

RW/CP/DP2095

27 January 2009



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**For the attention of Sara Whelan**

**BY COURIER**

Dear Madam

**17A MURRAY STREET, LONDON, NW1 9RE**

On behalf of our client, Damsonetti UK Ltd, we hereby attach a full planning application for the above property. The application is for the following proposal: -

*"Erection of a single storey roof extension for the creation of a two-bedroom dwelling"*

The submission consists of 3 copies of the following:-

- This cover letter in support of the proposals;
- Planning application forms and notices duly signed and completed;
- Planning application drawings, a full list appended to this letter;
- Design and Access Statement prepared by DVM Architects;
- Daylight and Sunlight Report prepared by CHP Chartered Surveyors
- BREEAM Assessment prepared by Briary Energy Consultants
- Photomontages

A cheque for £335 made payable to the 'London Borough of Camden' is enclosed to cover the application fee.

### **The Site**

The site comprises 17A Murray Street, NW1 9RE, a triangular piece of land which is bounded by Murray Mews, Murray Street and a bridge over the mainline railway line. The area surrounding the site is predominately residential, with some retail and commercial uses at ground floor level.

The site is easily accessible by public transport, with frequent bus services travelling along Agar Grove and Camden Road in close proximity to the site. In addition, Camden Road Network Rail station (North London Line) and Camden Town Underground Station are approximately 5 and 10 minutes walk away respectively.



There is an existing planning permission on the site (Ref. No 2007/5335/P) which was granted permission on the 16<sup>th</sup> April 2008 and is currently under construction. The permission comprises the erection of a three storey building plus basement containing office (Class B1) or storage and distribution (Class B8) uses at basement and ground floor levels and 6 flats (4 x 2 bed, 1 x 3 bed and 1 x studio) (Class C3) over basement, ground, first and second floor levels including creation of a terrace at first floor level fronting Murray Street.

### **Proposed Development**

The proposals comprise the creation of an additional storey of residential accommodation by way of a traditional mansard roof top extension with a small terrace on the Murray Street elevation. The proposals would provide a single two-bedroom flat which would be accessed by extending the existing stair core.

### **Planning Policy Analysis**

The following section provides an assessment of the proposed development against relevant local planning policies set out within the Development Plan.

The Development Plan for the site comprises the London Plan (2008) and the Camden UDP (June 2006). All applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise.

The site has no site specific designation within the adopted UDP, however, lies within the Camden Square Conservation Area and a Strategic View Corridor.

### **Principle of Residential Accommodation**

The principle of creating additional residential accommodation at this property is already accepted through the recently consented scheme on the site, which is mainly residential and also the character of the surrounding which is predominantly residential.

Policy H1 of the Camden UDP states that 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 it reaches acceptable standards.

### **Alterations and Extensions**

Policy B3 (A) sets out the criteria for roof extensions and is the basis for the application proposals.

This policy states that the Council will not grant planning permission for alterations and extensions that it considers cause harm to the architectural quality of the existing building or to the surrounding area. The Council will consider whether:

- a) the form, proportions and character of the building and its setting, including the garden and nearby trees, are respected;*
- b) extensions are subordinate to the original building in terms of scale and situation;*
- c) original features are retained or restored;*
- d) high quality materials that match or complement existing materials are used;*
- e) unsympathetic alterations or extensions are removed or improved;*



- f) the architectural integrity of the existing building is preserved; and*
- g) building services equipment is appropriately located.*

The proposed extension at roof level is designed to create an additional storey that is reflective of the existing buildings original style and also to respect the character, scale and form of adjacent buildings in the conservation area.

The proposed extension to the roof would incorporate a pitched roof on all elevations, with a set back, thus providing an additional storey that would primarily be subordinate to the original building. These set backs would also substantially reduce the overall visibility of the extension within the surrounding street scene.

The proposed additional storey is 2300mm high, internally, which is the minimum height for such an additional storey. It should also be noted that the proposed mansard would be set behind the consented parapet wall (1100mm high), therefore, it would not substantially increase the overall height of the building as perceived from street level. This is most clearly demonstrated through the use of the enclosed photomontages.

The proportions of the existing building follow a clear vertical and horizontal emphasis via the pattern of fenestration and use of architectural detailing. The proposed extension seeks to reflect the fenestration pattern present upon the rest of the building and also seeks to maintain a similar degree of solid to void ratio, thus ensuring that the buildings architectural character is maintained.

Proposed materials for the extensions would match those of the existing building and incorporate fenestration that is reflective of that existing in terms of size and style.

There are no original features that would be lost as a result of the additional floor and there are no proposals for building services as part of this application.

In accordance with the preamble to Policy B3 the proposals have included the provision of a terrace within the additional storey. The terrace is located on the Murray Street elevation and is for the private use of the third floor. In addition, the site also lies within 50m of Camden Square Public Park.

### **Design and Conservation**

Policy B7 advises that the Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area.

A full analysis of the context of the site and the resultant design of the proposed development is set out within the Design and Access Statement. In essence, the design of the proposals is seeking to respect the urban grain of the area whilst using traditional materials and detailing to create a building that has a high quality of design.

The height of the proposals reflects the scale of the existing terrace facing the proposals on the south side of Murray Street and as such, the proposals will preserve the appearance of the Camden Square Conservation Area.



## **Residential Amenity**

Policy SD6 states that the Council will not grant planning permission for development that it considers causes harm to the amenity of occupiers and neighbours. The factors the Council will consider include:

- a) Visual privacy and overlooking;*
- b) Sunlight and daylight levels;*
- c) Artificial light levels;*
- d) Noise and vibration levels;*
- e) Odour, fumes and dust;*
- f) The adequacy of facilities for storage, recycling and disposal of waste; and*
- g) Microclimate.*

The proposals have been carefully designed in order to minimise any impact on the amenity of existing residents within the area, including the appropriate enclosure of the roof terrace. It should be noted that there is a distance of at least 18 m between the edge of the development and the properties on the South side of Murray Street, thus maintaining the privacy of the occupants of these units.

A separate Daylight and Sunlight Assessment has been prepared by CHP Chartered Surveyors dated 28/11/08 which forms part of this application. The report demonstrates that the proposed mansard roof will have no adverse effect on the daylight and sunlight of adjacent properties.

This application does not propose any changes to the storage, recycling or disposal of waste facilities currently consented for this building.

Considerations c, d e and g of policy SD6 are not relevant to this proposal.

## **Transport/Access**

The consented scheme includes six secure cycle parking spaces to be provided at basement and ground floor levels. The current application does not propose any car or additional cycle space provision.

The residential unit has been designed to have inclusive access with particular reference to the relevant requirements of the 'Lifetimes Homes' standards.

## **Sustainability**

The London Plan is based on the principle of sustainable development and seeks to ensure that 20% of the energy required by new developments is obtained from renewable sources.

Policy S1 of the UDP states that 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. Policy S3 also states that 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.



Policy SD9 describes how development should not significantly harm air quality and should include measures to conserve water. Overall, the Council will seek developments that conserve energy and resources through:

- a) designs for energy efficiency;
- b) renewable energy use;
- c) optimising energy supply; and
- d) the use of recycled and renewable building materials.

The scheme has been designed in accordance with Code for Sustainable Homes and achieves level 6 of the Code. A copy of the BREEAM assessment and report undertaken by Briary Energy Consultants forms part of this application.

The mansard roof although generally cladded in slate will also contain photovoltaic tiles as well as high levels of insulation resulting in a carbon neutral building. This is a significant improvement to the scheme, in terms of energy efficiency, which was previously off setting 20% of predicted carbon emissions.

### **Biodiversity**

Policy N5 of the UDP advises that in assessing planning applications, the Council will expect development schemes to have considered conserving and enhancing biodiversity, including by creating wildlife habitats. Due to the nature of the site, there is limited opportunity to encourage biodiversity, however the proposals do include the provision of a green roof which will create a substantial and secure wildlife habitat.

### **Conclusion**

As set out in the assessment, the proposals would result in a well designed, highly energy efficient and sustainable roof extension which will contribute to the character of the conservation area and provide an additional residential unit. As such, the proposals accord with local policies set out within the Adopted Camden UDP.

We trust that the enclosed information provides sufficient information for the Council to determine the application. We will be in touch shortly in order to discuss the progress of the application, however should you have any queries in the meantime, please do not hesitate to contact Connie Petrou or Ruth Waistell of this office.

Yours faithfully

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