

PLANNING POLICIES

This Statement together with all Supporting Documents listed in 1.2 demonstrates that the application complies with all policies set out in the following documents:

Camden Replacement Unitary Development Plan accepted 23/06/2006

Mayor's London Plan Spatial Development Strategy (Feb 2008)

Mayor's London Plan Supplementary Planning Guidances:

SPG Housing (Nov 2005)

SPG Accessible London (Apr 2004)

SPG Planning for Equality (Oct 2007)

Department for Communities and Local Government London

Planning Policy Statements:

PPS3 Housing (Nov 2006)

PPS1 Climate change (Dec 2007)

PPS Building a Greener Future (July 2007)

HOUSING

Section 2 (Housing) Camden Replacement UDP states that it will support residential and housing developments in Camden:

S4 The Council will seek to provide housing to meet strategic housing needs. It will seek to secure net additions to the housing stock wherever possible and retain existing permanent residential accommodation. Housing is the priority use of the UDP.

S6 The Council will seek to secure and protect a range of housing, in terms of size and type, to meet London-wide and local needs and seek housing designs

H1- New housing

The Council will seek to meet and exceed the strategic housing target for the Borough. The Council will grant planning permission for development that increases the amount of land and floorspace in residential use and provides additional residential accommodation, provided that the accommodation reaches acceptable standards. The Council will seek to secure the fullest possible residential use of vacant and underused sites and buildings, and may require suitable sites to be developed for primarily or wholly residential use.

2.8 To increase the supply of housing in the Borough, the Council will look favourably on schemes for new residential development, new build, conversions and extensions, that provide accommodation of an acceptable standard.

2.11 High densities will be an important means of making the best use of the scarce amount of land available in Camden by increasing the amount of housing provided on a given site. This helps to meet overall housing needs and will increase the amount of affordable housing provided in the Borough. High densities can also contribute towards sustainable development and contribute to the viability of local facilities and services by increasing their catchment population.

2.12 The Council wishes to encourage housing developments with high densities that are sensitively designed with regard to amenity and its surroundings. This applies to all schemes involving increases in residential floorspace, including new build, changes of use and mixed-use schemes.

2.13 The density of development that makes the fullest use of a site's potential will relate to site circumstances. A minimum density figure of 50 dwellings per hectare (200 habitable rooms per hectare) will be used for guidance. High density development will be expected at locations in the Central London Area, Town Centres and other locations well served by public transport.

H3 – Protecting Existing Housing

The Council will resist proposals that lead to a net loss of residential floorspace, except if the loss is to provide small-scale health care facilities that are needed locally and cannot be provided on an alternative site. The Council will seek, so far as practicable and reasonable, to protect land considered suitable for housing.

2.30 The Council aims to increase the amount of housing in Camden and provide a range of residential accommodation. The net loss of residential accommodation and the loss of potential residential development sites would undermine this aim and the strategic objective to increase the supply of housing set out in the London Plan.

Furthermore, the proposal is in accordance with related London-wide policies and strategic plans:

London Plan 3A.1 - Increasing London's supply of housing

London Plan 3A.2 – Borough housing targets

London Plan 3A.3 – Efficient use of stock

PPS3 (Planning Policy Statements) – Housing

London Plan SPG - Housing

As set out in Mayor's London Plan and SPG Housing substantial new housing will need to be built. This can be provided either as new construction or by means of refurbishment, extension to existing buildings where applicable. The London Plan also promotes Boroughs which seek to exceed the annual target set out in table 3A.1.

The proposed schemes response to this is to offer a combination of refurbishment and extension to an existing building. Strategic housing policy objectives indicate that well designed, high quality homes contribute to the creation of sustainable, mixed communities. The proposal is not only in accordance with these objectives but by re-using previously developed land it efficiently uses available resources, supports existing communities and creates a liveable environment with easy access to key services.

SUSTAINABLE DEVELOPMENT

Camden UDP Section 1: Sustainable Development and Section 4: Natural Environment

- S1: The Council will seek to ensure that all development is sustainable with regard to social needs, the protection of the built and natural environment, the sensible use of resources and the maintenance of a viable economy.
- S2: The Council will seek to ensure that development promotes a high quality of life for all members of the community, contributes to sustainable land use patterns and does not harm local amenity.
- S3: The Council will seek to ensure that development adequately considers resources, energy, waste and minerals, minimises their impacts, and protects the environment and people from hazards.

- S8: The Council will seek to protect and enhance the Borough's open space and conserve and enhance the Borough's biodiversity.

London PPS1: Planning and Climate Change

Planning authorities, developers and other partners in the provision of new development should engage constructively and imaginatively to encourage the delivery of sustainable buildings. Accordingly, planning policies should support innovation and investment in sustainable buildings and should not, unless there are exceptional reasons, deter novel or cutting-edge developments. Planning authorities should help to achieve the national timetable for reducing carbon emissions from domestic and non-domestic buildings.

ALTERATIONS AND EXTENSIONS

The proposed changes accord well with the design guidance laid out in Camden UDP. The proposal makes more efficient use of scarce land in the Borough, allows more flexible use of an existing building by optimizing internal layout and altering the roof space to provide space for an additional flat. The roof extension follows the form, takes into account and responds proportionally well to adjoining properties matching broadly the existing ridge height and generally preserves existing character. It does not disfigure the existing building or upset its proportions. Special care has been taken in design, siting, proportions and materials.

The proposal retains all existing architectural features such as cornices, mouldings, architraves and chimneys. The pavement lights being an important townscape feature are fully retained.

Finally, a roof terrace is provided as urged by Camden UDP in Section 3 point 3.31. Opportunities should be considered to provide roof or terrace gardens above ground level.

PARKING

T8 - Car free housing and car capped housing

The Council will grant planning permission for car free housing in areas of on-street parking control. The Council will particularly seek car free housing or car capped housing in the Following locations:

- a) the Central London Area;
- b) the King's Cross Opportunity Area;
- c) Town Centres; and
- d) other areas within Controlled Parking Zones that are easily accessible by public transport.

SAFETY, SECURITY, FIRE PREVENTION AND PROTECTION

London Plan 4B.6

It is the client's intention to achieve the highest possible security on their building. Measures taken are not overdominant, do not engender fortress mentality but advocate a feeling of security.

SUMMARY

The application should be permitted for the following reasons:

1. The proposed development is clearly in accordance with Mayor's London Plan Policies as well as Camden Replacement Unitary Development Plan
2. Responds to strategic housing objectives by making a contribution to housing needs in the London Borough of Camden.
3. Improves condition and extends life span of existing housing.
4. Creates a sustainable and liveable environment which is essential to achieving decent home standards.
5. Creates flats with dual aspects which ensure good access to sunlight/daylight.
6. Efficiently uses land to maximise development, but does it so that local character and context is highly respected.
7. By utilizing carefully selected high quality and high performance materials a more sustainable construction will be achieved.
8. Special care and attention has been taken in design to reduce alterations to the minimum and retain as much of the existing building fabric as possible. This approach ensures that this conservation area, with a unique history, is greatly respected.
9. The location of the development, with easily accessible public transport links, provides adequate alternatives to private car usage.