

29 NEW END

PLANNING STATEMENT IN SUPPORT OF PROPOSED DEVELOPMENT

for

Karawana Limited.

June 2012

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**APPENDIX A –SUPPORTING INFORMATION REGARDING LOSS OF HOSTEL
ACCOMMODATION**

1.0 INTRODUCTION

1.1 This statement is submitted on behalf of Karawana Limited in support of an application for Full Planning Permission and Conservation Area Consent for a residential development at 29 New End. The site is located within Hampstead in the London Borough of Camden.

1.2 The application proposal involves:

- **Conservation Area Consent:** *‘Demolition of existing building at 29 New End.’*
- **Planning application:** *‘Demolition of existing building at 29 New End and creation of 17 residential (C3) units over lower ground, ground, first, second, third, fourth and fifth floor levels, creation of new vehicular access and access to basement parking, works to boundary wall, and works of hard and soft landscaping and other works incidental to the application.’*

1.3 Applications for Full Planning Permission and Conservation Area Consent were submitted to the London Borough of Camden in August 2011. Following discussions with officers at the London Borough of Camden the applications were withdrawn in December 2011.

1.4 The proposed development has been informed by extensive discussions with Planning, Design and Highways Officers at the London Borough of Camden during the period December 2011 to February 2012. The proposed development comprises a refined design approach along with a revised strategy to manage the construction stages of the development.

1.5 This statement has been prepared by DP9 Planning Consultants and provides the planning case in support of the proposed development. It assesses the development in the context of planning policy and guidance at the national, regional and local levels.

1.6 This Planning Statement should be read in conjunction with the other supporting information submitted in support of the applications which comprises:

- Design and Access Statement prepared by KSR Architects;
- Historic Environment Assessment prepared by KM Heritage;
- Transport Statement prepared by TTP Consulting;

- Sustainability Statement prepared by Hoare Lea;
- Energy Strategy prepared by Hoare Lea;
- Arboricultural Report prepared by Tree Projects;
- Daylight/Sunlight and Overshadowing Assessment prepared by Gordon Ingram Associates;
- Internal Daylight Assesment prepared by Gordon Ingram Associates
- Basement Impact Assessment (and enclosed Construction Management Plan) prepared by Taylor Whalley Spyra;
- Construction Traffic Management Plan prepared by TTP Consulting;
- Air Quality Assessment prepared by Arup
- Statement of Community Involvement prepared by Four Communications; and
- Archaeological Desk Top Assessment prepared by Pre-Construct Archaeology.

1.7 The following section of this Statement provides a detailed description of the proposal site and the surrounding area.

2.0 THE SITE AND SURROUNDING AREA

The Site

- 2.1 The site is located within the Hampstead Ward of the London Borough of Camden. The existing building is currently vacant and was previously in use as nurses' accommodation until 2005. The Christchurch Passage Private Open Space as defined within local planning policy forms the northern part of the site.
- 2.2 The site is located on the north side of New End. It runs from New End to Christ Church to the north. Bounding the site to the east is Christchurch Passage, with Christ Church Primary School at its northern end, opposite Christ Church. On the opposite side of Christchurch Passage at its southern end is Carnegie House, a mid-20th century residential block. Immediately to the west on New End is New End Theatre, beyond this is the Duke of Hamilton pub. Lawn House is situated to the north west of the site.
- 2.3 The existing building on the site of number 29 New End is former nurses' accommodation previously associated with New End Hospital, which was formerly located on the opposite side of New End. The New End Hospital has now been converted to residential use.
- 2.4 The existing building on the site appears to have been constructed in the early 1950s. The building is T-shaped with a block facing New End and a block running back northwards into the site. The site rises steeply from New End towards Christ Church to the north. The front block is set back from New End and sits above the street. It has four storeys of nurses' accommodation above a ground floor of communal facilities that projects forward of the principal façade. This is raised, in turn, above one and a half to two storeys of accommodation at the level of New End that effectively forms a podium for the building. The rear part of the building has four storeys. The rest of the site is landscaped albeit in a poor state of repair. The building has a large mansard roof with tall chimneys (the ground floor projection is flat roofed) and is constructed of a reddish brown stock brick. The fenestration is in a regular pattern, and the windows are in PVC.
- 2.5 The existing building is no longer in use, and has been vacant for some time. The building is dated and provides a poor neighbour to nearby buildings.

- 2.6 The Christchurch Passage Private Open Space located in the northern part of the site was previously used as a tennis court. This area of open space has been in a state of disrepair for a number of years and currently lies overgrown and redundant. The existing amenity value of this land is extremely limited. The tennis court is not in a useable condition and was previously only accessed by on site residents. Furthermore, the site is surrounded by a high wall and is not accessible or visible at street level from the surrounding area.
- 2.7 The site lies within an accessible location, and has a Public Transport Accessibility Level (PTAL) rating of 3, which is rated as ‘Moderate’, as calculated using the Transport for London (TfL) PTAL calculation methodology.
- 2.8 A number of underground stations are located in close proximity to the site, providing access to a range of underground lines. Services can be accessed from Hampstead London Underground station to the south and Hampstead Heath London Underground station to the south-east. Belsize Park London Underground station is also located nearby and to the south-east of the site.
- 2.9 There are a number of high frequency bus services surrounding the site, which can be accessed from Heath Street and Hampstead High Street.
- 2.10 The site does not comprise any statutory or locally listed buildings however, there are a number in the vicinity. These are discussed further below.

The Surrounding Area

- 2.11 The site is located within the Hampstead Ward. Historically, the area is known for its intellectual, liberal, artistic, musical and literary associations. Luxurious housing developments began to emerge in the area during the 1870s and 1880s, today the area is known for having some of the highest quality residential buildings in London. The area is also well known for being a cultural and recreational hub with a concentration of museums, art galleries, theatres and cinemas. Hampstead Heath comprises a key London destination for walkers and swimmers, whilst also playing host to open air concerts, recitals and fun fairs.
- 2.12 The surrounding area is a predominantly residential neighbourhood with retail uses located along Heath Street and Hampstead High Street. A large proportion of the retail occupiers

in the area are independent. The area is also home to numerous art galleries, museums and theatres, creating a distinct and unique sense of place.

- 2.13 Immediately to the north of the site is the grade II listed Christ Church. The church was designed by Samuel Dawkes and dates back to 1850, comprising an early English style of architecture including slated roofs, a 4 bay projection and a western tower with a spire. To the west of the site is Lawn House, a grade II listed building currently in residential use. Lawn House is a 3 storey early Victorian building dating back to 1800.
- 2.14 Immediately to the south and adjacent to the site are the grade II listed mid Victorian former New End Hospital infirmary block and Original Workhouse Block, which were converted for residential use between 1996 and 1998. The grade II listed New End Primary School is located to the south of the site on New End and comprises an early twentieth century building in an Edwardian Baroque design.
- 2.15 To the south east of the site are various terraced grade II listed mid Victorian residential properties located at 16, 18, 20, 38 and 40 New End Square. Slightly further afield, situated to the south east of the site and also on New End Square is Burgh House (17 and 19), which forms a detached residential property constructed in 1703-4 comprising brown brick with red brick dressings, a symmetrical 5 window frontage and reinstated wood modillion cornice.
- 2.16 A number of buildings in the vicinity of the site are defined as making a positive contribution to the conservation area by the Hampstead Conservation Area Statement including;
- 3-8 Young's Court
 - 1-25 New End
 - 16-28 New End
 - 57-21 New End
 - New End House
 - New End Theatre

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- Christchurch Cottage, Christchurch Passage
 - 10 and 11 Hampstead Square
 - 1,2,3,5,10,12,14,24,28,30,32 and 34 New End Square
- 2.17 The character of the Hampstead Conservation Area is defined by the contrast between the dense urban pattern and the spaciousness of the outer areas. There is still evidence of the area's historic development as an 18th century village, along with streets created in the Victorian era and many 20th century contributions. The Hampstead Conservation Area Statement describes the character of the area as being derived from the wide range of areas within it.
- 2.18 Slightly further to the north and west of the site is Hampstead Heath which comprises approximately 320 hectares of glades, woodland, heathland and meadows. The Heath also comprises ponds, a lido, playground, and a training track, and it adjoins the stately home of Kenwood House and its grounds. Hampstead Heath is a designated Local Nature Reserve and a Site of Metropolitan Importance and is home to open air lakeside concerts in the summer.
- 2.19 Both the Design and Access Statement prepared by KSR Architects and Historic Environment Assessment prepared by KM Heritage, submitted in support of this application, provide a thorough and detailed review of the local context to the application site.

Planning History

- 2.20 The planning history for the site is as follows;
- 2.21 Planning permission was refused in March 2001 for the *'erection of a single storey building to provide additional nurses' residential accommodation for a temporary period of 5 years.'* An appeal on this decision was dismissed in August 2008.
- 2.22 In January 2008 a planning application was submitted and subsequently withdrawn for the *'demolition of the existing hostel and redevelopment to provide a basement plus 8 storey building containing 27 residential units (14 private and 13 affordable) (Class C3),*

including 20 car parking spaces, ancillary leisure space, associated landscaping.’ This application was submitted by the previous owner of the site.

2.23 In August 2011 an application was submitted for the *‘demolition of existing building at 29 New End and creation of 15 residential (C3) units over lower ground, ground, first, second, third, fourth and fifth floor levels, creation of new vehicular access and access to basement parking, works to boundary wall, and works of hard and soft landscaping and other works incidental to the application.’*

2.24 Concerns were raised during the Council’s statutory public consultation for the application in relation to the following elements of the scheme:

- **Design;** the positioning and bulk of the proposed building and its impact upon the setting of surrounding listed buildings and the conservation area.
- **Amenity;** concerns were raised regarding potential overlooking of neighbouring properties resulting from the proportion of windows and the positioning of the proposed development on the site.
- **Basement;** concerns were raised regarding the extent of the proposed basement works.
- **Construction;** concerns were raised with regard to the measures proposed to mitigate disturbance during the construction stages of the development

2.25 The application was withdrawn in December 2011 following advice from officers that the above issues would require further detailed consideration prior to the determination of the application. It was agreed that the application should be withdrawn and resubmitted following a period of consultation with officers.

2.26 Meetings took place with Planning, Design and Highways Officers at the London Borough of Camden between December 2011 and February 2012 to discuss potential revisions to the proposals in preparation for the resubmission of the application.

2.27 The proposed development has been informed by these discussions and comprises a reconsidered and refined design approach for the site. A schedule of the proposed revisions is set out at Section 3.0 of the Planning Statement. The accompanying Design and Access

Statement prepared by KSR Architects and Historic Environment Assessment prepared by KM Heritage provide a detailed rationale for the proposed revisions to the scheme.

- 2.28 The revised proposals also comprise a new strategy to manage the construction stage of the development, which has been agreed in principle with Highways Officers at the London Borough of Camden. For further detail in this regard please refer to the accompanying Basement Impact Assessment (and enclosed Construction Management Plan) prepared by TWS and Construction Traffic Management Plan prepared by TTP Consulting.

3.0 DEVELOPMENT PROPOSALS

- 3.1 This section summarises the proposed development at the site. The proposals comprise two applications, one for Conservation Area Consent and one for Full Planning Permission. The development proposals for each of the applications are described in Paragraph 1.2.
- 3.2 The proposal seeks to bring the site back into use through the provision of a sustainable high quality residential scheme. The proposed development will replace the existing building on the site which is vacant, out dated and relates poorly to its position on New End. The design rationale for the scheme is to retain the existing T-shaped building footprint, whilst modifying the scale and massing so as to better respond to the settings of the surrounding listed buildings and conservation area.

Design Development

- 3.3 Extensive meetings have taken place with officers at the London Borough of Camden over the past three years and substantial changes have been made to the proposed development on each occasion to respond to any issues raised. This process of consultation followed the submission of a pre-application document to the Council in November 2008.
- 3.4 The scheme initially proposed for the site comprised 6 houses. However, during the course of early discussions with officers it was made clear that development on the designated Christchurch Passage Open Space area would be unacceptable. The scheme was subsequently amended to comprise apartments.
- 3.5 The scale and massing of the scheme has been reduced and amended following each meeting with LB Camden and each public consultation event in order to address issues raised. Meetings and discussions with Highways, Energy and Conservation Officers over a three year period have also informed the design of the proposal.
- 3.6 More recently, a series of meetings were held with Planning, Design and Highways Officers at LB Camden in December 2011 and January/February 2012. Discussions at these meetings have informed a refined design approach which includes the following amendments to the scheme;

- the front elevation has been set back a further distance of 1.5 metres from New End.
 - the front elevation has been reduced in width in order to match the proportions of the existing building.
 - the side bay on the east elevation (and adjacent to Carnegie House) has been removed thus reducing the overall bulk of the scheme.
 - the parapet heights and upper level roof profiles have been adjusted.
 - the rear wing has been repositioned to align the west elevation of the building with the footprint of the existing building. The building is now positioned at an increased distance from neighbouring properties to the west of the site.
 - the upper floors of the rear wing of the building have been reduced in width, again, increasing the distance between the building and neighbouring properties to the west.
 - the basement has been reduced in size and repositioned so as to reduce any impacts on neighbouring properties.
 - the number and size of windows on each elevation has been significantly reduced to address concerns relating to overlooking. Restrictions on balcony access have also been incorporated to address this issue.
 - pale slate has been incorporated at roof level to provide a softer transition from the brick façade at the lower levels.
 - improvements have been made to the accessibility of the building for wheelchair users.
- 3.7 The proposed development will replace a building which has been redundant for several years with a sustainable and high quality residential development.
- 3.8 The key pre-application meetings and associated design history of the development are outlined in detail within the accompanying Design and Access Statement prepared by KSR Architects.

Built Form

- 3.9 The built form of the proposed development seeks to draw from the surrounding townscape and create a building which positively contributes to local distinctiveness. For further detail in this regard please refer to the accompanying Design and Access Statement prepared by KSR Architects and the Historic Environment Assessment prepared by KM Heritage.

Land use

- 3.10 The proposed development will comprise high quality residential accommodation which is in keeping with the local context.
- 3.11 The proposed development contains a mix of unit sizes. Table 2 below summarises the residential mix of the scheme which comprises 17 market residential units. In total ten family sized units (3 beds plus) are proposed and all of the residential units will be wheelchair adaptable. The Council’s policies in relation to affordable housing have been considered in depth – details of which are provided at paragraph 4.19 below.

Table 2: Residential Mix

Unit Size	Market
Studio	2
2 bed	5
3 bed	6
4 bed	4
Total	17

Open Space

- 3.12 The proposed development will retain, and improve the Christchurch Passage Open Space as designated by the Core Strategy Proposals Map, situated to the north of the site. This will provide amenity space for the residents of the scheme whilst also retaining and protecting numerous existing trees on the site.

Amenity Space

- 3.13 Private amenity space is proposed in the form of balconies and terraces on all of the dwellings, as well as at ground floor level. This will provide high quality outdoor amenity space for residents of the proposed development.

Access*Vehicular Access*

- 3.14 Vehicular access/egress to the site will take place from New End. For deliveries to the scheme, service vehicles can also access the development from New End.

Pedestrian Access

- 3.15 The main entry and exit points for pedestrians to access the site will be from New End. This will provide for disabled access.

Cycle Access

- 3.16 Cycle access to the proposed cycle parking area, located in the basement of the development, will be from New End.

Car Parking

- 3.17 With regard to car parking provision, 17 car parking spaces are proposed for the new development, located within the basement level of the building. Two disabled car parking spaces will be provided. Restrictions will also be put in place to prevent residents applying for on street parking permits through a Section 106 agreement.

Cycle Parking

- 3.18 Cycle parking will be located at basement level. 28 cycle parking spaces will be provided for residents of the development.

Motor Cycle Parking

- 3.19 No motorcycle parking is proposed for the scheme. There is however a number of dedicated motorcycle bays on street in the locality.

Consultation

- 3.20 Extensive pre-application discussions have taken place with Planning and Design Officers at the London Borough of Camden, including Development Control, Urban Design, Highways and Energy over a four year period. Pre-application discussions took place between November 2008 and July 2011, and recommenced between December 2011 and February 2012 following the withdrawal of the previous application.
- 3.21 Set out below is a detailed list of the local consultation activities undertaken between March 2009 and July 2011 in the lead up to the submission of the previously withdrawn application:
- Briefing information sent and meetings offered to ward councillors
 - Contact made with local councillors and local stakeholders before each exhibition offering them individual briefings on the scheme
 - Distribution of invitation letters advertising the pre planning public consultation exhibitions to circa. 300 properties surrounding the site sent 7 to 10 days before each exhibition.
 - Pre planning public consultation exhibitions were held on 29 April (2 – 8pm) and 20 July 2009 (2.30 – 8pm) and 2 December 2010 (3pm – 8pm). The first two exhibitions were held at New End Gallery, Carnegie House and the third at Friends Meeting House, 120 Heath Road. Both venues are a short walk from the site.
 - As a result of feedback received at the first exhibition the scheme was substantially revised from a 6 house scheme to a block of 15 apartments.
- 3.22 Contact was made with New End and Christchurch Schools to discuss any issues, particularly the management of demolition and construction. Throughout the period a freepost address and contact person was provided by Four Communications to deal with any matters raised by local residents and other stakeholders.
- 3.23 Contact was made with local councillors by letter, email and phone. Councillor Linda Chung indicated her interest in 2009 and met with members of the team to discuss the

initial scheme for six houses and then, latterly, the revised proposals for apartments. Similar contact was made with local churches, schools and community groups. Specifically the following groups were contacted:

- Christchurch School
- Christ Church
- New End Theatre
- New End Gallery
- Friends Meeting House
- New End School
- Hampstead Parish Church
- The Hampstead Society

3.24 Discussions recommenced with Planning, Design and Highways Officers in December 2011. Meetings were held with officers on 15 December 2011, 9 January 2012, 19 January 2012 and 9 February 2012. The discussions at these meetings have informed the revised proposals for the site.

3.25 Additional local consultation has been undertaken for the current application as follows:

- Briefing information sent to and meetings with Ward councillors
- Further public exhibitions to be held on 21 and 26 June 2012

3.26 The Statement of Community Involvement, which accompanies the application, sets out a comprehensive summary of the consultation process that has taken place, and outlines a summary of the changes that have been made to the scheme at each stage in order to respond to comments received from various parties.

Planning Benefits

3.27 The proposed development will deliver a number of clear planning benefits for the site and surrounding area.

- 3.28 The design of the new development draws from the character and context of the conservation area and will serve to enhance the visual quality of the site, whilst positively contributing to the character of the surrounding townscape. The proposed design responds and is sympathetic to the setting of the surrounding listed buildings, paying particular regard to the setting of the grade II listed Christ Church, located adjacent and to the north of the site and the setting of the grade II listed Lawn House building, located to the west of the site.
- 3.29 Whilst the new development will retain the T-shaped footprint of the existing building, the proposed scale and mass of the development has been modified to enhance the visibility of Christ Church from a variety of surrounding views.
- 3.30 In terms of land use, the proposed development will bring a vacant site back into use as high quality residential accommodation. The scheme will contribute to the Council's policy priority of delivering housing in a predominantly residential area. The proposed development comprises a mix of units and will contribute towards the Council's objective of providing a diverse range of housing for a variety of end users.
- 3.31 The proposal seeks to retain, refurbish and enhance the Christchurch Passage Open Space located in the northern area of the site. This will provide excellent open space provision for residents of the new development and maintain the open character of the rear of the site, whilst also contributing towards connecting open spaces across Camden which will ensure biodiversity benefits for Camden as a whole.
- 3.32 The proposed development will provide sustainability benefits, committing to achieve rating 4 of the Code for Sustainable Homes, whilst also providing a combined heat and power plant, and proposing photovoltaics at roof level as a further renewable energy source.
- 3.33 The application proposals will deliver a number of benefits through the Section 106 agreement. The Section 106 agreement will include a payment in relation to affordable housing provision and payments in respect of education and community facilities.
- 3.34 In summary, the proposed development will provide a wide range of planning benefits for the site and the surrounding conservation area. The new development will provide a visually aesthetic building, in keeping with character and context of the area, providing a

distinctive and positive contribution to the area. The proposal will create an improved, active frontage onto New End along with sustainable, high quality housing which will be suitable for a diverse range of people.

4.0 PLANNING POLICY ANALYSIS

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that any determination under the Planning Acts, should be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan for the area consists of the London Plan adopted in July 2011, and the London Borough of Camden Core Strategy and Development Plan Policies Documents (2010).
- 4.2 The Camden Core Strategy and Development Plan Policies Document were adopted in November 2010. The proposed submission Site Allocations Development Plan Document was issued for consultation between 15 March and 1 May 2012 with an EIP expected in June 2012 and formal adoption scheduled for September 2012.
- 4.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and supersedes previous national planning guidance setting out the Government’s economic, environmental and social planning policies. The National Planning Policy Framework outlines a presumption in favour of sustainable development as being at the heart of the planning system.

Site Designations

- 4.4 The site falls within the Hampstead Conservation Area and an Archaeological Priority Area, whilst the northern area of the site is the designated Christchurch Passage Open Space as allocated by the Core Strategy Proposals Map (2010).
- 4.5 The emerging Draft Site Allocations Document provides guidance for the development of the site. The document outlines the Council’s aspiration to redevelop the site for an alternative housing use and states that development will be expected to:
- *maximise the potential of the site to provide new housing (including affordable housing);*
 - *ensure that the special character of this part of the Hampstead Conservation Area is protected or enhanced;*
 - *ensure that there are no adverse impacts on the setting of the Grade II Listed Christ Church to the north and Lawn House to the west;*

- *protect the Christchurch Passage Open Space which lies to the north of the site;*
- *retain and protect existing trees on the site and on adjoining land; and*
- *reprovide the former nurses hostel floorspace as an alternative form of affordable housing unless hostel accommodation has been satisfactorily provided elsewhere*

Principle of Use

Loss of Hostel

- 4.6 The application proposes the redevelopment of the site which previously provided nurses' accommodation for the Royal Free Hospital. The accommodation was linked to the hospital buildings on the southern side of New End, which have now been converted to residential use. The nurses' accommodation has since been re provided on the Royal Free Hospital site and the existing building has been vacant since 2005.
- 4.7 Both the Core Strategy and Development Policies Document define hostels as affordable housing. Policy CS6 contained within the Core Strategy seeks to minimise the net loss of affordable housing in Camden. Policy DP2 contained within the Development Policies Document seeks to protect residential floorspace provided within hostels and resists the net loss of residential floorspace.
- 4.8 Policy DP4 of the Development Policies Document also seeks to resist development that would involve a net loss of affordable housing floorspace, including any affordable housing that takes the form of a hostel. The Development Policies Document (paragraph 4.7) states that where a development proposal results in the loss of non self contained affordable housing, such as hostels, the Council will seek the replacement of such floorspace.
- 4.9 Paragraph 4.6 of the Development Policies acknowledges the fact that the demand for nurses' homes has fallen, and that many have now been developed for other purposes.
- 4.10 Paragraph 4.7 states that the Council will seek to ensure that nurses' accommodation is retained or re provided. It goes on to specify that the retained or replacement housing:
- should be available to the same group of occupiers or employees unless it is no longer needed by that group;

- should be provided as social rented or intermediate affordable housing, subject to the considerations set out in paragraphs 3.22, 3.23 and 4.5; and
- may be reconfigured or re provided as self contained housing if this does not compromise its affordability or prevent the needs of existing occupiers being met.

4.11 The issue of the loss and replacement of nurses' accommodation has been comprehensively addressed with officers as part of pre-application discussions. An audit of the replacement nurses' accommodation constructed by the Royal Free Hospital has been carried out. This is included at Appendix A in the form of a balance sheet. It is clear from this that the Royal Free Hospital has re provided the nurses' accommodation at New End on site through the provision of new rooms on the hospital campus adjacent to the hospital. This information was submitted to LB Camden by letter on 22 September 2009 and it was agreed at a subsequent meeting that the nurses' accommodation had been replaced elsewhere within the Borough. Therefore, in accordance with the requirements of Policy CS6 of the Core Strategy and Policies DP2 and DP4 of the Development Policies the proposed development will not constitute a net loss of affordable housing.

4.12 The Royal Free Hospital has also confirmed by letter dated 6 March 2009 that the site was surplus to their requirements, and a copy of this is included at Appendix A.

Residential

4.13 The application proposes 17 private residential units, as demonstrated in Table 3 below:

Table 3: Residential Mix

Unit Size	Total
Studio	2
2 bed	5
3 bed	6
4 bed	4
Total	17

4.14 The NPPF seeks to significantly boost the supply of housing. Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 50 supports the delivery of a wide choice of high

quality homes, widening opportunities for home ownership and the creation of sustainable, inclusive and mixed communities.

- 4.15 In terms of planning policy, it has been identified at all levels that, particularly in the South East and Central London, the provision of housing must be a priority to overcome the current shortage of accommodation. London Plan Policy 3.3 identifies an underlying principle to encourage additional housing at appropriate locations. Table 3.1 contained in the London Plan sets an annual monitoring target for the provision of 665 houses in Camden over a ten year period.
- 4.16 Policy CS6 of the Core Strategy relates to housing and has the key aim to provide quality homes within Camden. Housing is regarded as a priority land use within the LDF, and the policy contains a number of key targets including;
- Seeking a diverse range of housing products in the market and affordable sectors to provide a range of homes accessible across the spectrum of household incomes;
 - Seeking a range of self contained homes of different sizes to meet the Council’s identified dwelling size priorities;
 - Seeking a variety of housing types suitable for different groups; and
 - Adjusting the type and mix of housing sought, having regard to the financial viability of development.
- 4.17 Policy DP2 contained within the Development Policies Document seeks to maximise the supply of additional homes in Camden, expecting the maximum appropriate contribution to the supply of housing on sites that are underused or vacant. The site is currently vacant and located within a predominantly residential area. The proposed development will provide 17 high quality market flats, thus contributing to the Council’s requirement for a diverse range of housing products for a variety of different groups.
- 4.18 In summary, and taking these factors into account, it is therefore considered that the redevelopment of the site for residential use accords with the planning policy objectives.

Affordable Housing

- 4.19 Paragraph 50 of the NPPF states that local planning authorities should, where they have identified that affordable housing is needed, set policies for meeting this need on site,

unless off site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities.

- 4.20 Policy 3.11 in the London Plan requires Boroughs to set an affordable housing target having regard to housing need assessments and a realistic assessment of supply. The policy states that the Mayor’s affordable housing target is for at least 13,200 more affordable homes per year in London.
- 4.21 Policy 3.12 in the London Plan emphasises that a range of factors must be considered when assessing the level of affordable housing on a particular proposal. It states that ‘A) *the maximum reasonable amount of affordable housing should be sought when negotiating on individual private residential and mixed use schemes, having regard to: a) current and future requirements for affordable housing at local and regional levels identified in line with Policies 3.8 and 3.10 and 3.11 b) affordable housing targets adopted in line with Policy 3.11 c) the need to encourage rather than restrain residential development (Policy 3.3) d) the need to promote mixed and balanced communities (Policy 3.9) e) the size and type of affordable housing needed in particular locations f) the specific circumstances of an individual site.*’.
- 4.22 Paragraph 3.71 of the London Plan outlines that in estimating affordable housing provision from residential developments, Boroughs should take into account economic viability and the most effective use of private and public investment, including the use of developer contributions. Policy 3.12 of the London Plan states that affordable housing negotiations on sites should take account of individual circumstances including development viability.
- 4.23 Paragraph 3.73 emphasises that the Mayor wishes to encourage, not restrain, overall residential development and that Boroughs should take a reasonable and flexible approach to securing affordable housing on a site by site basis. Paragraph 3.74 outlines that in some cases it may be acceptable for affordable housing provision to be provided off site or through a cash in lieu contribution ring fenced, and if appropriate ‘*pooled*’, to

secure efficient delivery of affordable housing on identified sites elsewhere. The London Plan indicates that a financial contribution towards affordable housing provision could be appropriate where more units are provided off site through the financial contribution than could be achieved on the principal site.

4.24 In this case, it is not viable to provide affordable housing on site as part of the proposed scheme. This has been demonstrated through the Viability Assessment prepared by Ian Stuart HEDC submitted separately to LB Camden. The potential for off site affordable housing provision is considered to be low given the shortage of available or suitable sites for such provision in the local area and throughout the Borough. Therefore, in accordance with the London Plan, a financial contribution is considered to be appropriate. The provision of a financial contribution which can be pooled to contribute towards an affordable housing development elsewhere in the Borough will ensure that more units are provided off site than could feasibly be achieved on the development site.

4.25 At the local level, Policy CS6 (Core Strategy) states that the Council will seek to negotiate on the basis of a 50% affordable housing target for each development, whilst taking into account factors which it considers to affect the suitability of the site.

4.26 Policy DP3 (Development Policies) states that the Council will take into account a number of considerations with regard to whether an affordable housing contribution should be sought, whether it can practically be made on site, and the scale and nature of the contribution that would be appropriate. These include:

- access to public transport, workplaces, shops, services and community facilities:
- the character of the development, the site and the area:
- site size, and constraints on including a mix of market and affordable tenures:
- the economics and financial viability of the development including any particular costs associated with it;
- the impact on creation of mixed and inclusive communities; and
- any other planning objectives considered to be a priority for the site.

4.27 The ‘Camden Planning Guidance Housing’ SPD (2011) states (paragraph 1.76) that payments in lieu of affordable housing provision may be acceptable where the required

provision cannot practically be achieved on site, in accordance with the criteria set out in policy DP3, and where the applicant demonstrates that no alternative site is available in the area. Policy DP3 states that in considering the practicality of providing affordable housing on site the Council will have regard to the character of the development, the site and the area.

- 4.28 The quantum of residential floorspace that can be provided on site is heavily constrained by conservation issues and the requirement to protect the Christchurch Passage Private Open Space situated to the rear of the site. The site falls within a conservation area and is surrounded by listed and locally listed buildings. The extent to which residential floorspace can be maximised is therefore inhibited to a great extent. Any increase in residential floorspace beyond that proposed in this planning application is not feasible since it would result in the overdevelopment of the site to the detriment of the conservation area and the settings of the various surrounding listed and locally listed buildings.
- 4.29 Policy DP3 also sets out site size and constraints amongst the list of criteria used to consider the practicality of providing affordable housing on site. Paragraph 3.26 of the Development Policies states that it is not usually possible for social rented housing and market housing to share the same stair/lift arrangements and communal inside spaces. This is due to higher costs and maintenance requirements associated with the management, materials and finishes that are favoured for market housing, and the legal provisions that prevent a different service charge between market housing and affordable housing that share common service arrangements. The application site is heavily constrained in terms of its ability to provide separate accesses and cores for separate residential tenures. Moreover, service charges for the market housing contained within the proposed development are considered to be too high for affordable housing tenants and as such the provision of shared stair/lift arrangements and communal inside spaces is neither practical nor viable.
- 4.30 The ‘Camden Planning Guidance Housing’ SPD outlines that in negotiating a payment in lieu of affordable housing provision, the Council will also take into account the economics and financial viability of the particular development. The SPD states (paragraph 1.79) that the Council may seek financial viability appraisal of a development with and without an on site contribution. Comprehensive studies have been undertaken to

consider viability as required by policy and these are included in the separate reports prepared by HEDC.

- 4.31 In summary, it is considered that the provision of affordable housing on site is not practical and certainly not viable. A shortage of available sites in the local area for off site provision restricts any option for separate provision of affordable units nearby. In these circumstances, a financial contribution to assist affordable housing provision elsewhere is considered, and demonstrated within HEDC’s Viability Assessment, to be appropriate in this instance.

Unit Mix

- 4.32 Policies CS6 and DP5, seek to ensure that all residential development contributes to meeting the Council’s Dwelling Size Priorities. The Councils’ Dwelling Size Priorities Table (Development Policies) sets the priority for market housing as 2 bedroom units, followed by 3 bedrooms or more which have a medium priority. 1 bedroom units are sought as a lower priority from market housing. However, the Core Strategy states that the dwelling size priorities set by the Council are not intended to provide a prescriptive mix of dwellings for sites but as a guide to the housing mix of the Borough overall.
- 4.33 The unit mix to be included within the scheme is demonstrated in Table 5 below. The residential mix seeks to offer a range of unit sizes, with a focus on larger family sized units.

Table 5: Unit Mix

Unit size	Private
Studio	2
2 bed	5
3 bed	6
4 bed	4
Total	17

- 4.34 Policy DP5 outlines that in considering the mix of dwellings proposed for a development the Council will also have regard to the character of the development, the site and the area and child density. As indicated in Table 5 above, the proposed development comprises a high proportion of family sized dwellings. Paragraph 5.10 of the

Development Policies supports policy DP5 and states that when considering the proportion of large homes appropriate within a specific development, the Council will take into account any features that make the development particularly suitable for families with children.

- 4.35 In accordance with the Council’s dwelling size priorities, the proposed development will provide five two bedroom units. The proposed development is situated in a suburban environment. The surrounding context comprises predominantly family housing along with a number of schools. Given the character and demographic of the area the provision of family sized accommodation is considered appropriate to the housing need of the area.

Accessibility

- 4.36 Policy DP6 (Development Policies Document (DPD)) states that all new housing should be designed to ‘Lifetime Home Standards’ and that 10% of homes developed should either meet wheelchair housing standards, or be easily adapted to meet them.
- 4.37 The ‘Camden Planning Guidance Housing’ SPD reiterates this requirement and provides advice on how proposals can be designed in an inclusive manner and be accessible to all by incorporating ‘lifetime’ home standards and creating wheelchair accessible units.
- 4.38 The proposed residential accommodation will be designed to meet these policy requirements, the Lifetime Homes Standards are individually addressed within the accompanying Design and Access Statement prepared by KSR Architects.
- 4.39 The development has been designed to ensure legibility of movement around the site and residential development. Footpaths are a minimum of 1200mm wide in line with the London Housing Design Guide, ensuring ease of manoeuvrability. In addition, ramps will be provided at all access points, along with a lift from basement level to the garden in accordance with Lifetime Homes Standards.
- 4.40 All of the proposed flats will be wheelchair accessible. These will be fully compliant with the Wheelchair Housing Design Guide 2006 and the Habinteg Wheelchair Housing standards; each will have their own accessible parking bay. Contrasting surfaces will also be used on all crossing points. Throughout the development there are accessible lifts serving every floor. Two dedicated car parking spaces are provided for wheelchair users.

- 4.41 With regard to means of escape for wheelchair users, wheelchair refuges will be provided on each floor of the development, and will be fitted with a communication system to enable communication with the fire control room. Materials will be used to define the entrances to the buildings in the elevation, and entrances areas will contain clear well lit glazing.
- 4.42 Further information on the disabled access for the scheme is outlined in detail within the accompanying Design and Access Statement prepared by KSR Architects.

Design and Materials

- 4.43 Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 58 of the NPPF outlines that planning policies and decisions should aim to ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
 - respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
 - create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
 - are visually attractive as a result of good architecture and appropriate landscaping
- 4.44 At a regional level, good design is a central objective to the London Plan (2011). Policy 3.5 sets out the general design principles expected for housing developments in London. The policy seeks to ensure that proposals for housing developments are of the highest quality internally, externally and in relation to their context and to the wider environment.

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- 4.45 Policy CS14 (Core Strategy) states that the Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by requiring development of the highest standard of design that respects local context and character.
- 4.46 Policy DP22 and DP24 (DPD) emphasise that design should be of a high standard, should respect its setting, improve spaces between buildings and public areas, have easily adaptable floorspace to changing economic and social requirements, be sustainable, provide high quality landscaping and seek to improve the attractiveness of the area. Design should respect existing building lines and plot sizes, existing natural features, quality of materials, make provision for visually interesting frontages at street level and have consideration of the impact on views and skylines.
- 4.47 The Draft Site Allocations document states that the replacement of the existing building will be supported if the new building demonstrates a high standard of design that is sensitive to the area’s character and surrounding buildings. The document states that any development proposal brought forward for the site should be designed so that the scale and massing is sensitive to the prevailing character of the area, and to protect the setting of both the grade II listed Christ Church situated to the north and Lawn House situated to the west of the site.
- 4.48 Following extensive discussions with Planning and Conservation Officers at the London Borough of Camden, the design of the scheme has been refined to address concerns raised in relation to the previously withdrawn application. The following amendments have been made to the scheme:
- the front elevation has been set back a further distance of 1.5 metres from New End.
 - the front elevation has been reduced in width in order to match the proportions of the existing building.
 - the side bay on the east elevation (and adjacent to Carnegie House) has been removed thus reducing the overall bulk of the scheme.
 - the parapet heights and upper level roof profiles have been adjusted.

- the rear wing has been repositioned to align the west elevation of the building with the footprint of the existing building. The building is now positioned at an increased distance from neighbouring properties to the west of the site.
- the upper floors of the rear wing of the building have been reduced in width, again, increasing the distance between the building and neighbouring properties to the west.
- the basement has been reduced in size and repositioned so as to minimise any impact on neighbouring properties.
- the number and size of windows on each elevation has been significantly reduced to address concerns relating to overlooking. Restrictions on balcony access have also been implemented to address this issue.
- pale slate has been incorporated at roof level to provide a softer transition from the brick façade at the lower levels.
- improvements have been made to the accessibility of the building for wheelchair users.

4.49 The proposed development has been modelled through careful studies and discussions with LB Camden Design officers, in order to respond to the townscape and street scene. Particular regard was given to the importance of responding to the grade II listed Christ Church situated to the north and Lawn House situated to the west of the site. Measures have been taken to ensure that the proposal serves to emphasise the setting of the surrounding listed and locally listed buildings.

4.50 A series of views have been identified and the proposal tested, modified and tuned and tested again. In this way the full impact of the proposal can be studied from both static viewpoints and ‘walking’ street views.

4.51 It is apparent that the design of the scheme is of a high quality whilst respecting the setting of the locality and the Hampstead Conservation Area and being visually attractive, in addition to providing an area of amenity space in line with planning policy requirements.

4.52 The design rationale for the proposed development is detailed in the accompanying Design and Access Statement prepared by KSR Architects. Full justification for the proposed development in conservation and townscape terms is provided in the accompanying Historic Environment Assessment prepared by KM Heritage.

Built Heritage and Townscape

Loss of existing building

4.53 The loss of the existing building is considered to be acceptable. Full justification is provided within the accompanying Historic Environment Assessment prepared by KM Heritage.

Heritage & Local Townscape

4.54 The NPPF outlines (paragraph 131) that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

4.55 The Core Strategy seeks to ensure that development is of the highest standard of design and respects local context and character. Policy CS14 seeks to preserve Camden's heritage assets and their settings, including conservation areas and listed buildings.

4.56 Policy DP24 (Development Policies) states that the Council will require all developments to be of the highest standard of design and will expect developments to consider (interalia):

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;

- the quality of materials to be used; and
- the provision of visually interesting frontages at street level.

4.57 Policy DP25 (Development Policies Document) relates to the character and appearance of conservation areas. This explains that consent will only be granted for development in such a location that enhances or preserves the special character or appearance of the area. In addition, the policy states that development outside a conservation area which would cause harm to the character or appearance of that area will also not be permitted.

4.58 The proposed development has been sensitively designed, replacing the existing building with improved appearances. The proposed reduction in the bulk and mass of the building ensures that the new development sensitively responds to the setting of surrounding listed buildings, particularly the prominently located grade II listed Christ Church and Lawn House.

4.59 The proposed development results in the overall enhancement of architecture within the area, forming a positive contribution to the surrounding townscape and the Hampstead Conservation Area.

4.60 Further details on the existing and proposed building's contribution to the conservation area and the justification for the proposed demolition of 29 New End, are included within the Historic Environment Assessment prepared by KM Heritage which accompanies this application.

Archaeology

4.61 An Archaeological Desk Based Assessment, prepared by Pre Construct Archaeology Limited accompanies this application. This explains that the survival of buried heritage assets is predicted to be varied and localised across the site.

4.62 The assessment concludes that the general potential of the site having buried heritage assets is low. It recommends that trial trenching takes place as a condition of any forthcoming planning permission. The assessment states that the proposal of a mitigation strategy reflects that the likelihood of finding on site remains significant enough to halt construction work is reasonably low.

Open Space

- 4.63 Policy CS15 (Core Strategy) states that any demand for an increase in open space resulting from a development should be met through securing improvements to on site open space. Policy DP31 (Development Policies) further supports this emphasising the need for the provision of and improvements to open space and recreation facilities.
- 4.64 The Draft Site Allocations document requires development on the proposal site to protect the Christchurch Passage Open Space which forms the northern part of the site.
- 4.65 The landscaping improvements and refurbishment of the Christchurch Passage Open Space to the north of the site will ensure that open space provision on the site is significantly enhanced and is in accordance with policy requirements.
- 4.66 These elements are detailed further within the Design and Access Statement prepared by KSR Architects which accompanies this application.

Provision of Amenity Space

- 4.67 Policy CS5 of the Core Strategy requires development to protect and enhance the amenity and quality of life of local communities. Policy DP26 contained within the Development Policies document requires outdoor space for private or communal amenity space wherever practical. Paragraph 26.12 of the Development Policies document states that the provision of outdoor amenity space, for example, balconies, roof gardens or communal gardens will be expected.
- 4.68 The ‘Camden Planning Guidance Housing’ SPD outlines that all new dwellings should provide access to some form of private outdoor amenity space for example balconies, roof terraces or communal gardens.
- 4.69 A number of amenity space features are provided within the proposed development, including the provision of a landscaped garden area in the form of the Christchurch Passage Open Space. In addition to this, the stepped arrangement of the building provides the opportunity for all apartments to have their own balconies and terraces.

Play space

- 4.70 The number of dwellings proposed falls below the Council’s requirements for play space provision on site as set out in ‘Table 1: Thresholds for open space provision on site’ of Policy DP31 contained within the Development Policies document.
- 4.71 Nevertheless, the development proposal will refurbish and enhance the Christchurch Passage Open Space on site, thus providing a significant area of communal open space suitable for a variety of uses including children’s play space.

Landscaping

- 4.72 Policy CS14 (Core Strategy) emphasises the importance of high quality landscaping to ensure that the local context and character is respected.
- 4.73 Policy CS15 contained within the Core Strategy seeks to enhance biodiversity and states that the Council will expect the provision of new or enhanced habitats where possible. Paragraph 24.22 of the Development Policies states that new planting can contribute to the attractiveness of a development, soften and balance the impact of buildings and contribute to the biodiversity value of a site.
- 4.74 The refurbishment of and improvements to the Christchurch Passage Open Space located to the north of the site is proposed. This will significantly enhance the environment of the local area, in addition to providing amenity space for residents. New trees, hedges and low level planting, including a variety of herbaceous plants and ground covers will be included serving to enhance the biodiversity value of the space. The retention of open space has formed a key consideration in the design of the scheme.
- 4.75 The proposal retains and respects the importance of existing mature trees on and around the site, appreciating the visual amenity they currently offer to the site. The proposed landscaping scheme for the New End frontage of the site will reflect the high quality of the proposed building and enhance the quality of the street scene.
- 4.76 Additional details of the proposed private space are contained within the Design and Access statement and Arboricultural Report submitted with this application which further demonstrate the compliance of the landscaping scheme prepared by Landscape Architect Bowles & Wyer with policy CS14 and CS15 (Core Strategy).

Flood Risk & Basements

- 4.77 Policy DP27 (Development Policies) states that 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. Furthermore, the policy outlines that 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.
- 4.78 The 'Camden Planning Guidance 4 Basements and Lightwells' (2011) SPD states (section 2) that 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 resulting in flooding or ground instability. The SPD outlines that such issues should be addressed through the submission of a variety of information alongside planning applications comprising proposed works at basement level.
- 4.79 Initially a two storey basement was proposed. This has been significantly reduced under the current proposals for the site to provide a single storey basement level. The proposed basement level has been further reduced in size in comparison to that proposed under the withdrawn application in 2011.
- 4.80 The proposed basement level will provide car parking to the rear of the development along with two residential units located to the front.
- 4.81 In accordance with Policy DP27 the accompanying Hydrogeological Report prepared by Geotechnical Consulting Group and Basement Impact Assessment prepared by Taylor Whalley Spyra (TWS) outline the various measures taken to ensure that the proposed works will not create localised flooding or structural stability issues for the site and surrounding properties and infrastructure.
- 4.82 With regard to any impact on localised flooding, the Hydrogeological Report outlines that the proposed basement will not have an affect on the deep aquifer in the area but is likely to intersect the upper aquifer in the Bagshot Formation. The report states that measures will need to be taken to control ground water flow across the site both during construction

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- and in the final condition. The report concludes that such measures can be realistically carried out without having a detrimental effect on the surrounding area.
- 4.83 A variety of measures will be taken to ensure that the development proposal does not impact detrimentally upon the site and surrounding buildings and infrastructure. A key consideration during the works of construction at basement level will be the control of ground movement and groundwater so as to ensure that the effect on adjacent buildings and infrastructure is minimal and within acceptable limits. The accompanying Construction Method Statement enclosed within the Basement Impact Assessment prepared by TWS outlines that, in engineering terms, the ground conditions are well documented and researched and provide a stable base for building foundations.
- 4.84 The method of basement construction, in keeping with the formation of all Central London basements in built up locations, will be by the introduction of a piled wall braced back with a temporary steel shoring to prevent disturbance to adjacent ground and building foundations whilst the excavations take place and the permanent supporting structure is built. Prior to commencement a full schedule of condition will be carried out to all relevant buildings as defined within The Party Wall etc Act 1996 where the excavations may be within the influence zone of existing foundations. A sequence of construction is outlined at Appendix D of the Construction Method Statement contained within the Basement Impact Assessment and will be further refined once a full stage by stage mathematical analysis has been carried out.
- 4.85 The accompanying Basement Impact Assessment has been the subject of an independent review by Arup. The review confirms that the proposed development can be carried out according to the requirements of CPG4 and Camden's geological, hydrogeological and hydrological study Guidance for subterranean development.
- 4.86 In accordance with Policy DP27 and CPG4 the proposed development will not cause harm to the built and natural environment and local amenity, or result in flooding or ground instability. The accompanying Basement Impact Assessment demonstrates that the proposal will not create drainage or flooding issues along with the various measures taken to placate groundwater conditions and structural stability.

Amenity Issues

- 4.87 Development Policy DP26 states that 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 for consideration include:
- visual privacy and overlooking;
 - overshadowing and outlook;
 - sunlight, daylight and artificial light levels;
 - noise and vibration levels;
 - odour, fumes and dust;
 - microclimate; and
 - the inclusion of appropriate attenuation measures.
- 4.88 The proposals respond to concerns that were raised regarding visual impact and potential overlooking of neighbouring properties in relation to the withdrawn application. The scheme has been altered significantly in order to address this issue. The footprint of the building has been repositioned, at a greater distance from neighbouring properties, the size and number of windows has been reduced on each elevation and restrictions have been placed on specific areas of the balconies.
- 4.89 A new strategy has been formulated to minimise impacts of construction traffic during the development stages. The accompanying Construction Management Plan prepared by TTP Consulting has been devised in partnership with Highways Officers at LB Camden and proposes, as a preferred option, the two way operation of New End during the working hours of the construction period, for large vehicles only, with marshals controlling traffic at the junction of New End with Heath Street. This would ensure that the two way use of New End is safely managed. Outside of construction working hours, New End would return to normal operation. The two way use of New End would minimise the distance that construction vehicles would need to travel and avoid any heavy construction traffic on Well Road and East Heath Road.
- 4.90 As stated above this approach is the preferred option to manage construction traffic during the development stages. Should this not be feasible or acceptable to local

residents, then a revised approach could be agreed with Highways Officers at LB Camden.

- 4.91 In accordance with policy DP26 the proposed development will minimise any impact on the existing amenity levels enjoyed by surrounding residents and occupiers.

Daylight and Sunlight

- 4.92 In accordance with Policy DP26 of the Development Policies Document, a Daylight and Sunlight Report has been undertaken by Gordon Ingram Associates in support of this application to consider the daylight and sunlight impact on neighbouring buildings.

- 4.93 The report summaries the potential impact the proposed development is likely to have upon the following surrounding properties;

- Christ Church
- Christchurch Cottages
- Christchurch Primary School
- 1-9 Carnegie House
- 7-10 New End
- 10-14 New End
- New End Theatre, 27 New End
- Lawn House
- 10 & 11 Hampstead Square

- 4.94 The report concludes that the scheme has been sympathetically designed to ensure virtually no impact upon the existing residential neighbours with regard to daylight and sunlight matters. All of the surrounding properties will continue to receive BRE compliant daylight and sunlight to all of their principle windows after the proposed

development is completed. In a number of instances windows actually see an improvement in their daylight potential.

- 4.95 An Internal Daylight and Sunlight Assessment has been prepared by Gordon Ingram Associates and accompanies the application. The assessment concludes that the scale and mass of the proposed development would not give rise to any material issues relating to internal daylight and sunlight. The study demonstrates that the proposal will provide future occupants of the development with high quality residential accommodation in daylight and sunlight terms.
- 4.96 For further detail in this regard please refer to the accompanying Daylight and Sunlight Report and Internal Daylight and Sunlight Assessment prepared by Gordon Ingram Associates.

Transport

- 4.97 The site is moderately accessible with a PTAL rating of 3. It is located within easy walking distance of Hampstead, Hampstead Heath and Belsize Park London underground stations. There are several bus routes serving the locality which are accessible from Heath Street and Hampstead High Street mainline stations.
- 4.98 Paragraph 35 of the NPPF states that developments should be located and designed, where practical, to accommodate the efficient delivery of goods and supplies, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.
- 4.99 Policy 6.1 of the London Plan supports this, encouraging the development of high trip generation development at locations with good public transport accessibility and capacity.
- 4.100 Policy CS11, contained within the Core Strategy, seeks to minimise the provision of private parking in new developments through car free and car capped developments. Policy DP18 of the Development Policies seeks to ensure that developments provide the minimum necessary car parking provision and to comply with the Council's parking standards set out in Appendix 2 of the document. This sets out a maximum of one car parking space per dwelling for developments in the site area. In addition, one disabled parking space per twenty residential units or part thereof is required.

- 4.101 The proposed development will provide 17 car parking spaces at basement level, including two disabled parking spaces in accordance with the Council’s parking standards set out within the Development Policies document. Furthermore, in accordance with Policy DP18 on street parking will be restricted via the Section 106 agreement.
- 4.102 The proposal includes cycle parking spaces in accordance with Policy DP17 of the Development Policies Document. 28 cycle parking spaces are proposed, this exceeds LDF requirements which set out a minimum of one space per residential unit.
- 4.103 The scale and nature of the proposed development is such that it will generate a very low demand for servicing, with potentially one delivery every two days. Access for servicing vehicles will be via the main entrance to the proposed development located on New End.
- 4.104 A Travel Plan will also be provided for the development to encourage cycling, walking, public transport use and car pooling. This will reduce the car dependency of residents, staff and visitors.
- 4.105 The Transport Statement prepared by TTP Consulting which accompanies this application demonstrates the policy compliance of the proposed development, and concludes that it would not have a significant impact on the local transport network and that no demonstrable harm of material importance will result.

Sustainability/Renewable Energy Provision

- 4.106 The NPPF states that local planning authorities should approve planning applications if their impacts are (or can be made) acceptable in sustainability terms.
- 4.107 Policy 5.2 of the London Plan states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy; 1) Be lean: use less energy 2) Be clean: supply energy efficiently 3) Be green: use renewable energy. The policy also sets targets for carbon dioxide emissions reductions and requires detailed energy assessments for major development proposals to demonstrate how the targets for carbon dioxide emissions reduction are to be met within the framework of the energy hierarchy.

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- 4.108 In accordance with Policy 5.2 of the London Plan the proposed development will be expected to achieve a 44% improvement on the Target Emission Rate (TER) outlined in the 2006 national Building Regulations or a 25% improvement in accordance with the 2010 Part L Building Regulations. For further detail in this regard please refer to the accompanying Energy Strategy Report prepared by Hoare Lea.
- 4.109 ‘Camden Planning Guidance 3 Sustainability’ (2011) seeks to ensure that all developments are designed to reduce carbon dioxide emissions and that energy strategies are designed following the steps set out by the energy hierarchy.
- 4.110 Policy CS13 of the Core Strategy and Policy DP22 of the Development Policies encourage developments which conserve energy and resources through energy efficient designs; renewable energy use; the optimisation of their energy supply; and the use of recycled and renewable building materials.
- 4.111 Paragraph 13.11 of the Core Strategy states that once a building and its services have been designed to make sure energy consumption will be as low as possible and the use of energy efficient sources has been considered, the Council will expect developments to achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation unless it can be demonstrated that such provision is not feasible. The adopted ‘Camden Planning Guidance 3 Sustainability’ SPD reiterates this requirement.
- 4.112 Policy DP22 requires new build housing to meet Code for Sustainable Homes Level 3 whilst the ‘Camden Planning Guidance 3 Sustainability’ SPD sets a minimum target of 50% of credits for energy, water and materials.
- 4.113 Furthermore, the Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adaptation measures, such as summer shading and planting; limiting run-off; reducing water consumption; reducing air pollution; and not locating vulnerable uses in basements in flood-prone areas.
- 4.114 As previously mentioned an Energy Strategy Report and Sustainability Statement prepared by Hoare Lea are submitted with this application. These outline the energy and sustainability measures incorporated within the design to ensure the formulation of an energy efficient development of a high quality sustainable standard. As detailed within

the accompanying Energy Strategy the development will achieve Code For Sustainable Homes Level 4 rating.

- 4.115 A number of passive measures are proposed in order to provide buildings which have low energy consumption. Such measures include:
- Improving U values of the external surfaces;
 - Natural ventilation and mixed mode operation;
 - Façade optimisation;
 - Passive solar gain; and
 - Improving envelope air tightness.
- 4.116 In addition to this the following energy efficiency measures are also proposed for the scheme:
- Combined Heat and Power Unit
 - 20sq.m of photovoltaic panels
 - Low specific fan power from ventilation plant;
 - 70% of lighting fittings are assumed to be low energy; and
 - Well insulated domestic hot water storage cylinders.
- 4.117 ‘Camden Planning Guidance 3 Sustainability’ states that if a proposal does not connect to a decentralised energy network or have a secure agreement to do so within 3 years, and does not include combined heat and power, a financial contribution will be expected to enable expansion of the network and future connection. In accordance with ‘Camden Planning Guidance 3 Sustainability’ the proposed development will include a Combined Heat and Power Unit and as such will not be required to make a financial contribution to enable expansion of the decentralised energy network.
- 4.118 The Energy Strategy prepared by Hoare Lee predicts that the overall reduction in CO₂ emissions due to the Be Lean, Be Green and Be Clean measures undertaken will be 27.2% from the target Building Regulations Part L (2010) compliant scheme. In addition, by providing a stand alone district heating system to serve the development it allows the development to be ‘future proofed’ in that if an area wide district heating system became

available in the area the infrastructure within the building will be provided to allow connection.

- 4.119 An element of flexibility will be required in relation to the energy inclusions for the scheme due to the ever improving energy technologies. Flexibility is therefore necessary to ensure that the technologies included within the scheme are the most suitable and viable at the time of detailed design. It is considered that further detail of the energy strategy will be secured through the Section 106 agreement.

Air Quality

- 4.120 Policy DP32 of the Development Policies states that the Council will require an air quality assessment where development could potentially cause significant harm to air quality. The policy continues to outline that mitigation measures will be expected in developments that are located in areas of poor air quality.
- 4.121 In accordance with Policy DP32 an Air Quality Assessment prepared by Arup accompanies the application. The assessment identifies the risk of dust nuisance during construction as medium and sets out various mitigation measures which will reduce the risk to low. The assessment concludes that the proposed development is expected to have an insignificant impact on local air quality, with 17 parking spaces and a small scale plant contribution to air pollution.

5.0 CONCLUSIONS

- 5.1 The proposal is for the demolition of the existing building and its replacement with a high quality residential development, in an accessible location on a previously developed site, which seeks to make the most efficient use of land.
- 5.2 The proposal would create a sustainable residential development in a predominantly residential area. The proposal is considered to be of the highest architectural quality, respecting and enhancing the character and appearance of the area. Careful consideration has been taken to ensure the proposals respect the character of the Hampstead Conservation Area and surrounding listed buildings.
- 5.3 Improvements to the Christchurch Passage open space to the north of the site will be provided as part of the scheme, enhancing the biodiversity value of the space, whilst also contributing to connecting areas of open space across the Borough.
- 5.4 The scheme has been subject to an extensive four year design process with LB Camden, local residents and businesses.
- 5.5 The proposed development accords with the policies of the Development Plan and other planning policies. The details of the new proposal have been developed through extensive discussions with Planning, Design and Highways Officers at the London Borough of Camden.
- 5.6 For the reasons set out in this Statement, the applicant seeks Full Planning Permission and Conservation Area Consent for the proposed development at 29 New End.



Royal Free Hospital **NHS**

Royal Free Hospital
Pond Street
London NW3 2QG

Project Department
0207-830-2315

To whom it may concern

6th March 2009

Dear Sirs

RE: Former Nurses Hostel, New End

The Royal Free Hospital Trust disposed of their interest of the nurse hostel on New End several years ago and our nurse are now accommodated in Queen Mary's Hospital Heath Road, Princess Christian House and Ann Bryans House recently completed buildings on the Royal Free site in Pond Street and the requirement for the Royal Free Hospital is fully supported by these sites. In addition Ann Bryans House again on the Royal Free site is being refurbished to accommodate any future needs we may have.


Alan Chaney
Interim Director of Projects

Schedule of Royal Free Hospital Accommodation (May 2011)

From the available information, it is clear that the Royal Free Hospital Accommodation at New End has been replaced.

Address	Previous Units	Previous Floorspace	Current Units	Current Floorspace	Uplift/Decrease in Units	Uplift/Decrease in Floorspace
29 New End	76		- 76 units No longer owned by the Royal Free Hospital			
William Gunn House (now known as Coppetts Wood House)	71	1,616m ²	141	7,576m ²	+70	+5,900m ²
Queen Mary's House			No change Circa 54 units were refurbished in 2005/2006.			
Princess Christian House	Replaced Felix Brown Day Hospital (no accommodation)	Felix Brown Day Hospital (no accommodation)	94	5,790m ²	+94	+5,790m ²
Anne Bryans House	188 bedsits		47 units (188 bedspaces)		No increase in units/bedspaces	No increase
Ornan Court	56	1,329m ²	-56 units/1,329m ² No longer owned by the Royal Free Hospital			

Note: From 188 bedsits to within secure units of 4 bedspaces each with an ensuite bathroom.