustainable design and construction
DP24 – Securing high quality design
DP26 – Managing the impact of development on occupiers and neighbours
DP28 – Noise and vibration
DP29 – Improving access
DP31 – Provision of, and improvements to, open space and outdoor sport and recreation facilities

Camden Planning Guidance: 1 (Design), 2 (Housing), 3 (Sustainability), 6 (Amenity), 7 (Transport) and 8 (Planning obligations).

The principle considerations for the proposed development are:

- Principle of Development
- Design
- Amenity
- Access

The application seeks the addition of a residential use to the existing commercial building which would create a mixed use planning unit. The policies of the Camden Local Development Framework Core Strategy and Development Policies 2010 do not preclude such a development and in principle subject to satisfying the relevant policies of the 'Development Plan' policies listed above would be considered an appropriate form of development in this location.

The initial approaches to the design of a residential scheme are a principle consideration of this pre-application request. Policy DP24 'Securing high design' states that 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 the character, setting, context and the form and scale of neighbouring buildings. The developments proposed will have to take account of the character and proportions of the existing building, where alterations and extensions are proposed, the quality of materials to be used, the appropriate location for services equipment, the provision of appropriate amenity space and accessibility.

The pre-application proposal has been reviewed in conjunction with the Council's design officers. The proposed extension to the building has been looked at both in the context of the host building, the immediate surroundings and the wider context of longer views of the site. It is also noted that the proposed development is located within the London viewing management corridor Kenwood viewing gazebo to St Paul's Cathedral as designated by the London Plan and the London Viewing corridor management framework.

It is considered that the host building is a prominent building in the streetscene and is one of the highest buildings in this part of Highgate Road. It is considered that the proposed side extension to provide a stair/lift core for access to the residential units proposed at the roof level would be out of keeping with the character and appearance of the building and result in an imbalance to the building overall which has a strongly defined building lines and symmetry in its architectural appearance. Officers would prefer to see a dedicated separate access to any residential units to avoid conflict with the existing commercial uses.

It is considered that the side extensions mass, bulk, materials and siting would be visually intrusive and would not only detract from the host property but the surrounding area. It is considered that the principle of a side extension would not be acceptable for these reasons.

An alternative option for providing an independent access to the roof level could be considered on the southern side of the building where there is a small L-shaped indent in the side/rear building line on the southern corner that could be in-filled and the building squared-off to strengthen further the symmetry and strong straight and angular building lines characteristic of the host property. However the principle and design of this would need to be further considered and evidenced either in a conceptual model or plans for the Council's officers to consider further as to its suitability.

The roof extension proposed would equate to a one and a half or two storey extension that would have a minimal set back from the edges of the buildings 4 elevations. As such the extension proposed would be prominent in the streetscene and readily visible in the immediate, longer and wider views of the site. The building is already 5 storey's in height and the extension would potentially result in a 7 storey building. It is considered that the coverage of the existing host buildings roof slope would be excessive and visually intrusive due to the mass and bulk coupled with the elevated position on prominent building. It would be considered to sit uncomfortably in the existing roofscape dominating the skyline and protruding above and beyond that of the surrounding buildings.

The use of lightweight materials in the design is recognised to make the structure seem less bulky and not result in a top heavy development. However it is considered that the use of these lightweight materials is in fact having the opposite effect in bringing attention more to the mass and bulk and making the extension proposed more prominent due to its stark contrast to the character and appearance of the rest of the existing host property. It is considered that the roof extension would as such detract from the character and appearance of the host property and would diminish its strong character and appearance and would be harmful to the architectural integrity of the building.

It is considered by officers in its present form that the overall mass and bulk, height and types of materials and design would not be acceptable at this location. It is recommended that the proposed development be significantly scaled back in order to have a sufficient set back from the edges of the four elevations and reduce the height to an additional single storey and design the appearance to be of a more solid appearance in keeping with the existing host property.

This is suggested by officers in order to address the context of the character and appearance of the host property and to mitigate the impacts on the visual intrusion of the extension proposed on the existing roofscape, streetscene and the immediate longer and wider views. The proposed development has not been assessed in the context of the London viewing management corridor in which it sits within. However any proposal would be expected to take this into account and not conflict with this.

The proposed development is in an area that has a mixture of uses. However it is noted that the residential development in the immediate area is located opposite the site across Highgate Road and that the application site sits within

a dedicated cluster of purpose built commercial units some of which would appear to be light industrial. Therefore the inclusion of a residential use into this environment will have to be carefully managed. The guidance set out in the Council's CPG 6 should be carefully considered and the aspirations of policies DP 26 and DP 28 taken account of. It would need to be demonstrated that the residential use was not prejudiced particularly in terms of noise pollution in the proposed location but that also it would not generally be in conflict with the commercial uses in existence.

The above issues are considered to be the principle issues that would have to be overcome in view of the information submitted to date.

The applicant would also have to be mindful of policy DP5 that requires in terms of housing mix an expectation of at least 40% of the units to be 2 bed units as this is where the highest demand is anticipated in the open market sector housing.

The development if in excess of 5 units or more would have implications in terms of a need for a provision to open space, be lifetime home compliant and be built to at least code 3 sustainable home standards.

The application would attract the need for section 106 contributions to education and be subject of a car free development. Further information on these and other planning obligations can be found in the Council's CPG8 Planning Obligations.

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. It essentially addresses as discussed the main issue of design which is considered fundamental in progressing development at the site.

It is advised that the officers would be willing to engage in further discussions regards the design and offer a further design meeting where the matter can be discussed to determine if there is a viable way forward and this can encompass any wider issues such as amenity if necessary.

Please note that if you (the applicant or their representative) have drafted any notes of the pre-application meeting(s) held with the council you cannot assume that these are agreed unless you have received written confirmation of this from the case officer.

If you have any queries about the above letter or the attached document please do not hesitate to contact **Andrew Forrest** on **020 7974 3375**.

Thank you for using Camden's pre-application advice service.

Yours sincerely

Andrew Forrest

Appendix 2: Follow up pre-application response, ref: CA/2012/ENQ/04193



Date: 12 August 2012
Ref: CA\2012\ENQ\04193
Contact: Ben Le Mare
Direct Line: 020 7974 1278
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Mr S Wallis
Savills
Lansdowne House,
57 Berkeley Square,
London,
W1J 6ER

Dear Mr Wallis

Town and Country Planning Act 1990 (as amended)
Linton House, 39 - 51 Highgate Road, London

I refer to your pre-application documents which were submitted in May 2012 regarding and our meeting which was held on 13 July 2012 in respect of the above mentioned property.

The meeting was held under this Council's procedure for pre-application meetings and was attended by myself, Charlie Rose (Conservation Officer), Clive Sall and Grenville Herrald from CSA and yourself to discuss the development proposed by drawing nos.152_130; 131; 132; 133; 150; 152; 153; 161 for:

'The proposed erection of a roof extension for the creation of 8 residential units of accommodation, a ground floor extension and a metal fire escape '

This letter provides a written summary of that meeting and a considered appraisal of the scheme.

Planning Policy

The main policy context for the proposals is provided by CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and CS18 (Dealing with our waste and encouraging recycling) of the Local Development Framework Core Strategy and DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair housing), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP19 (Managing the impact of parking), DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development

on occupiers and neighbours), and DP31 (Provisions of, and improvement to, open space and outdoor sport and recreation facilities) of the Local Development Framework Development Policies.

Camden Planning Guidance 2011: CPG1 (design), CPG2 (housing), CPG3 (sustainability), CPG6 (amenity), CPG7 (transport) and CPG8 (planning obligations)

In addition to the above, consideration should be given to the policies set out in the National Planning Policy Framework (adopted March 2012) and the London Plan (adopted July 2011).

Planning Issues

Having regard to the scheme illustrated and the matters discussed during the meeting, the main issues are:

- Principle of the development;
- Mix of units;
- Standard of residential accommodation;
- Design / Visual impact;
- Impact on neighbouring amenity;
- Transport;
- Sustainability; and
- Legal obligations

Principle of the Development

As detailed in the pre-application advice provided by Andrew Forrest in August 2011, the policies of the Camden Local Development Framework do not preclude such a development and in principle subject to satisfying the relevant policies of the 'Development Plan' policies listed above would be considered an appropriate form of development in this location.

The introduction of a new residential use within the building should however not undermine the ability of the existing offices on the lower 5 floors to function. In addition, it was noted during our discussions that there is plant on the building which serves the existing offices. The proposal should make allowances for the existing and future requirement of plant.

Mix of units

Based on the submitted plans, the proposed extension would provide 3 x 1 bed, 4 x 2 bed and 1 x 3 bed units which is considered to be an acceptable housing mix. The proposal would also provide around 40% of floorspace as 2 bed units (seen as 'high priority' in the Dwelling Priority Table) which achieves the Council's requirement under Policy DP5 of the LDF.

Standard of residential accommodation

CPG 2 (Housing) states that new self-contained apartments should satisfy the following minimum areas for overall floorspace (excluding communal lobbies, staircases and balconies):

Number of persons	1	2	3	4	5	6
Minimum floorspace (m ²)	32	48	61	75	84	93

The guidance also requires first and double bedrooms to measure a minimum of 11m² and other bedrooms to measure a minimum of 6.5m². Based on the plans submitted it is difficult to ascertain whether the proposed flats would meet these standards.

The proposed flats are considered to have good outlook and ventilation. In addition, the terraces would provide a welcomed area of outdoor amenity space for the future occupiers.

In providing the flats you should also be aware that under policy DP6 of the LDF they would need to comply with Lifetime Homes criteria as far as possible. The application should therefore be accompanied by a Lifetime Homes Assessment which addresses the 16 point criteria.

Design / Visual impact

The site is in the Kentish Town Industrial Centre and partially within the Strategic viewing corridor from Kenwood gazebo to St Pauls Cathedral and partially within its left lateral assessment area. The site is outside a conservation area, however policy DP24 states that development should respect and preserve the original design and proportions of the building, including its architectural period and style. CPG 1 also requires roof extensions to secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing,

The existing site is a large robust Victorian warehouse of five storeys. It forms part of a group of other Victorian warehouses clustered to the south of Highgate Road.

Given the scale of the building it is considered able to accommodate a single storey extension. Although within the viewing corridor the additional height is not considered to breach the development plane at this point and therefore would not disrupt the view. Nevertheless the architects are advised to clearly mark the existing and proposed height AOD on the application drawings.

It is imperative that the new residential accommodation does not prevent the long term use of the host building as commercial premises. In this regard all new and future plant provision for the whole building should be accommodated in a dedicated plant area at roof level prior to the roof being habituated as amenity space. The plant would ideally be located in the centre of the plan to avoid unnecessary roof top clutter from street level. For the same reason railings and any balustrade should be concealed from view and designed to be as inconspicuous as possible.

The design of the roof extension should respond to the architectural style of the host building yet appear 'light' to remain subordinate. Setting it back from the principal facades would allow the existing parapet to remain the dominant feature and reduce any perception of increased scale. Moreover we would recommend a canopy to the new structure be avoided to prevent the soffit drawing undue attention to the structure. This would provide a cleaner roofline and more elegant structure. The glazing should be broken up with solid elements which relate to the colour, rhythm and robustness of the host

building. This architectural response should be continued with the design of the new entrance at ground level.

Officers strongly advise against the external fire escape stair. This would result in undue clutter to the façade and should be avoided if at all possible.

Transport

The site has high public transport accessibility and a development in this location would therefore be required to be car-free. This means that no parking permits would be made available for future occupants of the apartments. Such a requirement would be secured by a Section 106 Legal Agreement.

In accordance with policies DP16 and DP17, cycle storage, that would comply with Camden's standards, needs to be provided. In this case the requirement would be a minimum of 1 secure cycle space per dwelling.

The Council's highway department could require a contribution towards works repairing the footways and street furniture once the development has been constructed, secured through a S106.

Given the nature of the proposed works a Construction Management Plan would need to be drawn up. This is something which the Council would also seek to secure through a S106 rather than a planning condition.

Sustainability

At the present time the proposed development would need to meet minimum code level 3 for the Code for Sustainable Homes, and achieve "very good" in EcoHomes assessments, as detailed in DP22.

The proposal would also be required to incorporate green or brown roofs with biodiverse plant species (with a preference for brown roofs as these can be of higher ecological value and this site with limited residential overlooking is well suited). Sedum roofs are generally of low biodiversity and have limited use in providing sustainable drainage/water retention. For information regarding green/brown roofs and living walls see:

<http://www.livingroofs.org/>

<http://www.thegreenroofcentre.co.uk/>

http://www.rspb.org.uk/advice/helpingbirds/roofs/green_roofs.asp

Impact on neighbour amenity

Based on a site visit and the information which has been submitted the proposal is not considered to have a detrimental impact on neighbour amenity in the area in terms of a loss of privacy. In addition, the proposed development would not harm the living conditions of the occupiers of neighbouring buildings in the area in respect of a loss of daylight/sunlight or outlook.

Legal Obligations

There would be no requirement for the development to provide a contribution towards affordable housing within the Borough. However, the guidance in

CPG8 states that all Class C3 residential development, including new build, change of use and conversion where the scheme results in a net increase of five or more dwelling units will normally be expected to provide a contribution towards education provision. The level of contribution sought will always be proportional to the number and size of dwellings proposed. Contributions will not be sought for single bedroom, as these are unlikely to provide accommodation for children. As scheme includes a mix of single bedroom and larger units a contribution will only be sought for the larger units.

The following heads of terms as part of a Section 106 Legal Agreement are likely to be required of the development:

- Car-free housing
- Construction Management Plan
- Highways contribution
- Education contribution
- Sustainability Plan

It should be noted that for every head of term on the S106 your client would be required to pay the Council's Processing and Monitoring Charge. This would be charged at £365 per head of term.

The proposed development would be affected by the Mayor's new Community Infrastructure Levy (CIL). The Mayor intends that the levy will be payable on most new developments from April 2012. The money raised would go towards London's share of the Crossrail funding package agreed with Government. The levy will be collected by the Borough once development commences. The MoL CIL will be charged at £50 per m² for new floorspace (Zone 1 Boroughs).

Planning Application Submission

Please ensure that you submit all the required information in accordance with the validation checklist. I have attached a checklist for your convenience. More details can be obtained from our website by logging on to www.camden.gov.uk.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision. If you (the applicant or their representative) have drafted any notes of the pre-application meeting held with the Council you cannot assume that these are agreed unless you have received written confirmation of this from the case officer.

If you have any queries about the above letter or the attached document please do not hesitate to contact me on **020 7974 1278**.

Thank you for using Camden's pre-application advice service.

Yours sincerely

Ben Le Mare MTCP MRTPI
Planning Officer – West Area Team

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
Affordable Housing	No
Public Open Space Contributions	No
Education Facilities and Contributions	Yes
Healthcare Facilities and Contributions	No
Car Free	Yes
Highways works	Maybe
Public Transport/Public Realm Improvements	Maybe
Green Travel Plan	No
Service Management Plan	No
Construction Management Plans	Yes
Town Centre Management	No
Sustainability Plan (BREEAM/Code for SH)	Yes
Energy Plan	Maybe
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

Supporting Statements and other information required for a valid application (see also attached Applicants Guide to Submitting a Valid Application)

To submit a valid planning application you would 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 (see attached guidance notes for further information):

Design and Access statement (including 'lifetime homes', crime impact and wheelchair housing)	Yes
Affordable housing statement (including Viability assessment if less than 50% affordable housing is proposed)	No
Air Quality assessment	No
Archaeological assessment	No
Contamination report	No
Construction Management Plan	No
Daylight/sunlight assessment	No
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	No
Listed building/Conservation Area/Historic Gardens appraisal	No
Noise Impact assessment (e.g. Acoustic report for plant)	Maybe (if new plant is proposed)
Photographs/photomontages	Yes
Planning Statement	Yes
PPS 5 Justification (for demolition in Conservation Area)	No
PPG24 Noise Assessment (for externally transmitted noise e.g. from main road)	No
Public Open space assessment	No
Regeneration/Community facilities assessment (re. loss of pub)	No
Retail impact assessment	No
Service Management Plan (including waste storage/removal)	No
Sustainability Statement (including BREEAM/CSH Pre-assessment)	Yes

Transport Statement	No
Tree Survey / Arboricultural statement	No
Water environment impact statement (water table and/or flooding matters)	No

Appendix 3: Oral Statement to Parliament by Rt Hon Eric Pickles MP, Communities Secretary, 6 September 2012



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close x

21 of 24 ministerial departments have moved their corporate websites to GOV.UK. [More will join soon \(https://www.gov.uk/government\)](https://www.gov.uk/government)

Oral statement to ParliamentHousing and growth

[Department for Communities and](#)

[Local Government \(https://www.gov.uk/government/organisations/department-for-communities-and-local-government\)](https://www.gov.uk/government/organisations/department-for-communities-and-local-government)

Delivered on:

6 September 2012 (2012-09-06)

Published:

6 September 2012 (2012-09-06T00:00:00+00:00)

Policies:

[Making the planning system work more efficiently and effectively \(https://www.gov.uk/government/policies/making-the-planning-system-work-more-efficiently-and-effectively\)](https://www.gov.uk/government/policies/making-the-planning-system-work-more-efficiently-and-effectively) + 2 others

Minister:

[The Rt Hon Eric Pickles MP \(https://www.gov.uk/government/people/eric-pickles\)](https://www.gov.uk/government/people/eric-pickles)

Statement by Communities Secretary Eric Pickles on housing and growth. Originally given at Parliament.



With permission, Mr Speaker, I would like to make a statement on housing and planning:

- the coalition government inherited a legacy where house building had fallen to its lowest rates since the 1920s
- a top-down planning system that built nothing but resentment
- a regime of regional planning quangos that created paralysis and confrontation - after 6 years of preparation, by the general election, less than 60 councils had completed local plans

The result was no development. No regeneration. No community benefits.

This government wants to get the economy growing.

To remove unnecessary red tape.

To support locally led sustainable development.

In November, the government published a comprehensive [housing strategy \(https://www.gov.uk/government/publications/laying-the-foundations-a-housing-strategy-for-england-2\)](https://www.gov.uk/government/publications/laying-the-foundations-a-housing-strategy-for-england-2) to support a thriving, active and stable housing market.

In March, we published a [National Planning Policy Framework \(https://www.gov.uk/government/publications/national-planning-policy-framework-2\)](https://www.gov.uk/government/publications/national-planning-policy-framework-2) to condense 1,000 pages of central planning guidance to just 50.

Housebuilding is up: 29% higher in 2011 than in 2009. But there is more to do.

So today, my department is announcing a further series of common sense measures to promote house building and support locally-led economic growth.

The technical details are laid out in a written statement which has been laid before the House. I will summarise the key points for Hon Members:

- following on from [Sir Adrian Montague's independent report \(PDF 272 KB\) \(https://whitehall-admin.production.alpha.gov.co.uk/government/uploads/system/uploads/attachment_data/file/11300/2204242.pdf\)](https://whitehall-admin.production.alpha.gov.co.uk/government/uploads/system/uploads/attachment_data/file/11300/2204242.pdf) on supporting the private rented sector, we are providing £200 million of new funding to support institutional investment in high-quality rented homes
- thanks to the action we have taken to tackle the last government's deficit, we are passing on the lower costs of borrowing. We will be issuing a debt guarantee for up to £10 billion to support private investment in the private rented sector and in new affordable housing

- we will support up to an additional 15,000 affordable homes through the use of loan guarantees, flexibilities and capital funding
- we also intend to extend our successful refurbishment programme to bring an additional 5,000 existing empty homes back into use. The last government wanted to demolish Victorian terraces with John Prescott's Pathfinder programme. By contrast, we are getting homes back into productive use
- in total we will invest another £300 million in these measures to support new affordable homes and bring empty homes into use
- we actively want to support home ownership, which fell under the last Parliament despite a Labour pledge to increase it by a million
- we are extending our successful FirstBuy scheme for first time buyers, with an additional £280 million of funding, helping up to 16,500 additional first-time buyers to purchase a home
- to free up more brownfield land for development and regeneration, we will accelerate the release of surplus public sector land and empty offices through a targeted programme of transfers from other government bodies
- we will work with local authorities and developers to unlock locally supported large sites. Just last week, we were back to unblock the Eastern Quarry in the Ebbsfleet Valley - a major ex-industrial site that had stalled for a decade

We are working with local communities and councils. But some councils need to raise their game, by failing to make planning decisions in a timely way. Planning delays create uncertainty both for local residents and local firms. So we will introduce a series of practical measures to help speed up planning decisions and appeals, and major infrastructure.

Some complex developments take time to assemble. So we are allowing for developers to extend the duration of existing planning permissions.

We are making it easier for developers to change unrealistic Section 106 agreements. A development which isn't built means no Section 106 payments. Common sense reforms will result in more regeneration, more housing and more community benefits.

Sustainable development should go hand in hand with environmental safeguards.

I can confirm that we have protected the Green Belt, in line with our commitment in the coalition agreement.

It has always the case that councils can amend local Green Belt boundaries should they wish - and we will support councils which choose to. This can include introducing new Green Belt protection around new large developments.

There is considerable previously developed land in many Green Belt areas. We encourage councils to make best use of this land, whilst protecting the openness of the Green Belt in line with the requirements of the National Planning Policy Framework.

If we are to protect our countryside, we need to focus more growth in our town centres. So we are introducing measures to make it easier to turn empty commercial buildings into housing. Our high streets will benefit from a greater resident population, increasing footfall and supporting local shops.

As a nation, we have great pride in our homes. We want to make it easier for families to undertake home improvements - such as building a new conservatory. So we will be seeking to simplify and increase permitted development rights for householders. Cutting back municipal red tape in this way could provide a particular boost for small traders and small builders.

Mr Speaker, these practical measures build on the housing, local government finance and planning reforms already in play.

Giving more power to individuals, to communities, to councils.

Providing new incentives to support local shops, local firms and local economic growth.

Delivering sustainable development and getting Britain building.

I commend this statement to the House.