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PLANNING STATEMENT

accompanying applications for Conservation Area Consent and Planning permission for the proposed demolition of the existing house and new development to provide two detached dwelling houses and associated development as shown on the drawings prepared by KSR Architects

1. The proposed development is described in detail in the Design and Access Statement and the drawings submitted by KSR Architects. Heritage aspects are reported on in the heritage appraisal by KMHeritage. Hydrogeological and structural and engineering aspects based on a site investigation, relating in particular to the proposed sub-surface development is the subject of the report by Elliott Wood Partnership. Energy, Sustainability and Code for Sustainable Homes aspects are all dealt with in specialist reports, as are arboricultural and landscape aspects.
2. The purpose of this Planning Statement is to draw threads together and consider the issues of planning and heritage policies relevant to these proposals and the detailed reports referred to.
3. The development plan comprises the Local Development Framework, in particular Camden's Core Strategy 2010-2025 ("CS") and Camden Development Policies ("CDP"), both adopted in November 2010, and the London Plan of July 2011. These are supplemented by Supplementary Planning Documents, in particular Camden's Planning Guidance 2011.
4. At national level, the recently promulgated National Planning Policy Framework ("NPPF") is a material consideration.
5. Relevant Policies

We have identified the following policies as of particular relevance to these proposals:

From Camden's Core Strategy and Development Policies:

CS4- areas of more limited change

CS14- promoting high quality places and conserving our heritage

CS6- providing quality homes

CS13-tackling climate change

DP2- making full use of Camden's capacity for housing

DP5-homes of different sizes

DP6- Lifetime homes and wheelchair housing

DP18- parking standards

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

DP27- basements and lightwells

From The London Plan:

Policies 3.4 (optimising housing potential), **3.5** (Quality and Design of Housing Developments), **and 7.4.** (Local Character)

From the NPPF:

relevant paragraphs are mentioned in the planning appraisal below.

6. Planning Appraisal

The purpose of this Appraisal is to consider the application proposals as a whole against the backcloth of the policies which we believe to be most relevant to them in what we believe is a logical order, and then to sweep up by considering other detailed aspects which will no doubt also be taken into account by the Local Planning Authority ("LPA").

Given that this development involves the complete demolition of the existing house in a Conservation Area, we start by considering heritage aspects, including design.

We then move on to the principle of providing two dwellings in place of one. We then move on to specific issues- the sub-surface (basement) aspects, car parking, neighbour issues, sustainability issues and lifetime homes. We trust this approach is helpful both to the LPA officers and members and to local interested parties.

The principle of demolition of the existing dwellinghouse is considered in detail in the Heritage Report. We would note here that the building is not identified in the LPA's own appraisal of the Conservation Area ("CA") as making a positive contribution to it. The relevant tests to be applied can be summarised from Policy **DP25** by noting that it does not make a positive contribution to the CA, that the new buildings will preserve and enhance the character and appearance of the area and that the essential contribution made by the trees and garden space will be preserved. The linked Policy **DP24** is met by providing a high quality design by leading local architects KSR which will subtly improve the quality of this stretch of Nutley Terrace as described in more detail in the Design & Access Statement and the Heritage Statement.

Whilst Policies **CS4** and **CS14** and **DP25** are all designed to ensure that developments will respect the character of the surroundings of an application site and that heritage and other important features will be conserved, where a contribution can be made to the achievement of additional housing whilst doing so, policies **CS1** (promoting the most efficient use of land) and **DP2** support the principle of adding to the quantity of housing provided this can be done without causing harm. This approach is also encouraged in **NPPF** paragraph 58, in particular the third bullet point seeking decisions which "optimise the potential of the site to accommodate development" while (next bullet) responding "to local character and history". In this case the use of the cleared site to provide two well-designed high quality dwellings with in-proportion gardens will be consistent with all these policy requirements. Whilst the principle of mixed size residential provision is encouraged by Policy **DP5**, this is a small-scale development in a sensitive (Conservation Area) location, not lending itself to this kind of scheme, and in any event would provide two family-sized market dwellings for which there continues to be demand and need in the area. It should be noted that the amount of additional floorspace when compared with the existing is beneath the 1000 sq. m. threshold for the provision of affordable housing in policy **DP3**.

Turning now to the sub-surface/basement aspects of the development, as required by policy **DP27** the application documents include reports from Elliott Wood Partnership, structural engineers who are very experienced at basement developments and their effects, incorporating a hydrogeological report, together with landscaping proposals. These reports indicate compliance with the detailed

indicators in the policy, in particular that the structural stability of the proposed buildings and neighbouring properties will be maintained, that drainage and other water issues will not be adversely affected. It will be noted that the existing railway tunnel running beneath Nutley Terrace has been specifically addressed. There have been no other relevant schemes in the area which added to this scheme would be cumulatively harmful. It should be evident from due consideration of the drawings and reports during a site visit that there would be no harm to neighbours, no loss of open space or valuable trees and that the proposed landscaping will play its part in enhancing the conservation area.

The relevant parking standards (promulgated under policy **DP18**) for this development are found in Appendix 2 to CDP, namely 1 space per dwelling for the “rest of the Borough” not falling within the low parking provision areas. These spaces will be provided within the front courtyard area of each of the houses, with sufficient turning space for cars to exit in forward gear.

The D+A Statement sets out the extent of compliance with Lifetime Homes aspects (Policy **DP6**) and Energy and Sustainability aspects are covered in the report by Hoare Lea, showing compliance with Policy **DP22**.

The development would be respectful of the amenity of neighbours achieved through appropriate orientation of buildings and windows to minimise impact on privacy or overlooking, following building lines front and rear, ensuring no impact on sunlight or daylight and complying with all other relevant aspects of Policy **DP26**.

In conclusion, our assessment is that this development will make a positive contribution to the supply of housing in the borough, will maximise the acceptable use of the site and will positively enhance the character of the Conservation Area, whilst complying with the relevant policies in CS, CDP and the London Plan and NPPF.