

Planning Statement
62 Mansfield Road NW3

April 2014

Turley

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Client

Allan Properties Limited

LPA reference

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1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of our client Allan Properties Ltd to support a full planning application for the construction of a single residential unit (with basement) to the rear of 62 Mansfield Road, Camden, NW3 (referred to hereafter as "the site").

The Application Pack

- 1.2 In accordance with the Council's Validation Checklist and pre-application advice (2013/4830/PRE) the following documents have been submitted in support of this application:

- Planning application forms, certificates and notices duly completed;
- Site location plan;
- Redline site plans;
- Design and Access Statement;
- Arboricultural Statement;
- Daylight & Sunlight Assessment;
- Planning application drawings, sections and elevations
- Fee of 385.00
- Basement Impact Assessment

Report Structure

- 1.3 Section 2 of this Statement provides a detailed description of the application site and the surrounding context, along with an overview of the planning history. Section 3 provides a brief description of the development proposals. Section 4 sets out the planning policy context and Section 5 provides an evaluation of the development proposals against the planning policy and any other material considerations. Section 6 sets out our conclusions.

2. Site & Surroundings

- 2.1 The site is located to the rear of 62 Mansfield Road and fronts Courthope Road adjacent to an electricity substation. The site has a vehicular crossover and was formally used as a garage / yard area. The last known use was not for parking but for storage in connection with the commercial unit fronting Mansfield Road.
- 2.2 Number 62 Mansfield Road is a four storey property comprising commercial and residential uses. The electricity substation is approximately 1 storey and is attached to number 2 Courthope Road which forms part of a row of three storey terraces, although number 2 is a coach house.
- 2.3 Three storey terraced properties are situated either side of Courthope Road, the properties are set back from the street by small private front gardens. Each property has a bay window at ground and first floor level and some properties have been extended to provide a fourth storey.

Planning History

- 2.4 Planning permission was granted on 1st October 2008 for the change of use of the rear ground floor level of 62 Mansfield Road from retail (class A1) to a 1 bed self-contained flat (Class C3). This was then implemented.
- 2.5 A planning application was withdrawn on 1st June 2010 for the erection of a two storey single family dwelling house (Class C3) following the demolition of an existing garage on the site. We understand that this withdrawn application raised concerns primarily in relation to daylight and sunlight.

Pre-Application Advice

- 2.6 Pre-application advice has been sought from LB Camden in relation to the development proposals under reference 2013/4830/PRE. Within their written response LB Camden requested that additional information be provided with the planning application to demonstrate the impact of the proposals on neighbouring amenity, the Mansfield Conservation Area, the quality of the proposed residential development and sustainability credentials.

3. Proposed Development

- 3.1 The proposal seeks consent for a small infill 2 person house arranged over ground and basement levels.
- 3.2 It has a brick fronted front elevation with flat roof and two steel windows. It is located on the back edge of the pavement and is set down from the height of properties fronting Mansfield Road and Courthope Road.
- 3.3 It proposes high quality materials utilising contemporary detailing and has been designed to take on board comments arising in relation to trees, basement considerations and daylight / sunlight issues.
- 3.4 A small internal patio is located behind the entrance and the ground floor roof profile is set in from the boundary with the ground floor flat at 62 Mansfield Road so as to address the daylight/ sunlight considerations arising in the previous 2010 scheme.
- 3.5 It has been designed to preserve the character and appearance of the Mansfield Conservation Area and to ensure that the amenity of neighbouring properties is protected.

4. Policy Position

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 require planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The Development Plan for the proposals comprise:
- the London Plan (2011) and the early revisions to the London Plan (2013); and
 - the LB Camden Local Plan (Core Strategy and Development Policies) (2010).
- 4.2 Material considerations are considered to be the Planning (Listed Buildings and Conservation Area) Act 1990, the National Planning Policy Framework, Mansfield Conservation Area Appraisal and Management Strategy (2008) and LB Camden's Planning Guidance.
- 4.3 An evaluation of the proposals against the relevant planning policy for LB Camden is provided in the following section. For completeness the full policy wording is provided in Appendix 1.
- 4.4 LB Camden's Proposals Map (2010) indicates that the site lies within the Mansfield Conservation Area.

5. Planning Evaluation

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 require planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The key planning considerations for the proposed development are:

- Impact upon the Mansfield Conservation Area
- Design / Trees / Housing Standards
- Amenity
- Subterranean Development
- Transport
- Sustainability

Impact upon the Mansfield Conservation Area

5.2 Policy DP25 'Conserving Camden's Heritage' of the Development Policies document seeks to preserve and enhance the appearance of conservation areas. The proposals will result in the redevelopment of an under-utilised site on Courthope Road to provide a one bedroom / two person dwellinghouse which will preserve the character and appearance of the Mansfield Conservation Area.

5.3 The garage doors fronting Courthope Road are of a poor quality and the land to the rear comprising the application site has been used for storage for many years. There is no proposed loss of garden space arising in this case and the proposal, will replace poor quality garage doors with a well designed, suitably scaled new unit.

5.4 Following the receipt of pre-application advice, the proposals have been revised and the new unit will be unobtrusive and is considered to improve the appearance of this under-utilised site within the street scene.

5.5 The gap between the rear of 62 Mansfield Road and 2 Courthope Road will continue to be read as the property is designed to be single storey in height and will not affect the urban grain or pattern of development in any adverse way. Taking on board the advice in the Conservation Area Appraisal the design is of an appropriate scale and form and uses materials which are in keeping with the local area.

Design, Trees & Housing Standards

5.6 Policy DP24 Securing Good Design advises that all development should be of the highest standard of design including consideration of material quality, visually interesting frontscapes at street level, consideration of amenity space and accessibility.

- 5.7 As detailed above, the height, design, proposed materials and configuration have all been selected to produce an unobtrusive piece of design which will integrate well with the streetscene. The windows fronting onto the street are important to the overall design and are not considered to be harmful to the streetscene and will create natural surveillance in this part of Courthope Road.
- 5.8 In addition to the above, Policy DP24 seeks to retain natural features which include trees. There is one London Plane on the pavement to the front of the site. In accordance with the pre-application advice received, our client has appointed consultants to assess and provide advice in relation to the proposed impact of the development on this tree. An Arboricultural Survey has been undertaken to assess the impacts arising.
- 5.9 The Assessment confirms that the proposals will not result in the loss of any trees, specifically the London Plane trees on either side of Courthope Road. All trees can be retained through the implementation of various mitigation measures which are detailed in the report.
- 5.10 Tree T1 - London Plane is considered to be a semi mature specimen and as such has a higher degree of tolerance to tree works, both above and below ground level than a fully mature specimen. Due to its age and species tolerance, the tree has clearly adapted to the cyclical pollarding, the same would be expected to the proposed root pruning below ground level.
- 5.11 An inspection trench excavated adjacent to the boundary wall was carried out to ascertain the presence and type of roots of the T1 – London Plane. The excavation confirmed the presence of London Plane roots within the site, these roots were considered to be of little significance and severance of them is not likely to impact upon the health and longevity of the London Plane. Further mitigation measures suggested include Arboricultural supervision and tree protection barriers to prevent damage to the London Planes above ground by construction traffic.
- 5.12 Our client would be willing to accept conditions as necessary on these matters.
- 5.13 The scheme has been designed to address CPG2 (Housing) and proposes a 2 person dwelling. The minimum floorspace for 2 person units is 48 sq.m. and the scheme proposes 56.4sq.m. The bedroom measures 12 sq.m. The daylight and sunlight report confirms that the new unit will meet the required daylight levels for the living and bedroom accommodation. The sunlight and daylight levels exceed the BRE criteria.
- 5.14 With regard to Lifetime Homes the architects have confirmed that they will be willing to accept a condition and further enquiries on this matter should be directed to them.

Amenity

- 5.15 Policy DP26 'Amenity' seeks to manage the impact of development on the occupiers of neighbouring properties in terms of visual privacy and overlooking, overshadowing, sunlight and daylight.

- 5.16 Daylight and sunlight has been highlighted as an issue by LB Camden consequently detailed assessment has taken on this matter, particularly with reference to the occupiers of the accommodation at 62 Mansfield Road and future occupiers of the application site (if consented). Upon review of this information the scheme has been revised to improve the levels of daylight and sunlight at 62 Mansfield Road.
- 5.17 Table 2 of the Assessment concludes that the living room of number 62 Mansfield Road currently achieves 2.04% ADF. Following implementation of the proposed development, the living room would achieve 1.99%. This is a reduction of only 0.05%. The minimum daylight ADF level considered adequate for a living room by the Building Research Establishment (BRE) and British Standards (BS) is 1.5% ADF. Therefore, the Assessment concludes that the living room would still achieve daylight levels that would meet and exceed the minimum standards considered adequate by the BRE and BS.
- 5.18 The post development daylight level only falls below the current existing level by 0.05%, which, the Daylight consultants advise, is a diminutive and irrelevant percentage reduction.
- 5.19 With regard to the ground floor bedroom at number 62 Mansfield Road, Table 2 of the Assessment shows that the bedroom currently receives 1.07% ADF. Following development the existing bedroom would achieve 1.01%, which represents an improvement when compared to the pre-application scheme. As a result the bedroom would achieve 1.01% ADF which would meet the BRE and BS minimum standards and would only be 0.06% below the current existing level recorded at the bedroom, which again the specialist consultants advise, is considered to be a diminutive and irrelevant percentage reduction.
- 5.20 Therefore, the impact on neighbouring residential amenity is considered to be acceptable and will not result in adverse impacts on privacy, overlooking, overshadowing, outlook or sunlight and daylight.

Subterranean Development

- 5.21 The client has approached Ashton Bennett to produce a Basement Impact Assessment to address the requirements of DP27 and Camden Planning Guidance 4.
- 5.22 The report concludes that the proposed development is appropriate for the flood risk and is not expected to increase the risk of flooding elsewhere. It will not increase the impermeable area and there is thought to be no effect on surface water run off.
- 5.23 The scheme is therefore considered to comply with DP27 and CPG4. Furthermore, the development is considered to comply with advice in the Conservation Area Appraisal which discourages railings around lightwells and the associated clutter which can have harmful impacts on conservation areas. The scheme includes a basement, but it is designed in such a way as to be unobtrusive whilst maximising the potential of the site.

Transport

- 5.24 The site is located within a Controlled Parking Zone (CPZ) and has a PTAL 3 rating. It has last been used as storage in connection with the ground floor commercial premises of 62 Mansfield Road.
- 5.25 Our research included reference to the fact that goods were previously stored in this area in connection with the then off-license occupying the commercial premises. It has not been used for parking purposes and there is no loss of parking arising.
- 5.26 The pre-application correspondence confirms that "it is unlikely that there would be an adverse impact on the levels of on-street parking".
- 5.27 If the proposals are considered acceptable the applicant would be willing to accept that the development would be car-free and that they could not apply for parking permits. Similarly, the applicant would be willing to accept an agreement to secure a Construction Management Plan and a contribution towards the blocking up of the existing vehicle crossover.
- 5.28 With regard to cycle parking the proposed property can adequately accommodate provision for one bicycle to accord with the Council's standards.

Sustainability

- 5.29 The architects have confirmed that they will be willing to accept conditions relating to Code for Sustainable Homes and they can be contacted for further information on the sustainability credentials of the project.

6. Conclusion

- 6.1 The proposal is considered to make efficient use of a vacant site.
- 6.2 The land, previously used for storage purposes, comprises an area of handstanding. It is not garden land and it does not contribute in any way to the amenity of neighbouring spaces or to the streetscene.
- 6.3 In contrast, the proposed single unit represents an attractive form of development which is well designed, compact and respects neighbouring residential amenity.
- 6.4 It has been designed to comply with all basement, tree, daylight and sunlight requirements and is a sensitive design which will preserve the Mansfield Conservation Area.
- 6.5 The client is willing to enter into legal agreements in respect of all matters raised to meet transport and highway policy requirements to ensure that the single unit integrates well with the surrounding area.
- 6.6 The London Plane tree on the street frontage will be protected and will help to ensure that the new unit integrates well with the streetscene in this location.

Appendix 1: Extracts of Relevant Planning Policies

CS13 Reducing the Effects of and Adapting to Climate Change

The Council will require all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation by:

- a) ensuring patterns of land use that minimise the need to travel by car and help support local energy networks;
- b) promoting the efficient use of land and buildings;
- c) minimising carbon emissions from the redevelopment, construction and occupation of buildings by implementing, in order, all of the elements of the following energy hierarchy:
 - 1. ensuring developments use less energy,
 - 2. making use of energy from efficient sources, such as the King's Cross, Gower Street, Bloomsbury and proposed Euston Road decentralised energy networks;
 - 3. generating renewable energy on-site; and
- d) ensuring buildings and spaces are designed to cope with, and minimise the effects of, climate change.

The Council will have regard to the cost of installing measures to tackle climate change as well as the cumulative future costs of delaying reductions in carbon dioxide emissions.

Local energy generation

The Council will promote local energy generation and networks by:

- e) working with our partners and developers to implement local energy networks in the parts of Camden most likely to support them, i.e. in the vicinity of:
 - housing estates with community heating or the potential for community heating and other uses with large heating loads;
 - the growth areas of King's Cross; Euston; Tottenham Court Road; West Hampstead Interchange and Holborn;
 - schools to be redeveloped as part of Building Schools for the Future programme;

– existing or approved combined heat and power/local energy networks (see Map 4); and other locations where land ownership would facilitate their implementation.

f) protecting existing local energy networks where possible (e.g. at Gower Street and Bloomsbury) and safeguarding potential network routes (e.g. Euston Road);

Water and surface water flooding

We will make Camden a water efficient borough and minimise the potential for surface water flooding by:

g) protecting our existing drinking water and foul water infrastructure, including Barrow Hill Reservoir, Hampstead Heath Reservoir, Highgate Reservoir and Kidderpore Reservoir;

h) making sure development incorporates efficient water and foul water infrastructure;

i) requiring development to avoid harm to the water environment, water quality or drainage systems and prevents or mitigates local surface water and downstream flooding, especially in areas up-hill from, and in, areas known to be at risk from surface water flooding such as South and West Hampstead, Gospel Oak and King's Cross (see Map 5).

Camden's carbon reduction measures

The Council will take a lead in tackling climate change by:

j) taking measures to reduce its own carbon emissions;

k) trialling new energy efficient technologies, where feasible; and

l) raising awareness on mitigation and adaptation measures.

DP22 – Promoting Sustainable Design and Construction

The Council will require development to incorporate sustainable design and construction measures. Schemes must:

a) demonstrate how sustainable development principles, including the relevant measures set out in paragraph 22.5 below, have been incorporated into the design and proposed implementation; and

b) incorporate green or brown roofs and green walls wherever suitable. The Council will promote and measure sustainable design and construction by:

c) expecting new build housing to meet Code for Sustainable Homes Level 3 by 2010 and Code Level 4 by 2013 and encouraging Code Level 6 (zero carbon) by 2016.;

d) expecting developments (except new build) of 500 sq. m of residential floorspace or above or 5 or more dwellings to achieve “very good” in EcoHomes assessments prior to 2013 and encouraging “excellent” from 2013;

e) expecting non-domestic developments of 500sqm of floorspace or above to achieve “very good” in BREEAM assessments and “excellent” from 2016 and encouraging zero carbon from 2019.

The Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adaptation measures, such as:

f) summer shading and planting;

g) limiting run-off;

h) reducing water consumption;

i) reducing air pollution; and

j) not locating vulnerable uses in basements in flood-prone areas.

DP24 – Securing Good Design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

a) character, setting, context and the form and scale of neighbouring buildings;

b) the character and proportions of the existing building, where alterations and extensions are proposed;

c) the quality of materials to be used;

d) the provision of visually interesting frontages at street level;

e) the appropriate location for building services equipment;

f) existing natural features, such as topography and trees;

g) the provision of appropriate hard and soft landscaping including boundary treatments;

h) the provision of appropriate amenity space; and

i) accessibility.

DP25 – Conserving Camden’s Heritage

Conservation areas

In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares

DP26 – Amenity

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking;
- b) overshadowing and outlook;

- c) sunlight, daylight and artificial light levels;
- d) noise and vibration levels;
- e) odour, fumes and dust;
- f) microclimate;
- g) the inclusion of appropriate attenuation measures.

We will also require developments to provide:

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- i) facilities for the storage, recycling and disposal of waste;
- j) facilities for bicycle storage; and
- k) outdoor space for private or communal amenity space, wherever practical.

DP27 – Basements and Light wells

In determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. We will require developers to demonstrate by methodologies appropriate to the site that schemes.

- a) maintain the structural stability of the building and neighbouring properties;
- b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) avoid cumulative impacts upon structural stability or the water environment in the local area; and we will consider whether schemes:
- d) harm the amenity of neighbours;
- e) lead to the loss of open space or trees of townscape or amenity value;
- f) provide satisfactory landscaping, including adequate soil depth;
- g) harm the appearance or setting of the property or the established character of the surrounding area; and
- h) protect important archaeological remains.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

In determining applications for lightwells, the Council will consider whether:

- i) the architectural character of the building is protected;
- j) the character and appearance of the surrounding area is harmed; and
- k) the development results in the loss of more than 50% of the front garden or amenity area.

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