

# 9 Arkwright Road, NW3

## Planning Statement

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## APPENDICES

**Appendix 1:** Letter from Aslef (former occupier)

# 1 Introduction

1.1 This statement is submitted in support of the application for planning permission by Mr and Mrs J San at 9 Arkwright Road, London NW3.

1.2 Planning permission is sought for:

***“Change of use of vacant offices to form single residential dwelling house (Class C3a). Alterations including rear extensions at lower ground (garden) level, formation of basement car park area. Alterations and extensions to front elevation. Alterations at roof level and partial remodelling of central rear elevation.”***

1.3 No conservation area consent is required as total or substantial demolition is not proposed or required by these proposals.

1.4 The proposed redevelopment as a single family dwelling has been designed to complement the immediate area which is predominantly residential in character.

1.5 This application is submitted following an earlier application made by the same applicant at the same site for similar development. This application was withdrawn by the applicant at the request of planning officers in October 2011.

1.6 Officer had expressed reservations about a number of the elements particularly relating to the design, scale and appearance of a number of the alterations and extensions.

1.7 As a result, the application has engaged fully with planning and conservation and design officers to work together to formulate a reduced series of proposals. These revisions have met the previous concerns of officers and are detailed at Section 2 of this Statement.

1.8 These “revisions” were the subject of discussion and consultation with planning officers during late 2011 and early 2012.

1.9 This statement provides the background information to the proposals and a detailed assessment of the proposals in relation to planning policy and other material considerations, and is set out under the following sections:

- *Section 2* provides an outline of the proposals
- *Section 3* sets out the planning history of the site
- *Section 4* examines the main planning considerations in relation to the application and makes an assessment of the site context and proposals having regard to the prevailing planning policy and adopted development plan.

1.10 The applicant has assembled a full project team to address all aspects of the proposals and this Planning Statement must be read in full conjunction with the range of documentation and studies submitted as part of this application

1.11 The project architects, PKS have provided a full Design & Access Statement and forms a key element of outlining the nature and scope of the proposals and site context.

## 2 The Proposals

2.1 The proposals are formed by a number of elements that, combined, will form the creation of a single family dwelling house within Class C3a.

2.2 The dwelling house is proposed to form the main and principal dwelling house of an existing Camden based businessman and his family. This is not a speculative development, but rather the development of an individually designed property.

### *Change of Use from offices (Class B1a to Residential Class C3a)*

2.3 The property has a current use as offices. They have been vacant since the departure of the unique office user which occupied the property for over 80 years. More information and consideration of the former occupier is provided at Section 4 of this statement.

2.4 The property was built, and later extended, as a private dwelling house in the 19<sup>th</sup> Century.

2.5 The change of use and the works and alterations described below will combine to create a large family dwelling at the site.

### *Rear Extensions*

2.6 The existing lower ground level sits below street level within the Arkwright Road elevation. To the rear, this level opens directly to the rear garden level.

2.7 It is proposed to extend beyond the rear building line at lower ground level (garden level) to form additional living accommodation which will open onto the rear garden area.

2.8 These are two separated rear extensions element will be of a more contemporary design, with use of glazing and stone detailing.

2.9 Above these rear extensions an external terrace is formed across the rear of the property. This is accessed from ground level (which sits above the garden level of the property).

### *Rear Elevation Remodelling*

2.10 At the centre of the rear elevation, a curved area of brickwork will be remodelled. This element effectively provides a link between the two existing wings of the building.

- 2.11 This element will be redesigned to former larger areas of glazing and will continue to provide a subsidiary link between the two more substantial wings of the dwelling.

#### *Front (NW) Elevation*

- 2.12 The majority of the front elevation will be largely unchanged by the proposals; however, the central element will be re-modelled and extended within an existing void area.
- 2.13 The two wings of the dwelling are linked by an awkward arrangement with an anomalous void area created as a result within this principal elevation of this building.
- 2.14 It is proposed to demolish part of this link block and to create a more cohesive link between the two wings. This will be formed by a new infill extension at first floor, set back behind the principal front building line.
- 2.15 This feature will serve an internal atrium and principal stairway and will be of stone design and detail.
- 2.16 It is proposed to retain the existing boundary treatments and railings within the front elevation.
- 2.17 A discrete “scissor” disabled person’s platform lift will be provided within the front courtyard area, set well back from the front street boundary line. This will provide access to the lower ground level (the existing ground floor is set above the level of the street, via the existing steps). This feature will provide a disabled persons access from the street level, which is an important consideration for the applicant.

#### *Roof Level Alterations*

- 2.18 Several of the existing dormers within the existing roof form, will be enlarged and will be lead clad features.

#### *Basement and Vehicle Access*

- 2.19 The site at present is accessed via a driveway which lies within the NE elevation adjacent to No.7 Arkwright Road. This leads to an existing large tarmacked surface car park which sits within the rear garden area.
- 2.20 It is proposed to retain this vehicle access route, but remove the existing car parking area.
- 2.21 A new basement will be formed under part of the dwelling house and beneath the rear garden area. The basement will house domestic facilities including the base of a proposed swimming pool and other facilities such as plant.

- 2.22 A basement car park will be formed under the rear garden with spaces for 4 vehicles. This will be accessed via the existing road way within the north east elevation which will be lowered via a new ramp to reach basement level. The ramp way will be covered by a wooden pergola which will in turn be planted to provide a green screen.
- 2.23 Space is provided at basement level for secure cycle parking.
- 2.24 The rear garden will be landscaped and the application is supported by a landscape plan and arboriculture report.
- 2.25 The accompanying Design and Access Statement prepared by PKS architects sets out the design rationale in more detail.
- 2.26 Given the nature of the dwelling, the dwelling is fully wheelchair accessible in all regards. A passenger lift serves all floors. All lifetime homes criteria are easily met throughout the new dwelling.
- 2.27 Plant is proposed to be located either internally at basement level or within the vehicle access ramp area. A full noise survey and plant specification accompanies the application to ensure compliance with Camden's standard noise conditions.
- 2.28 In terms of sustainability and energy efficiency measures, the applicant has provided an ECOHOMES assessment.
- 2.29 Current planning policy requires this proposed dwelling to meet "Very Good" of the ECOHOMES rating. The proposed dwelling will meet an "Excellent" rating.

#### **AMENDMENTS TO THIS CURRENT APPLICATION FOLLOWING WITHDRAWAL OF APPLICATION IN 2011**

- 2.30 The submission of this application follows the withdrawal of an earlier application at the same site by the same application under LPA ref: **2011/5068/P**.
- 2.31 The application was withdrawn to enable further discussions with officers to take place in respect of a number of amendments to the design and scale of the proposal.
- 2.32 These significant amendments involve;
- *Deletion of central roof level link block extension over existing roof level terrace*
  - *Deletion of side wing extension at second floor level*
  - *Revisions to the design and appearance of the remodelled central rear link block*

- *Reduction in depth and width of the rear extensions, from the previously proposed full width extension to two smaller “pavilion” type extensions, allowing the existing bay to remain expressed within the elevation*
- *Reduction in the area of terrace space above the rear lower ground extensions, and enhanced landscaping at these levels.*
- *Metal railings at roof level and at lower ground terrace level a revision from the previously proposed glass balustrades*
- *Amendments to the size and design of remodelled roof level dormer windows*



### 3 Planning History

3.1 The following is a list of the planning applications relating to the site. The site has a somewhat limited planning history, given the use of the premises by a single user since the 1920's.

3.2 These planning applications and decisions are largely not material to the determination and consideration of this application.

3.3 The most recent planning application made in 2011 as referenced earlier in this statement is included for completeness overleaf.

9502053	9 Arkwright Road, NW3	Retention of uPVC windows. as shown on location plan, photographs, Aico (Extrusions) Ltd brochure.	06-12-1995	Refuse Planning Permission
PWX0002178	9 ARKWRIGHT ROAD LONDON NW3 6AA	Partial rebuilding of a greenhouse in the rear garden, As shown on drawing numbers; Three unnumbered drawings.	28-02-2000	Grant Full Planning Permission (conds)
PWX0102192	9 ARKWRIGHT ROAD LONDON NW3 6AA	Reinstatement of original railings to front boundary wall. As shown on drawing no. 907/S01 and 907/AP01.	21-12-2001	Grant Full Planning Permission (conds)
TCX0006158	9 ARKWRIGHT ROAD LONDON NW3 6AB	Cut two Conifer stumps to ground level at front of property.	17-02-2000	No objection to works to tree in C A
TCX0006447E	9 ARKWRIGHT ROAD LONDON NW3 6AA	Fell one dead/dangerous Weeping Ash and one dead/dangerous Cherry Tree in front garden.	01-08-2000	No objection to works to tree in C A
TCX0206574	9 ARKWRIGHT ROAD LONDON NW3 6AB	FRONT: 2x cypress - fell 1x maple & 1x lime - crown thin, clear by 2m, raise canopy. REAR: 5x cypress - prune, 1x eucalyptus - remove limb. 4x sycamore - reduce crown.	24-07-2002	No objection to works to tree in C A

2011/5068/P	9 Arkwright Road London NW3 6AB	Change of use from offices (Class B1a) to single family dwelling (Class C3); excavation under existing building and rear garden to extend existing basement level to accommodate car park, swimming pool, plant room, cinema room, utility and store rooms, wine cellar and WC; erection of single storey rear extension at lower ground floor level and new rooflights at ground floor level to existing side extension; erection of a side extension to second floor level; erection of extension to part roof level with new dormers to front rear and side roof slopes, new terraces to front and rear roof elevations and new skylights; new glazing panels at first, second and third floor level and alterations to fenestrations following part demolition of front and rear elevations and new landscaping.	25-10-2011	Withdrawn
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## 4 Planning Considerations

4.1 The following section sets out the considerations of the proposed redevelopment of this site in relation to planning policy and guidance under the following headings:

- i) Principle of residential land use**  
**Loss of vacant office floorspace**
- ii) Impact on Heritage Assets**
  - *Heritage Assets and their Context*
  - *Designated Heritage Assets*
  - *Non-Designated Heritage Assets*
  - **Assessment of Significance**
    - o *Existing Dwelling & Architectural Interest*
    - o *Conservation Area*
    - o *Views and Visibility*
    - o *Setting*
  - **Assessment of Impact**
- iii) Trees and landscaping**
- iv) Residential Amenity**
- v) Parking & Access**
- vi) Sustainability**
- vii) Accessibility**
- viii) Affordable Housing**

**i) Principle of residential land use  
Loss of vacant office floorspace**

4.2 These proposals return the building to the use for which it was originally constructed and first used, i.e., a single dwelling house.

4.3 The premises were then occupied as offices since the 1920's. The premises were occupied by ASLEF, the trade union. They have now vacated the premises for more suitable accommodation. No other occupier or commercial occupier has ever traded or operated from these premises for over 80 years. These were not and never have been purpose built offices.

4.4 Recent announcements by Central Government in respect of permitting a change of use from commercial floorspace to residential use must be considered to be a material planning consideration in their determination of this application.

4.5 Policy DP13 of the Development Policies 2010 states that:

***When it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential uses or community uses, except in Hatton Garden where we will expect mixed use developments that include light industrial premises suitable for use as jewellery workshops.***

4.6 It is considered compliance with Policy DP13 can be achieved by demonstrating that the floorspace is not suitable for any business use other than B1(a) offices.

4.7 In this case it is considered that the existing floorspace is not suited to any other employment use and is wholly unsuited to continued use as Class B1a offices.

4.8 This element of the Statement will examine that the premises are not suited to alternative or continued business use, even as offices.

4.9 The unique nature of the previous occupier, the same occupier for over 80 years does not in any way suggest that the premises are suited for even continued office use. The residential location and arrangement of the premises, will lead officers to this conclusion.

4.10 The existing building is wholly unsuited to commercial office floorspace. It has multiple level changes, numerous rooms and subdivisions. It is a house converted to office use and as such it is domestic in its layout and arrangement.

4.11 There are no goods lifts within the building.

4.12 There is no passenger lift.

- 4.13 The whole building is entirely unsuitable for disabled persons. It would most probably fail the most basic level of acceptability under the DDA, with no step free access and stairways to all levels of the buildings and level changes to half floors across the site.
- 4.14 The building has a single access point. This is a narrow door entrance. All persons, employees, visitors, goods, deliveries etc. must enter through this single narrow entrance door.
- 4.15 The existing floors are massively subdivided as per the former residential configuration with level changes between half floors.
- 4.16 There are no floor / ceiling service / ducting routes now essential for modern communication/ data services whatsoever within this building.
- 4.17 If the floorspace is not suitable for any other employment use, other than Class B1a offices planning policy allows the use of that floorspace as residential.
- 4.18 Class B2 General Industrial use would not be appropriate. In addition to the physical constraints of the site as mentioned above, this type of use would not be acceptable in this predominantly residential location. Furthermore, the multifloor nature of the site would make such uses impossible at these premises.
- 4.19 The premises would not be suitable for Class B8 Storage and Distribution use due to the factors mentioned above, furthermore, uses that rely upon storage and distribution are inherently constrained by the nature of the surrounding residential highway network, including the distance from the national trunk / motorway network.
- 4.20 In terms of Class B1(c) floorspace, the lack of lifts, the lack of good lifts, the residential area, and massive subdivision of the premises and the fact that it cannot be divided into any effective configuration would preclude such a use. The premises are wholly impractical for such uses, either as a single unit, or for multiple units.
- 4.21 Officers will be expected to visit the site and these comments will be obvious to any observer of the premises.
- 4.22 There are no means by which these premises could effectively or commercially used for the following employment;
- Class B2*  
*Class B8*  
*Class B1c*
- 4.23 Indeed, such uses would be wholly unacceptable and undesirable for a range of amenity effects. They would be clearly harmful to the residential amenity of this area in terms of noise, disturbance, trip generation, servicing, goods dispatch and arrival. There are several schools in very close proximity and

the effect upon highway conditions of such uses being accommodated at this site are very clear in terms of additional trips and commercial vehicles along Arkwright Road.

- 4.24 Given the inability of the site to accommodate an alternative business use other than offices and the acknowledged surplus of office floorspace within the Borough planning policy supports the loss of the existing office floorspace for residential use
- 4.25 Supporting text at 13.3 of the Development Policies gives advice relating to the criteria against which the loss of a business use will be assessed.
- 4.26 In terms of the application of DP13, it is pertinent to note that these criteria are *NOT* designed to inhibit the *EXCEPTION* approach that the Council takes to the loss of Class B1(a) offices to residential, where only that existing office use could remain.
- 4.27 These criteria apply to the loss of employment floorspace other than offices to residential. However, to be as detailed as possible to assist officers, we examine these criteria in any event.
- 4.28 Paragraph 13.3 examines;

**Whether the site is:**

- **located in or adjacent to the Industry Area, or other locations suitable for large scale general industry and warehousing;**

The site is neither in nor adjacent to an industry area and cannot be considered as being suitable for large scale industry and warehousing.

This is clearly a predominantly residential area and is manifestly unsuited for large scale general industry and warehousing.

- **is in a location suitable for a mix of uses including light industry and local distribution warehousing;**

This is clearly a predominantly residential area and is manifestly unsuited for general industry and warehousing.

This is clearly a predominantly residential area and is manifestly unsuited for large scale general industry and warehousing.

The premises are also clearly physically unsuited to such uses.

- **is easily accessible to the Transport for London Road Network and/or London Distributor Roads;**

- **is, or will be, accessible by means other than the car and has the potential to be serviced by rail or water;**

The site is not well located to the TfL Network but is reasonably accessible by public transport

- **has adequate on-site vehicle space for servicing;**

There some on site car parking available, but this is adjacent to private residential gardens, and is not suitable for use as a service or delivery bay for goods and product dispatching.

- **is well related to nearby land uses;**

This is a predominantly residential area. It is not suited to any other employment use or indeed continued office use.

The presence of these offices is a historical oddity of this site. There are no other commercial uses within the area.

The premises were originally built as a single grand dwelling house.

- **is in a reasonable condition to allow the use to continue;**

The office use cannot be realistically be expected to continue at this site.

The circumstances of the former occupier are unique. This trade union has operated from the premises for at least 80 years and does not represent any form of attractive or modern floorspace.

- **is near to other industry and warehousing, noise/vibration generating uses, pollution and hazards;**

There are no such uses anywhere near the application site. It is a predominantly residential area.

- **provides a range of unit sizes, particularly those suitable for small businesses (under 100sqm).**

The existing layout of the premises, i.e. effectively a very large dwelling house arrangement cannot provide flexible accommodation for small business occupiers.

It is in "single planning unit" status, and would not lend itself to subdivision for business units.

4.29

As such, the loss of this B1(a) Office use and its proposed use as residential floorspace is considered acceptable and in accordance with Policy DP13.

## CPG 5

### Town Centres, Retail and Employment Section 6

- 4.30 Paragraph 6.3 clearly states that the Council expect the supply of offices to meet demand over the plan period.
- 4.31 This means that there are sufficient offices within Camden to meet demand. This cannot be in dispute. It is a clear statement of fact from the LPA.
- 4.32 In terms of paragraph 6.4 we offer a commentary under each of the criteria.

- *the age of the premises. Some older premises may be more suitable to conversion;*
- *whether the premises include features required by tenants seeking modern office accommodation;*
- *the quality of the premises and whether it is purpose built accommodation. Poor quality premises that require significant investment to bring up to modern standards may be suitable for conversion;*

The premises were originally built as a large single dwelling house and subsequently extended as a larger dwelling house.

The premises date from the late 19<sup>th</sup> Century and were never constructed or intended to be offices.

The premises were acquired by ASLEF and used as their trade union administrative offices.

These are clearly not purpose built offices.

There are no modern facilities provided. The building has not been upgraded to meet any modern standards.

It offers out-dated, outmoded and wholly unsuitable accommodation. There are no real prospects of this building being brought up to modern standard. Even then, it would still offer compromised and unsuitable accommodation, with a primarily residential area.

- *whether there are existing tenants in the building, and whether these tenants intend to relocate;*

There are no tenants in the building and ASLEF have relocated. The building is vacant.



This was not commercially available or commercially let offices, they were occupied by a unique user for nearly 100 years

- **the location of the premises and evidence of demand for office space in this location;**

The premises are not in an identifiable commercial area. They are embedded within a residential area. The continued employment use at this site is undesirable in this context.

- **whether the premises currently provide accommodation for small and medium businesses.**

The premises are vacant and do not provide accommodation for any small or medium businesses.

The former occupier of the past 80-90 years was a bespoke and unique user. The premises were unsuitable for their use, hence their relocation.

The premises would not be desirable for small businesses for reasons noted above.

4.33 A letter is provided by ASLEF at appendix 1 of this Statement, which sets out the failings of the building for continued use by this office user. This is a clear expression of the necessity to vacate the premises and the inherent and substantial difficulties in operating office based uses at the premises.

4.34 The site is located in a predominantly residential area. Residential is the preferred use following the loss of B1(a) office use in accordance with policy DP13 and therefore the proposed use of the upper floors as residential flats is considered acceptable and appropriate in this location.

4.35 The Core Strategy, Development Policies and CPG 5 all support the loss of offices to permanent residential accommodation. These are “older” offices. These are the precisely set of circumstances that the development plan envisages when considering that whether this site is unsuitable for any other employment use.

## ii) Impact on Heritage Assets

### Heritage Assets and their Context

4.36 National guidance on assessing the impact of development upon heritage assets is included as part of the *National Planning Policy Framework (NPPF)*. The glossary of the *NPPF* defines a heritage asset as follows:

*‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).’*

4.37 Specific guidance relating to the consideration of development that has the potential to affect heritage assets is set out within Part 12 of the *NPPF*.

4.38 Of most relevance, paragraph 128 of the *NPPF* states:

*‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.’*

4.39 In this case, the relevant heritage asset is the Fitzjohns and Netherhall Conservation Area. Therefore, the relevant historic environmental record is the Fitzjohns and Netherhall Conservation Area Statement. Given the site’s close proximity to boundary of the neighbouring Redington and Frognal Conservation Area, the Statement for this area has also been considered in assessing the

4.40 The site’s building is not listed. Therefore there is no applicable listing record for this site.

### *Designated and Non-Designated Heritage Assets*

4.41 The site is located within the urban and residential suburb of Hampstead.

4.42 The site lies upon the western boundary of the Fitzjohns and Netherhall Conservation Area which was first designated in 1984 and subject to a number of further extensions in 1988, 1991 and 2001. The site lies within sub-area 1.

4.43 The Conservation Area statement describes the area as being “*mainly residential, but has a large number of institutional and educational uses that have an impact upon the streetscape... the area has an over-riding sense of a quiet leafy suburb*”.

- 4.44 The site does not lie within any formally identified view within the Conservation Area Statement.
- 4.45 The site is bounded on its south west boundary with the Reddington and Frogna Conservation Area (sub area 8)
- 4.46 The Conservation Area Statement for this adjoining area makes no reference to the application site itself.
- 4.47 There are no listed buildings within the immediate vicinity of the site, and none whose setting would be affected by these development proposals.
- 4.48 The application site is identified as being a building which makes a positive contribution to the character of the area.
- 4.49 A number of other buildings within Arkwright Road are also identified in this manner, Nos. 1-9, 2-10, 13-25, 27-47, 12-14, 18-20, 30-34, and 38-48.
- 4.50 The application site does not lie within a “site of archaeological importance” or an “archaeological priority area”, as defined by the development plan.
- 4.51 No buildings within the site are statutorily listed.

#### **Assessment of Significance**

- 4.52 As set out above, paragraph 128 of the NPPF requires an assessment of the significance of relevant heritage assets. In this case, this is the Fitzjohns and Netherhall Conservation Area and the building itself as an identified positive building within that Conservation Area, as already discussed above.
- 4.53 The premises adopt characteristics common within this part of the conservation area and clearly display residential characteristics in terms of its design, use of materials, detailing and form. This is hardly surprising given that the property was originally designed and constructed as a private dwelling house.
- 4.54 It is accepted that the building makes a positive contribution to the character and appearance of the conservation area, although this contribution is limited to its front elevation and its spatial arrangement to the rear, in terms of the pattern of building to rear garden area. In this respect, the property displays these arrangements in the same way that its residential neighbours do.
- 4.55 The front boundary treatment makes a positive contribution and provides a boundary treatment commensurate to a building of this scale.

#### **Conservation Area**

##### **Views and Visibility**

- 4.56 The property is not visible in longer distance views, only in normal views when walking along Arkwright Road at street level.
- 4.57 The site can be viewed from neighbouring residential properties to the front of the site.

- 4.58 To the rear, views into the site are very limited. There are no possible views of the rear elevation from the public domain.
- 4.59 The adjacent premises do not have a direct view of the rear elevation given their parallel relationship to each other and to the street. The properties to the rear of the site, within Netherhall Gardens are a considerable distance from the rear elevation and mature trees block views. Any views are fleeting and marginal best.
- 4.60 There are no formally identified views into or from the site and assessment of its visibility and presence within the conservation area demonstrates that there is no significant viable impact or contribution to the wider conservation area, other than from Arkwright Road itself.

### *Setting*

- 4.61 The existing building addresses the street in a typical manner along Arkwright Road, with its front building line responding in a similar fashion to neighbouring buildings and plots.
- 4.62 Although in office use, the rear garden area of the site is typical of the area, in that it can be considered to be a substantial dwelling set within a substantial plot, with a rear garden area matching those of its neighbours and those to the rear of the site in Netherhall Gardens.
- 4.63 This is a prevailing character of this part of the conservation area and it is this residential spatial arrangement of plots and large dwellings which is also displayed by the application premises.
- 4.64 The presence of the existing surface car park is a negative feature and introduces vehicle activity somewhat to the rear of the site.

### *Summary*

- 4.65 The existing premises make a pleasant contribution to the streetscene.
- 4.66 The appearance of rear of the building makes no contribution to the character of the wider conservation area. There are no views of the rear from the public realm.
- 4.67 There are only very limited views of the rear elevation from the adjacent residences.
- 4.68 The site displays spatial arrangement characteristics (large building, backing onto a large rear garden), which are typical of the residential character of the area.
- 4.69 The front elevation is compromised by the disjointed links between the original and newer elements of the site. The large void area within the front elevation is a negative feature and requires a better resolution.

4.70 The use of the premises as offices is not common or typical within this part the conservation area. There are no other large dwellings of this nature being put to this use within the vicinity of the site.

4.71 Thus the applicant has complied with the requirements of paragraph 128 of the NPPF, by assessing the significance of the application site in

#### *Assessment of Impact*

4.72 Having regard to the assessment of the significance of the heritage assets, the following discussion sets out a review of the application proposals in these terms.

4.73 Paragraph 134 of the *NPPF* states that:

*‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.’*

4.74 Therefore having assessed the significance of the relevant heritage assets as required by the *NPPF*, the impact of the proposed development upon these assets must also be assessed. Where this impact can be shown to cause ‘less than substantial harm’ to the significance of the designated heritage asset (in this case, the Conservation Area), it should be considered positively if it has clear and identifiable benefits.

4.75 The proposed new dwelling has been formulated having key regard to the heritage assets identified.

4.76 Having regard to the scale of the building, there is NO total or substantial demolition proposed.

4.77 It is considered that the proposed development should be assessed having regard to the following key issues;

- *impact upon the heritage asset of the conservation area*
- *impact upon the setting of the site*
- *impact upon the prevailing characteristics of the conservation area*
- *the quality of the proposed development.*

4.78 The development seeks to retain the existing building. This is a key factor in assessing the application.

4.79 The proposals would fundamentally retain the relationship and presence of the building within the streetscene. This grandly scaled building would retain its presence within the street behind its retained boundary treatments. The relationship of the building to its rear garden area would be retained and enhanced. These fundamental spatial characteristics would therefore be retained by the proposed use of the building as a dwelling house.

4.80 Returning the building to the use for which it was originally intended and built is a significant planning benefit. It reinforces and enhances the primarily residential character of the conservation area.

4.81 The proposal therefore retains the general prevailing urban grain of substantial dwellings set within large plots with landscaped gardens. In terms of layout and form therefore, the proposals preserve the integrity and significance of the conservation area as a heritage asset.

### *Rear Extensions*

4.82 The proposed single storey rear extensions are not visible from the public domain and would not impinge upon private views from other adjacent or nearby dwellings. They sit low down against the massing and scale of the existing rear elevation.

4.83 These extensions have been dramatically reduces in terms of the size and scale from the earlier application having full regard to officer comments.

4.84 Instead of 1 single large, full width extension, we now propose 2 discrete smaller elements.

4.85 These extensions have been set in from the building edges. This allows the original elevation to be properly “grounded” to the garden level.

4.86 The vertical bay feature at the north western end of the rear elevation, is now uncovered and reaches lower ground (garden) level, whereas the earlier application obscured this by way of the previous extension cutting across this feature.

4.87 Given the scale of the existing building and the size of the rear garden, the extensions would not upset or threaten the typical relationship of garden to dwelling house and a substantial garden area remains.

4.88 Whilst the extensions are of a more contemporary appearance, they sit at the base of the building and do affect the hierarchy of the upper floors. Indeed, the terrace areas at ground floor positively enhance the importance and significance of the ground floor as the principal and most important floor in the dwelling.

4.89 The importance of the rear brick elevation and its imposing massing is retained. The area of brickwork that would be removed at lower ground level is the least important area within the building and its hierarchy. It is effectively a basement level at present.

4.90 The two separate discrete elements now allow for the significant massing and scale of the rear elevation to be retained within the overall composition of the rear elevation. They offer a more subsidiary appearance than the previous planning application

4.91 The external terrace areas which are accessed from the raised ground floor above the roof of the proposed extensions have been significantly reduced in area because of the reduced size of the extensions. The use of more detailed

landscaping at these levels also provides a greener setting for these areas, and limits the useable area of these spaces.

- 4.92 Given these characteristics the rear extensions would have no significant impact upon the wider character or appearance of the conservation area and represents a new addition to what was originally a grand dwelling house and enhances the relationship of dwelling to rear garden area.

#### *Rear Elevation Remodelling*

- 4.93 This element provides a more cohesive linkage between the two wings of the original and extended dwelling house. It will continue to have a subservient relationship to these wings, but will serve to create an organised and more geometrical relationship to the principal rear building lines of the rear elevation.
- 4.94 This element has undergone significant alteration at the request of officer's comments. The size of windows has been reduced and the pattern of subdivision altered to adopt a more subsidiary form.
- 4.95 Importantly the junction between this remodelled element and the retained wings of the rear elevation have also been amended to provide a more appropriate relationship.
- 4.96 Previously proposed glass balustrades has now been replaced with more traditional metal railings.
- 4.97 Combined with the removal of the link extension across the central roof area, this rear elevation now provides a more subsidiary and subservient relationship within the imposing massing of the existing rear elevation.
- 4.98 The 2 separate lower ground floor extensions also do not pass in front of this central link element, whereas previously the single storey full width extension cut across this zone. The creation of a space between the 2 rear extensions directly in front of this central link block also reinforced the distinction between the original dwelling house and the north eastern wing of the property.

#### *Front (NW) Elevation*

- 4.99 The centre of the front elevation is highly unresolved and compromised at present. The awkwardness formed by the deep void area serves to create a disjointed front elevation, right at the central element of the building.
- 4.100 The proposed removal and replacement of this element will provide a subtle and refined means of linking the massing of the two substantial wings of the dwelling and will remove the deep void area.
- 4.101 The stone detailing will be set behind the principal front elevation to ensure subsidiarity and subservience within the front elevation and will create a well-designed and cohesive feature.



### *Roof Level Alterations*

- 4.102 This application has now deleted the previously proposed central link block extension across the existing external terrace.
- 4.103 This has the effect of maintaining two separate roof elements.
- 4.104 Amendments are made to some of the existing dormer windows, including a central dormer which will provide an entrance across the external terrace area between the two wings of the building.
- 4.105 This dormer will not be visible within the front elevation of the site

### *Basement and Vehicle Access*

- 4.106 The site at present is accessed via a driveway which lies within the NE elevation adjacent to No7 Arkwright Road. This leads to an existing large tarmacked surface car park which sits within the rear garden area.
- 4.107 The removal of this feature and activity deep within the rear garden and adjacent to the boundary to No.7 is a positive feature and helps to return the character of the site to a more normal residential pattern.
- 4.108 The proposed access ramp follows the line of the existing access route into the site along the NE elevation.
- 4.109 This access route already drops down the gradient into the rear of the site. Where this ramp now falls to basement level, a planted wood pergola will be installed to cover the open ramp area.
- 4.110 This feature will have no material or demonstrable impact upon the appearance of the building from the streetscene. The design of any garage gates or doors can be subject to a normal planning condition.
- 4.111 The planning application is accompanied by a full range of documentation to demonstrate that the basement can and will be constructed without any detrimental impact upon neighbouring properties, flood risk, or other geotechnical conditions.
- 4.112 A "Basement Impact Assessment Screening Document" is submitted along with the detailed background documentation to support this element of the proposal.

### *Summary*

- 4.113 The proposals will not harm the character or appearance or significance of the conservation area. The proposals will maintain and enhance the appearance of the building within the streetscene. Returning the building back to its original use is a positive benefit.



- 4.114 Alterations and extensions have been designed to have a subsidiary relationship to the grand scale and massing of the existing building.
- 4.115 Alterations to the rear have no impact upon the wider setting of the conservation area and maintain the inherent residential building to garden spatial relationship of the surrounding area.
- 4.116 The inherent scale and form of the original building is maintained.
- 4.117 The applicant has had full regard to planning officer comments and presents this application having made a significant number of amendments to reduce the scale and form of the extensions and by deleting, in their entirety, the roof level and side second floor level extensions.
- 4.118 There is clearly 'less than substantial harm' caused to the Conservation Area as a result of this proposal. Indeed, the development will actually enhance the appearance of the existing building whilst also sustaining those elements of the building that make a positive contribution to the Conservation Area.
- 4.119 As such, this proposal meets the requirements of paragraph 134 of the *NPPF*.

**iii) Trees and landscaping**

- 4.120 An arboriculture impact assessment has been undertaken by Landmark Trees in support of this application. For more detail on arboriculture matters please see the accompanying assessment.
- 4.121 The design rationale evolved through the relationship between building and landscape primarily to the rear.
- 4.122 A number of very low quality cypress trees located within the rear garden area are proposed for removal.
- 4.123 Within the front boundary area several trees are also recommended for felling. These are also as being "Category C" trees; i.e. "Low Quality". These would be replaced by more appropriate and visually suitable mature specimens. Whitebeam trees are proposed as replacements.
- 4.124 Full landscaping is proposed to the rear garden area and this will include new planting throughout.

**iv) Residential Amenity**

- 4.125 The design for the single dwelling is well considered and there would be no material harm to the residential amenities of adjacent occupiers.

- 4.126 Policy DP26 addresses the need to protect the amenity of adjacent occupiers when considering new development.

#### *Visual Privacy & Overlooking*

- 4.127 To the front of the site, the relationship of the proposed dwelling across Arkwright Road is considered acceptable as it forms a normal relationship between dwellings across residential streets.
- 4.128 To the rear the nearest properties lie within Netherhall Gardens. The rear building line of the proposed dwelling is set between 16-20m from the rear boundary between these properties. The Netherhall Garden properties lie further 30-35m from the shared boundary. As such there is no possibility of overlooking at these distances.
- 4.129 There is a number of existing external terrace areas that form of part of the office building. These are located within the side (NE) elevation and within the central area of the roof. Both of these areas are capable of use at the present time by office occupiers.
- 4.130 The rear extensions at lower ground level extend rearwards and form an external terrace at ground floor level. This therefore sits above the rear garden level of the dwelling.
- 4.131 The proposed revisions to the proposal has dramatically reduced the external terrace areas, and they are now within 2 separate areas, as opposed to the single large terrace area that was previously proposed.
- 4.132 These extensions and terraces are set a considerable way in from the boundaries to the adjacent properties.
- 4.133 Careful landscaping, planting and screening are proposed to both of these terraces in effect reducing the useable area. As a consequence, the orientation of the terrace is down the length of the garden area and not into the rear garden areas of adjacent dwellings.

#### *Outlook*

- 4.134 There is already a substantial building located upon this site and as such the altered building will have no impact upon the outlook of any neighbouring property
- 4.135 Against the scale of the existing building, the alterations and extensions will have no impact to the outlook from adjacent dwellings.

#### *Sunlight and daylight*

- 4.136 There will be no demonstrable or material harm to either of the adjacent residential dwellings by way of the proposed alterations.

- 4.137 There are significant distances between the dwelling houses, such that the extensions would have no impact at all upon the living conditions of these neighbouring properties.
- 4.138 The positioning of the rear extension at lower ground level (and not extending above ground level) is such that there is no obstruction possible to the existing windows of the neighbouring properties which face south east.
- 4.139 Acceptable sunlight and daylight would reach all rooms within the new dwelling ensuring a good residential environment is provided.

#### *Noise*

- 4.140 All Plant and machinery is to be contained within the basement of the new dwelling or within the vehicle access ramp. These areas will be acoustically treated to ensure that whilst they can be naturally ventilated, the noise and vibration from the units within these areas does not exceed the permitted noise levels.
- 4.141 A full environmental noise assessment has been carried out and is included in the application submission, and clearly demonstrates that plant will operate some way below the prevailing background noise levels and thus will comply with Camden's standard noise conditions.

#### *Refuse and Recycling*

- 4.142 There is ample space within the proposed dwelling for the storage and collection of all refuse and recycled goods. This is a single family dwelling house and collection will be from the street, serviced by the normal Council domestic collection arrangements.
- 4.143 Having regard to these issues, the application complies fully with the intent and details of Policy DP26.

#### **v) Parking & Access**

- 4.144 The existing site has a tarmacked surface car park which extends along the NE side of the site. This area occupies a significant area of the site surface to the area of the dwelling and within its rear garden area. It has parking area for at least 6 and possibly more cars and motorcycles.
- 4.145 Were the offices to be retained and utilised to their fullest capacity, then the number of trips to the site would be obviously higher than the normal number of trips associated to a single dwelling house.
- 4.146 The use of the site as a single family dwelling house will of course ensure that trips are vastly reduced and will be at a level similar to other single family dwelling houses in the street.

- 4.147 UDP Policy T7 requires that new development complies with the Council's parking standards.
- 4.148 The standards seek the provision of 1 car parking space per dwelling and a minimum of 1 cycle storage space per dwelling.
- 4.149 In this case, the existing property benefits from an off street driveway which provides parking for a number of cars and the surface car park.
- 4.150 The proposals provide basement car parking space for 4 vehicles, accessed along the same existing driveway positioned along the NE boundary and which then drops down to basement level.
- 4.151 The proposals do not increase the parking provision on the site, actively reduce the number of cars that can be parked on this site and will have a clear and demonstrable reduction in the number of trips and service movements, over the current lawful use of the site.
- 4.152 There is adequate storage space for bicycles located within the basement parking area.
- 4.153 The existing vehicular access into the site from Arkwright Road will be retained. There are no proposed boundary changes to the entrances.

**vi) Sustainability**

- 4.154 The LPA seeks through Policy DP22 that developments should promote sustainable design and construction
- 4.155 The proposals will adhere to the main principle of achieving sustainable development through a variety of measures including:

- *Incorporation of combined heat and power unit providing space heating and domestic hot water. This is defined as a Low Emission Energy Source.*
- *The secondary heating system will be a VRF system which is defined as Air Source Heat Pumps. These are, in turn, defined as a renewable energy source.*
- *Low energy light fittings will be used in the dwelling.*
- *Permeable surfaces will be used in order to reduce the amount of rainwater passing into the surface water sewer system.*

- 4.156 Other sustainability measures include the following

- *Composting provision*
- *Hanging space*

- *Home office*
- *Cycle storage*
- *Bin storage*

4.157 These measures are discussed further within the ECOHOMES statement.

4.158 The development will provide an ECOHOME rating of “Excellent”. This is in excess of the current Policy DP22 requirement to provide a “Very Good” rating.

**vii) Accessibility**

4.159 The LPA currently require that all new housing will be accessible to all and should be built to Lifetime Homes standards. The new dwelling has been designed to be accessible and in accordance with lifetime standards as indicated in the Design and Access Statement.

4.160 Given the nature of the dwelling, the dwelling is fully wheelchair accessible in all regards. A passenger lift serves all floors.

4.161 A small discreet lift is proposed from street level to the front basement lightwell. The applicant and occupier has mobility issues, which will increase over time. These are very real and important issues to this applicant, and as such have been considered in great detail.

4.162 As such the application accords with Policy DP29.

**viii) Affordable Housing**

4.163 The application proposes a single family dwelling house. This was the original use of the premises.

4.164 This is not a speculative commercial housing scheme, rather a proposal for family home.

4.165 The application proposes 2144sqm of residential floorspace.

4.166 The application does not propose any affordable housing to be provided on site. The applicant does not own or control other development sites in the area, and will welcome discussions with officers in these regards.

## Appendix 1





# ASLEF

**General Secretary**

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Our Ref: **ASLEF BUILDING**  
Your Ref: **PD7417/NS/LJ**

31 March 2010

M. H. Property Investments Ltd  
c/o PO Box 671  
Regency Court  
Gategny Esplanade  
St Peter Port  
Guernsey  
GY1 3ST

Dear Sirs

**ASLEF: DISPOSAL OF 9 ARKWRIGHT ROAD**

As you may know ASLEF is the UK union for train drivers and operators in all forms of transport from London Underground to Eurostar. The union has approximately 18,500 members across the UK. 9 Arkwright Road is the Union's national headquarters, and we moved here in 1921.

As a trade union it is very important that we offer a high quality, safe and accessible work environment to our own officers, members and visitors.

9 Arkwright Road was built as a domestic house we understand in approximately 1870 and the building remains substantially in its original form. This results in a series of problems:

- There are numerous changes of level and steps.
- The internal layouts are very inefficient with large numbers of corridors and staircases in the building.
- The rooms themselves are small. This means that introducing new IT is expensive, it is difficult to group people together for collaborative working (particularly important in the context of our various campaigns).
- The building does not offer an accessible environment. There are some fundamental issues with regard to the layout of the spaces which mean that even with a great deal of investment, the building is unlikely ever to be capable of providing the kind of accessible environment we need.

**More than  
just a union**

- The building's energy efficiency is poor. Costs of maintenance are also high because of its location in a conservation area, which attract particular requirements with regard to expensive materials and so on.
- Whilst within walking distance of a tube stop, the building is not ideally located so far as public transport is concerned – a particular concern for us.

Having given careful consideration to the potential to upgrade the building, it is apparent that fundamentally it is unsuited to the needs of a modern union, and that attempting to introduce 'piecemeal' improvements would not provide value for money for our members.

In order to ensure we can provide a workplace fully accessible to people with disabilities, and suitable for our work in the future, we have decided that regrettably and after a long association with Arkwright Road it is time to leave. We are looking for alternative modern offices, which will answer all of our, our members' and visitors requirements and demands.

We will be vacating the building on or before July 2011.

I trust that this provides some helpful background as to the reasons behind our decision.

Yours sincerely



**Keith Norman**  
General Secretary