

Proposed development at:  
**Kings College Court**  
**55 Primrose Hill Road**  
**London**  
**NW3 3EA**

Date: 4 July 2012  
 Our Ref: CA\2012\ENQ\04084  
 Contact: Richard Black  
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Jim Garland Architects Ltd

Dear Mr Garland,



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**Re: Planning pre-application advice – Kings College Court**

Following our meeting on the 14 June 2012, I am writing to provide written pre application advice on the proposed development at the above site. The proposal includes the following:

1. The addition of a further 3 floors of residential accommodation, including 5 flats (2 x 2 bed, 2 x 3 bed and 1 x 4 bed);
2. To refurbish the external fabric of the existing building with an insulated render or rainscreen system, including new double glazed windows throughout;
3. The addition of balconies to all flats;
4. The provision of a new ground floor entrance porch allowing improved level access from the car parking to the entrance foyer;
5. To refurbish the common parts including upgrading ventilation of existing landings;
6. Improvements to Tobin Close to include resurfacing the entrance road, defining parking spaces and the inclusion of an automatic parking barrier at the head of Tobin Close.

Kings College Court is a 9 storey building situated on the north-west side of the junction between Adelaide Road and Primrose Hill Road. The site is not located within a Conservation Area, however it is close to the Belsize Conservation Area, and is visible in long views from other surrounding conservation areas.

The site does not have any planning history or relevance to this proposal.

**Landuse**

Core Strategy policy CS6 indicates that the Council seeks to maximise the supply of homes and minimise their loss, with housing regarded as the priority land-use of the Camden Local Development Framework. The proposal includes the provision of new housing and is therefore inline with this policy.

In accordance with policy CS1 of the Camden Core Strategy, the Council will expect the density of housing development to take account of the density matrix in the London Plan (Table 3A.2), and to be towards the higher end of the appropriate density range. The appropriate density will also depend on accessibility, the character and built form of the surroundings, and protecting the amenity of occupiers and neighbours. The proposal complies with the London Plan density matrix, as it is set within an urban area which allows for 260 units per hectare. Given that the subject site has a total land area of 4590m<sup>2</sup>, the increased density of housing in this location (approx 110 units per hectare in total) is acceptable and is below the London Plan density threshold.

**Affordable Housing**

Core Strategy policy CS6 indicates that the Council will aim to secure high quality affordable housing for Camden households that are unable to access market housing. Policy DP3 supports the delivery of CS6 by setting out our detailed approach to providing affordable housing.

The Council considers that a floorspace of 1,000 sq m (gross) is capable of accommodating 10 family dwellings, and will expect all residential developments that would provide additional built residential floorspace of 1,000 sq m (gross) to make a contribution to the supply of affordable housing. Calculations are based on Gross External Area (GEA). This is generally the total area of every floor in the building including common areas and external walls.

The Gross External Area of the new floors totals approximately 1240m<sup>2</sup> and therefore exceeds the Council's threshold (1000m<sup>2</sup>) for the contribution to the supply of affordable housing. Inline with this policy, 12% of the development would need to be provided as affordable housing.

On-site contributions to affordable housing offer the best prospect for mixed and inclusive communities, offer the best prospect for timely delivery of both the affordable and market elements of the development, and avoid the difficulties of having to identify a second suitable site nearby that can viably be developed for affordable housing. However, the Council accepts that off-site solutions will be necessary where it is not practical to include affordable housing within a market housing development, for example where the development is relatively small (up to 3,500 sq m gross), such as the case in this instance.

The submitted information indicates that due to the nature of the development, namely the construction of new floors on what is a privately owned apartment block, rules out the provision on site of affordable housing as part of the development. In light of this, the following contributions have been calculated:

3 additional homes with a built floorspace of 1,240 sq m gross	Site capacity = 12 homes
Percentage target for on-site affordable housing	= 12%
Floorspace target for on-site affordable housing	= 1,240 x 12% = 148.8 sq m
Payment-in-lieu of affordable housing	= 148.8 sq m x £2,650 = £394,320

Where a payment-in-lieu at the level above would not be viable, arrangements for financial viability appraisal apply, as set out in paragraphs 2.59 to 2.67 of CPG 2 Housing. You can find further details at [www.camden.gov.uk](http://www.camden.gov.uk).

**Design**

Surrounding the site is a cluster of much taller residential towers. In this regard there is direct precedent of taller buildings in the area which are seen together. As such the proposal to add 3 storeys to the current block is unlikely to unduly impact or overly dominate the visual appearance of the area.

Moreover proposed works to the existing façade would improve the energy efficiency of the building and could enhance its appearance. In this regard it is imperative the refurbishment including landscaping of the existing building/land comes forward as part of the works to mitigate the impact of the additional height.

The design is at a very earlier stage. The Council would welcome continued involvement in the design evolution. It is important that the refurbished facades and new additions are coherent and result in a high quality yet neutral development on the site.

Careful attention should be paid to the impact of the development in medium range views of the building from within the Conservation Area directly to the north. This may require AVR's for and as part of any formal submission.

### Amenity

A sunlight/daylight has been submitted with the proposal which states that the proposed development at Kings College Court would not have an appreciable impact on either day lighting or sun light to the properties in Tobin Close. Further, the assessment states that any reduction in day lighting is within the BRE guidelines and the impact of the proposed development on daylighting to any windows serving habitable rooms is negligible. Further analysis of these details is necessary, however based on this initial assessment the proposal appears acceptable in terms of daylight/sunlight.

The proposal would result in a much larger, taller building and the resultant outlook would be different for surrounding residents, but the additional floor is unlikely to have an unacceptably overbearing or oppressive impact on the occupiers of residents in the area, such that would result in significant harm to their outlook. Further privacy conditions would not be any worse than that which exist.

### Traffic & Parking

Any future development of the site would need to be car free with cycle parking provided in line with TfL's standards, requiring a minimum of 1 space for dwellings with 1 or 2 bedrooms and 2 spaces for 3+ bedrooms.

Given the sites sustainable location in close proximity to public transport and having a high public transport accessibility rating (PTAL) of 6B, no additional on-site car parking for the new development would be permitted.

The developer would be required to enter into a Section 106 agreement for any future development in respect to:

- car free;
- possible contribution for highway works adjacent to the site;
- a Construction Management Plan.

### Sustainability

The creation of 5 or more dwellings from an existing building will need to be designed in line with EcoHomes meeting a minimum rating of 'very good'.

With any future application we would require a pre-assessment which involves an initial review of the development to determine how sustainable it will be. It provides an early indication as to the overall score the development will achieve by using the plans and drawings to estimate the number of credits that are likely to be achieved for each category.

The Council welcomes high standards of energy efficiency and sustainability, and in particular would welcome any improvements with respects to the existing block of flats.

### Planning obligations

The proposed development will lead to an increase demand for and use of public open spaces. In accordance with CPG8 (Planning Obligations) the contribution in respects to public open space would equate to **£9,884**, this is based on 2 x 2 bed, 2 x 3 bed and 1 x 4 bed flats.

All residential development where the scheme results in a net increase of five or more dwelling units will be expected to provide a contribution towards education provision. In this regards the proposed development would generate an education contribution of **£38,564**.

### Conclusions

Generally speaking the proposal appears acceptable, however a full daylight/sunlight study will need to demonstrate that no demonstrable harm to neighbours will occur, a robust viability assessment in regards to the feasibility of the proposal, and further details of the exterior alterations and proposed built form.

Please also note this proposed development would be subject to a Community Infrastructure Levy (CIL), which was adopted from April and/or other s106 contributions.

The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable. The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. Based on a floor area of 1240m<sup>2</sup> the development would generate CIL contributions of **£62,000**.

This letter 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.

If you have any queries about the above letter or the attached document please do not hesitate to contact **Richard Black** on **020 7974 4282**. Thank you for using Camden's pre-application advice service.

Yours sincerely



Richard Black  
Senior Planning Officer