



Planning Statement on behalf of

Apex Housing Solutions Ltd.

**Regarding the Variation of Condition 2 from the application
Ref: 2014/2998/P (submitted in April 2014) at:**

1-2 Wilmot Place, London, NW1 9JS

August 2014

Revision A

1.0 INTRODUCTION



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- 1.1 Drawing and Planning have been instructed by Apex Housing Solutions Ltd to submit a planning application for the variation of condition 2, for the site at 1-2 Wilmot Place, London, NW1 9JS. This submission coincides with planning permission under application ref: 2014/2998/P which had dealt with works to the building to include the provision of an additional storey allowing for the creation of 1 x 2 bed flat alongside other general alterations to the building.
- 1.2 The applicant, under this redesigned proposal is seeking to adopt similar works albeit with the realignment of the front windows as required by the Council and change of the ground floor railing fronting the building. The development would involve alterations to condition 2 regarding the plans submitted for the previous application. The proposed works are all highlighted and discussed in detail in the main body of this statement.
- 1.3 This 'Design and Access Statement' is submitted in support of the application and is pursuant to Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010. This application should be read in conjunction with the submitted application forms, certificate and drawings. This 'Planning Statement' is also informed by the planning submission requirements as dictated by the London Borough of Camden.
- 1.4 The primary objectives of this Planning Statement are to demonstrate that the proposed changes to the approved design are endorsed by Central Government Guidance contained within the National Planning Policy Framework (NPPF) as well as the relevant policies from the London Plan 2011, the Local Plan Core Strategy and the Development Management Policies Development Plan Documents (DPD).

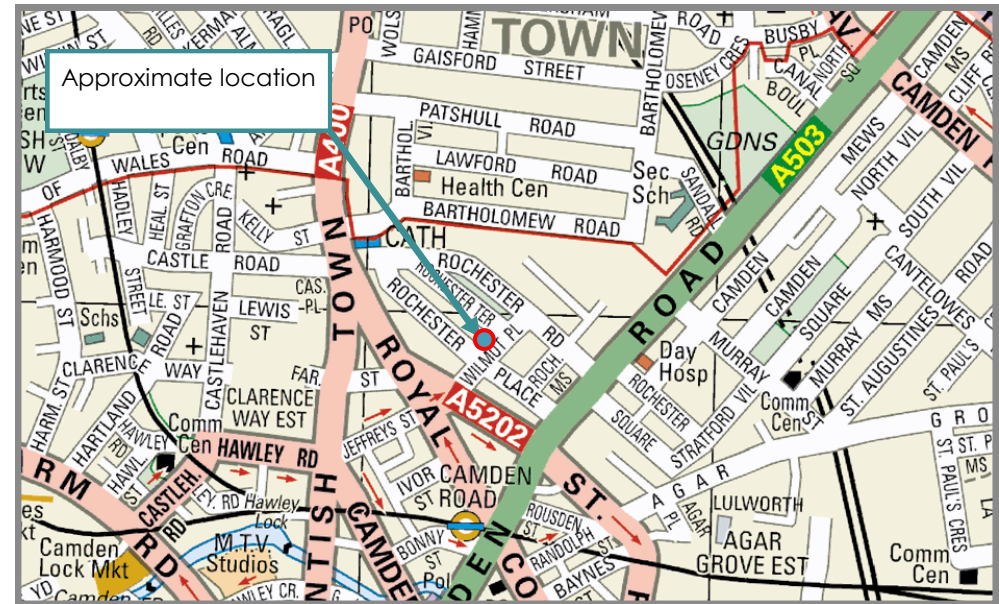


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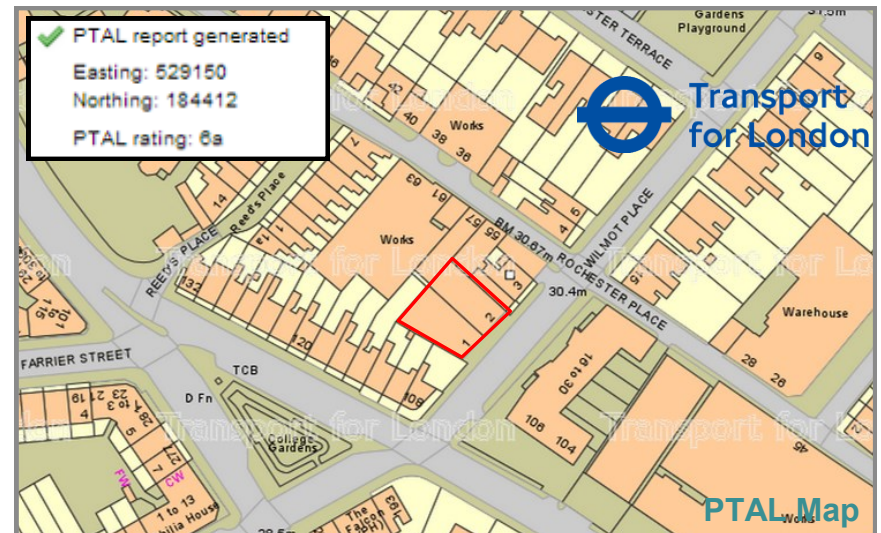
2.0 SITE AND AREA ANALYSIS



- 2.1 The application site is located on the north western side of Wilmot Place. The road is broken up by various roads which branch off it with the subject building located between Rochester Terrace and Rochester Place. The site falls close to the central hub of Camden Town. The map opposite highlights the general location of the application site.
- 2.2 The application building is three storeys in height and is divided into two separate addresses denoted by its address. The ground floor of both addresses are non-residential and are characterised by the wide openings and the painted rendered finish. The two upper floors are currently residential with the façade characterised by exposed brickwork of a light sandy colour. The site application address falls within a recognised 'designated view' to protect Parliament Hill summit and St Paul's Cathedral. The site abuts the Conservation Area boundary with Rochester Conservation Area (to the south) and Jeffrey's Street Conservation Area (to the north). The area also supports a blanket Archaeological Priority designation. These designations are highlighted on the map extract taken from the Camden Local Development Framework (LDF) Proposals Map located on page 10.
- 2.3 The application site has an area of approximately 0.037 hectares. The building in question is not listed and at present, lacks any real character. Like many buildings in the area, the subject building fronts directly on to the public realm. The building heights vary in the immediate area with most ranging between 3 and 4 storeys in height.
- 2.4 The existing building supports two sets of windows to the front elevation which are at staggered levels to the remaining windows and which only serve the two stairwells to either side of the property. Crucially, the former Case Officer made an important observation in terms of the alignment of the windows (which were proposed to be retained as existing). When the second application was submitted, **(Ref: 2014/2998/P)**, the case officer considered this design and requested that it would be more suited to propose the re-alignment of these windows to match the remaining front elevation windows.
- 2.5 The application site is sustainably located given its proximity to Camden Town Centre with Camden Road underground station being a short walk from the site. Future residents of Wilmot Place would greatly benefit from all the commodities that this location naturally brings. A desk based search of the application site confirms that the location of the application building as having a PTAL rating of 6a which is regarded as "exceptionally sustainable". An extract from webptals.org.uk is included opposite.



Extract from Bing maps to highlight the general location of the application site.



Extract from PTAL website to highlight the site area and PTAL rating of 6a.

Photographic Analysis



Photographs of the application site from a public vantage point

3.0 PLANNING POLICY CONTEXT



CENTRAL GOVERNMENT GUIDANCE



National Planning Policy Framework (NPPF)

- 3.1 The National Planning Policy Framework (NPPF) document sets out the Coalition Government's most up-to date vision for future growth. At the heart of the document is a presumption in favour of sustainable development. In the opening paragraph the Minister for Planning identifies that:

“The purpose of planning is to help achieve sustainable development.”

- 3.2 The Ministerial Foreword highlights that ***“sustainable development is about positive growth – making economic, environmental and social progress for this and future generations”***. The opening statement goes on to state that ***“Development that is sustainable should go ahead, without delay.”***
- 3.3 There are three aspects which comprise sustainable development; these are the economic role, the social role and the environmental role. In terms of the economic aspect land has to be made available where there is a demand to support growth. The environmental role involves the protection of the natural, built and historic environment.
- 3.4 Paragraph 17 of the NPPF sets out the core planning principles. Of particular relevance to the proposed development the document states that Council's must look to:

“proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth and; conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”

- 3.5 Paragraph 58 states that local planning policies and decisions should aim to ensure developments optimise the potential of sites in order to accommodate development. Paragraph 59 of the NPPF concerns design noting the following:

“Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally”.

- 3.6 Chapter 7 is titled 'Requiring good design' and sets out that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute to making places better for people. Paragraph 60 recognises that:

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”

REGIONAL PLANNING POLICY

The London Plan 2011

GREATER LONDON AUTHORITY

- 3.7 The London Plan provides the Spatial Development Strategy for Greater London. More recently, the document has undergone review with there being some modifications which have been taken into account upon analysis.
- 3.8 Policy 7.4 is entitled Local Character and states that development should provide a high quality design response that has regard to:



- “a) the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;*
- b) contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area;*
- c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;*
- d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area”*

LOCAL PLANNING POLICY

Local Development Framework Core Strategy

- 3.9 Policy CS1 refers to making efficient use of land and in particular stipulates that development will be resisted if it is found to make inefficient use of Camden’s limited land. In addition to this there is also a requirement seeking that development makes full use of its site, takes into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.
- 3.10 Policy CS5 is entitled ‘*Managing the impact of growth and development*’ and encourages high quality and sustainable developments. There is also emphasis on protection of people who live and work in the borough with development needing to reflect the characteristics and requirements of local communities.
- 3.11 Paragraph 4.17 recognises that Camden is a densely built-up borough where most development involves the replacement, extension or conversion of existing buildings. Taking account of context and local character is regarded as being particularly important. The heritage assets of the borough are also important where sites lie in close proximity or within actual designated areas.

Camden Planning Guidance 1: Design (CPG1)

- 3.12 Paragraph 2.9 states that good design should: **“positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views”**.

- 3.13 Paragraph 2.12 states that: **“Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. The durability of materials and understanding of how they will weather should be taken into consideration. The quality of a well designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials.”**
- 3.14 Paragraph 9.6 is applicable to the proposed boundary wall and rails and states that: **“Good urban design will significantly reduce opportunities for crime and anti social behaviour. Security features should be considered early in the design process”**.

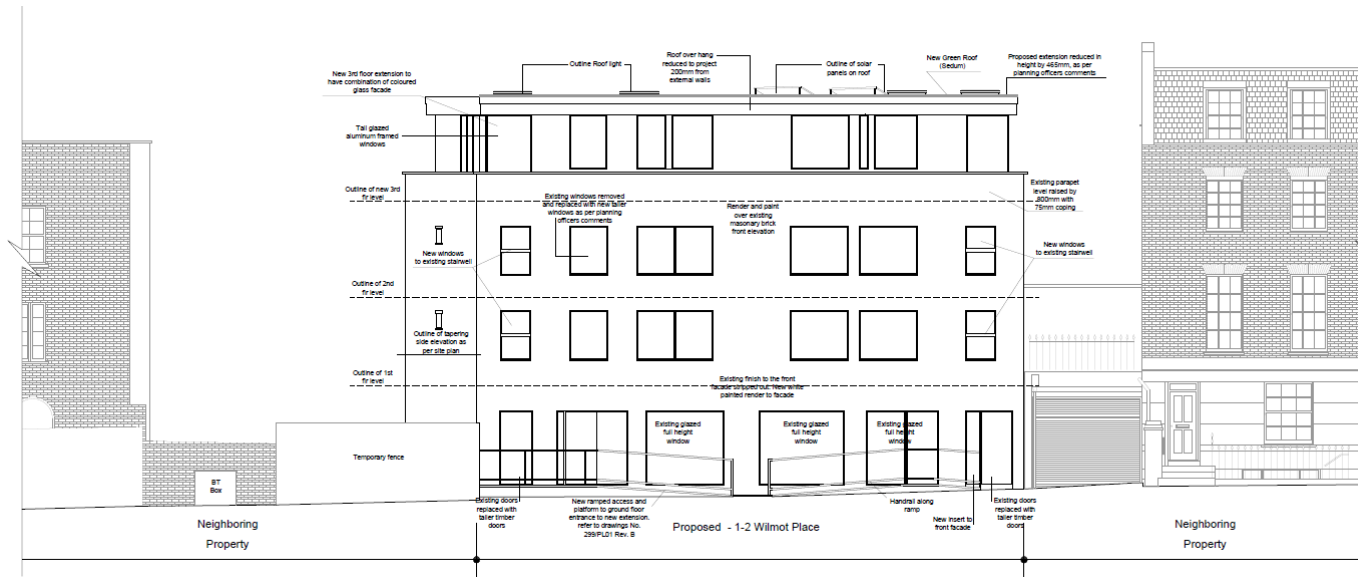
4.0 PLANNING ISSUES



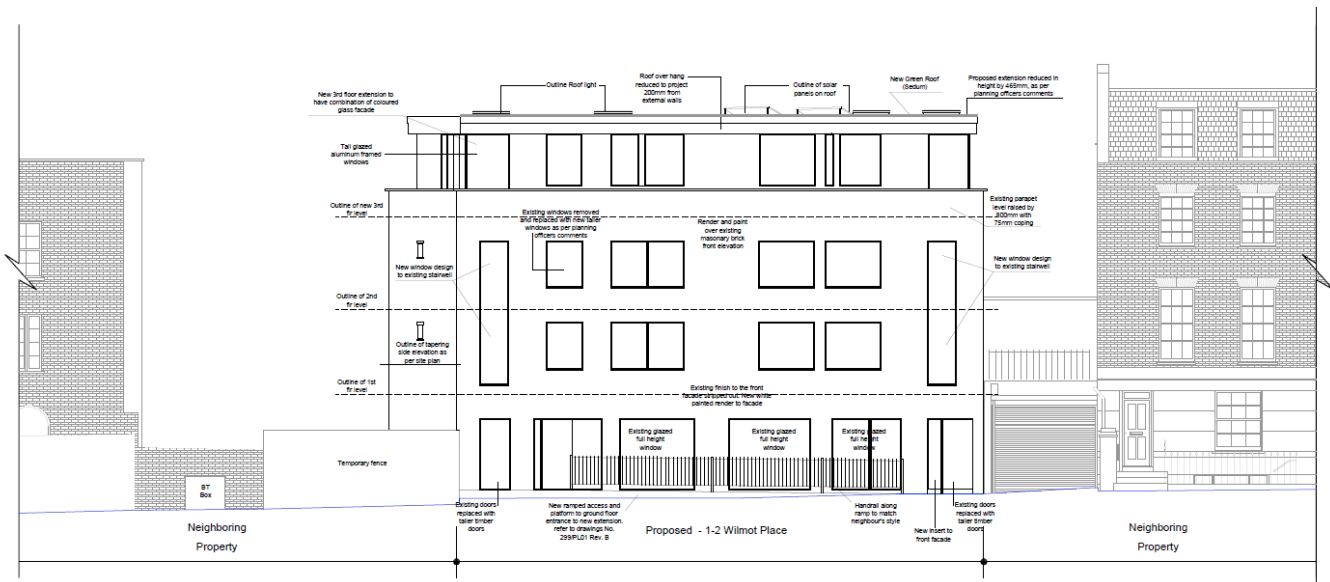
- 4.1 As mentioned previously, this application should be read in conjunction with the application submitted in April 2014 (**Ref: 2014/2998/P**) and seeks to correct two issues: The front elevation windows and entrance railings.
- 4.2 The original permission sought the erection of a third floor roof extension to provide a two-bed self-contained flat (Class C3), with associated increase in parapet height, installation of 6 rooflights, 6 solar panels and a green roof; Creation of a rear roof terrace with glass balustrade at third floor level; Alteration of fenestration at first and second floor levels on the front elevation and rendering brickwork on all elevations; Retention and alteration of the commercial façade at the ground floor level including removal of garage and installation of white painted render plus creation of new ramped access on forecourt.
- 4.3 This application seeks consent for the Variation of Condition 2, which states the following:
- “The development hereby permitted shall be carried out in accordance with the following approved plan: WLMTP-L001; WLMTP-E001; WLMTP-E001; APEX/E01 Rev A; WLMTP-P003; WLMTP-P004; WLMTP-P001; WLMTP-E003; WLMTP-E004; WLMTP-101 Rev A; 299/PL00 Rev C; WLMTP-P104; WLMTP-P103; WLMTP-P101 Rev A; WLMTP-P102 Rev A; WLMTP-E101 Rev A; WLMTP-E102 Rev A; WLMTP-E103 Rev A; WLMTP-E104 Rev A; Lifetimes homes statement, prepared by Drawing and Planning Ltd, green roof landscaping: extensive technical guide, insert from bauder.co.uk, Daylight and Sunlight Report, prepared by CHP Surveyors Limited, dated 11th April 2014, WLMTP-D101.
Reason: For the avoidance of doubt and in the interest of proper planning.”***
- 4.4 The condition is demonstrably not practical or feasible for the front elevation side windows as the aligned windows, sought after by the Council, cannot be implemented. Indeed, these windows independently face a staircase each and if aligned with the other windows they will be placed through the ceiling void.
- 4.5 The proposed long side windows on each side of the building create a symmetrical design, aligned at the top with the central windows and bottom with the original location of the existing windows. This compromise incorporates the Council's wish to align the side windows with a feasible proposal building wise. Furthermore, and in line with the relevant policies, the plans accompanying this application proposes a design sympathetic to the local character of the streetscape. The drawings on page 8 show the previous and proposed schemes.
- 4.6 The revision also includes changes to the front elevation railing to include black wrought iron railings instead of the design proposed under the previous application (**Ref: 2014/2998/P**). The new railing would attempt to match the neighbouring property's existing front elevation railings at 3 Wilmot Place.
- 4.7 This change made to the front elevation ramp would allow the building to merge well with the streetscape by integrating features of the existing character present on the street.
- 4.8 It is considered that the case to vary the condition has been thoroughly analysed and for the reasons outlined, it is requested that the Council grant the application for the variation of condition No.2.



Front elevation of the application submitted in April 2014 (Ref: 2014/2998/P)



New proposed front elevation showing the changes made to the side windows and railings



5.0 CONCLUSION



- 5.1 This application relates to the variation of condition No.2 of planning permission ref 2014/2998/P which would, if implemented, not be feasible for the side windows of the front façade and produce a less desirable design for the railing.
- 5.2 This statement has shown that the development will not contravene the relevant policies at a local and regional level where neighbour amenity is concerned.
- 5.3 For the reasons outlined within this statement, it is requested that the Council look upon the application favourably and vary the condition to allow the applicant to proceed with the building work.

