

December 2014

Planning Statement

40-42 Parker St

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1. Introduction

- 1.2 This statement has been prepared in support of a planning application at 40-42 Parker Street. The property is currently in office (B1) use, set over four storeys.
- 1.3 The planning application submission relates to the proposed addition of two additional storeys at roof level, to provide three residential flats (1 x one bedroom, 1 x two bedroom, 1 x three bedroom). This application does not propose to change the use of the existing office accommodation.
- 1.4 This planning application is made following pre-application advice received in November 2013, the contents of which have been taken into account within these revised proposals.
- 1.5 This planning application also follows the submission of a planning application for the addition of two additional floors at the property, plus the change of use of the third floor from B1 office to residential. This is currently subject of an appeal against non-determination.
- 1.6 This report has been prepared following an examination of the site and surroundings, research into the planning history of the property, and an examination of relevant policy documents.
- 1.7 This statement provides the background information on the site and an assessment of the proposals in relation to planning policy and other material considerations, and is set out under the following sections:
- **Section 2** outlines the site and its context within the surrounding area
 - **Section 3** provides an overview of the planning history
 - **Section 4** provides an outline of the proposals
 - **Section 5** examines the main planning considerations
 - **Section 6** draws our conclusions in respect of the proposals

2. Site and Surroundings

- 2.1 This planning application relates to a four storey office building at 40-42 Parker Street.



- 2.2 The building is not listed, however it lies within the Seven Dials (Covent Garden) Conservation Area. The building is not identified as a building which makes a positive contribution to the conservation area.
- 2.3 The site is allocated within the Camden Proposals Map as being within an Archaeological Priority Area. This is not considered relevant to the proposals as the proposed development is above ground level. The site also lies within the Central Activities Zone.
- 2.4 The site has a Public Transport Accessibility (PTAL) rating of 6b, which is highly accessible. It is located within close proximity to both Holborn and Covent Garden underground stations, and a number of bus services run close to the site.

3. Relevant Planning History

- 3.1 The following sets out the planning history for the site. The lawful use of the building is B1(a) offices.

APPLICATION NUMBER	SITE ADDRESS	DEVELOPMENT DESCRIPTION	DATE OF DECISION	DECISION
8800557	40-42A Parker St	Addition of part third floor extension and plant room at roof level addition of ground floor extensions at side and rear covering existing passageway and alterations to elevations for use for B1 purposes	2 March 1989	Approved
9000527	40-42A Parker St	Alterations to the design of third floor mansard extension as an amendment to the scheme which received planning permission on 2nd March 1989	1991	Approved
PSX0204923	40-42 Parker St	The installation on the main roof of two air conditioning units to replace three existing units.	9 June 2003	Approved
2010/3948/P	40-42 Parker St	Erection of glass canopy above main entrance to office (Class B1).	21 Sept 2010	Approved

- 3.2 A planning application was submitted in March 2014 (ref. 2014/2113/P) for the change of use of the third floor from offices to residential, plus the provision of two additional stories, to provide a total of 6 new units. The application was recommended for approval by planning officers, however due to Planning Committee delays an appeal was submitted against non-determination in November 2014 and is currently under consideration (ref. APP/X5210/A/14/2228526).

4. Proposed Development

- 4.1 The proposed development comprises two additional storeys to the property, to accommodate three residential units (1 x one bedroom, 1 x two bedrooms, 1 x three bedrooms).
- 4.2 The proposal is for an additional 188sqm at fourth floor level and 83sqm at fifth floor level, resulting in a total of 271sqm GIA additional floorspace. The additional storeys will be set back and both the front and rear, with terraces providing outdoor amenity space for the proposed flats.
- 4.3 Two air conditioning units are proposed, one on each rear terrace.

5. Planning Considerations

- 5.1. The 2004 Planning & Compulsory Purchase Act requires that determination of any planning application must be in accordance with the development plan unless material considerations indicate otherwise.
- 5.2. In this case the development plan comprises the London Borough of Camden Core Strategy and the Camden Development Policies Document (both adopted November 2010).
- 5.3. Camden Council has prepared a range of Supplementary Planning Guidance (SPG) to supplement the policies contained within the Local Development Framework. Consideration has been given to the relevant parts of this adopted Camden Planning Guidance where appropriate.
- 5.4. Relevant national planning guidance set out in the National Planning Policy Framework (NPPF) has also been taken into account.
- 5.5. The following section sets out the considerations of the proposed development in relation to planning policy and guidance under the following headings:
 - Land use
 - Principle of residential use
 - Roof extension
 - Design
 - Impact on conservation area
 - Residential amenity
 - Quality of proposed accommodation
 - Amenity space
 - Sunlight/Daylight
 - Transportation and highways

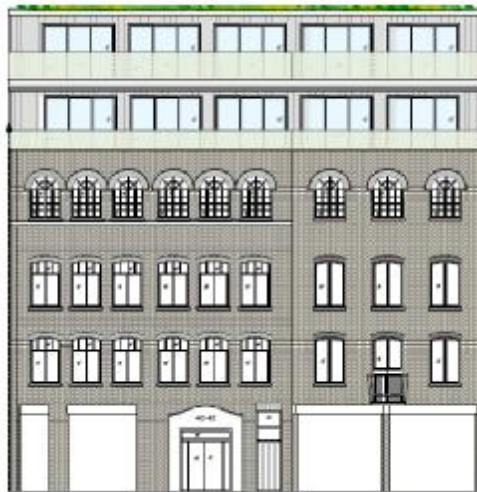
Land Use

Principle of Residential Use

- 5.6. An increase in residential provision is a priority for Camden, as set out in Policy CS6 of the Core Strategy and DP2 of the Development Policies Document, which both state that housing is the priority land-use of Camden's Local Development Framework.
- 5.7. Paragraph 6.39 of the Core Strategy identifies that the Council will seek a mix of unit sizes, as such it is considered that the proposed mix of unit sizes (1 x one bed, 1 x two bed, 1 x three bed) clearly meets the identified priorities within the borough.
- 5.8. In terms of affordable housing, the proposal does not incorporate 10 or more dwellings or more than 1,000sqm of floorspace, as such the proposed development is not required to make any contribution to the supply of affordable housing within the borough.
- 5.9. Consideration has been given to Lifetime Homes criteria, as set out within the accompanying Lifetime Homes Assessment.

Design

- 5.10. Two additional stories are proposed at 40-42 Parker Street. It should be noted that, whilst the property is within the Covent Garden conservation area, it is not identified as a building which makes a positive contribution to the conservation area, as such there is no presumption to protect this building or resist alterations to it.
- 5.11. In terms of design, consideration has been paid to Camden's Design Guidance CPG1, which at paragraph 5.20 states that on some contemporary buildings, a less traditional form of roof addition may be appropriate. The drawing below shows the proposed design of the additional storeys.



- 5.12. With regards to the principle of the two additional storeys, the pre-application feedback stated the following:

“...it is considered that the first floor of the roof extension is likely to be acceptable, as long as it is the flat-fronted option, not the mansard type. To demonstrate the acceptability of the upper level, the applicant will need to prove beyond all reasonable doubt that it will be sufficiently set back as not to be visible from oblique views from the street level. Therefore, it should be set back further than it is at the moment.”

- 5.13. As such, a visibility survey was carried out by Baillie Knowles Partnership, which assessed the proposed development from various points within the street in order to ensure that the proposals would not be visible. As a result, the top floor has been further set back than the pre-application proposals, by 5.7m, narrowing to 5.4m. This ensures that the top floor will not be seen from the majority of views along the street, as shown in the accompanying visibility drawings. It will also be set back from the neighbouring stair tower, ensuring that views of this tower are not obscured from the street. The below drawings show that the proposed top storey will not be visible from the majority of street views, and the proposed fourth floor will only be visible from very oblique angles.

View from northern end of Parker St

Additional storeys

Glass balustrade



View from southern end of Parker St

Additional storeys



- 5.14. It is considered that the resulting scheme ensures that the additional storeys are subservient to the original building, and will not be visually dominant in terms of height and bulk. A drawing showing how the development sits within the wider terrace is enclosed with this application. The surrounding area is considered to be very varied in form and design and it is considered that the two additional storeys, not seen from the street, will have no impact on the character of the Conservation Area. The buildings are of a varying sizes and indeed there is a large tower block at the end of the road.



Variety of building design and roof forms along Parker St

- 5.15. Further, we note that Camden Council granted planning permission in July 2013 (ref. 2012/6132) for the redevelopment of 25 Parker Street which also proposes a mansard extension to the existing building, as shown in the approved plan below.

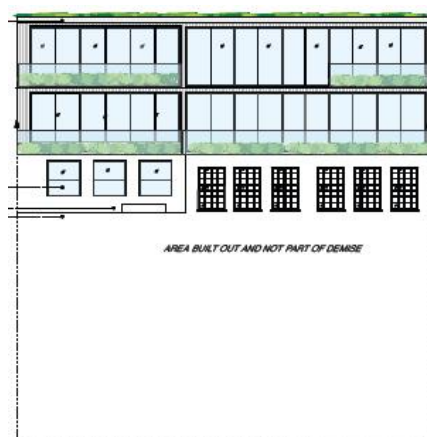


Approved development at 25 Parker St

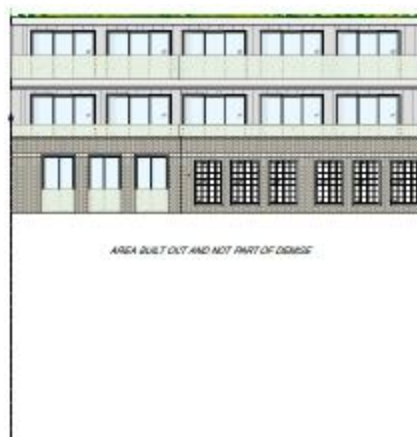
- 5.16. In much the same way as the approved mansards have been set back at 25 Parker St, the additional storeys at 40-42 Parker St will also be set back so as not to have any impact on the street or wider Conservation Area.

5.17. As such, it is considered that the principle of extending the building by two stories should be considered acceptable within the context of the area and bearing in mind that the property is not considered to be a building which makes a positive contribution to the conservation area.

5.18. In terms of the rear elevation, the design of the additional storeys have evolved since the pre-application scheme, as shown in the drawings below.



Pre-application rear elevation



Revised rear elevation

5.19. In short, the rear elevation has been revised in order to reduce the amount of glazing so that the elevation appears tidier and cleaner in appearance, and in order to reduce potential for overlooking or impact on privacy to the rear windows of the buildings on Great Queen Street.

5.20. The above conclusions were agreed by planning officers in the consideration of the previous scheme which was recommended for approval (ref. 2014/2113/P), as shown within paragraphs 6.13-6.16 of the Committee Report.

Residential amenity

Quality of Proposed Accommodation

5.21. Standards for all matters relating to residential amenity are protected by the requirements of Development Policy DP26, which requires developments to not cause harm to amenity. The Council sets out a series of standards for residential development in terms of sizes for individual rooms and dwellings as a whole. These are summarised within CPG2: Housing.

- 5.22. All individual rooms and the individual units clearly exceed the minimum standards expected by the Council. On this basis, the application accords with Policy DP26 with reference to accommodation size.

Outside Amenity Space

- 5.23. Development Policy DP24 on 'Securing high quality design' states that developments should incorporate provision of "appropriate amenity space".
- 5.24. Terraces are proposed on both of the additional floors which will provide amenity space to each flat, in accordance with policy DP24.

Sunlight/Daylight

- 5.25. A daylight/sunlight assessment has been carried out on the proposed development by Rights of Light Consulting, and their report is submitted as part of this planning application, with a supplementary letter which concludes that proposals satisfies all requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'. The Council confirmed they were happy with this conclusion within paragraph 6.19 of the Committee Report for the previously submitted planning application.

Overlooking

- 5.26. As shown in the image below, the rear of the property is some distance from the rear of the predominantly commercial buildings on Great Queen Street. It is not proposed to extend to the rear, as such it is not considered that there will be an adverse effect on sense of enclosure to the rear of the properties on Great Queen Street.



- 5.27. In terms of overlooking, terraced areas are proposed to the rear of the proposed residential units at fourth and fifth floor levels. However, given the large distance between these properties and the rear of the properties on Great Queen Street, it is not considered that there will be any issues within overlooking.

Sustainability

- 5.28. CPG3 'Sustainability' requires that all new build residential proposals meet Code for Sustainable Homes Level 4. As such, the proposals have been subject to a Code for sustainable Homes pre-assessment which confirms that the proposed new units will meet Level 4, in accordance with the Council's requirements.
- 5.29. In addition, it is proposed that the new storeys will incorporate a green roof. This is in accordance with CPG3 which requires all new developments to incorporate either a brown or green roof.

Transportation and highways

- 5.30. The property is situated within an area which benefits from a Public Transport Accessibility Level (PTAL) of 6b (excellent). As such, it is not considered necessary to provide car parking spaces. This is in accordance with Development Policy DP18, which states that the Council will seek to ensure that developments provide the minimum car parking provision.
- 5.31. Our client is willing to sign a legal agreement confirming that the development will be 'permit-free'.
- 5.32. Two covered cycle spaces are proposed for each of the proposed units, in accordance with the Mayor of London's Housing SPD.

Planning Obligations

- 5.33. Our client is willing to sign a legal agreement for the following items:

- Car-free development
- Preparation of a Construction Management Plan
- Sustainability Report
- Education contribution
- Open space contribution

- 5.34. Our client's solicitor details are as follows:

Francis Katz

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6. Conclusions

- 6.1. This planning application follows the submission of a planning application for the addition of two floors at the property, plus the change of use of the third floor from B1 office to residential. This is currently subject of an appeal against non-determination (ref. APP/X5210/A/14/2228526).
- 6.2. This application seeks permission for two additional storeys to provide 3 new residential units within an accessible location. The proposed units will be of a high quality and will help meet the identified need for residential development within the Borough. The units will meet Code for Sustainable Homes Level 4.
- 6.3. The design of the additional two storeys has been revised following pre-application discussions in order to ensure that the additional storeys are not visible from the majority of views along the street. As such, it is not considered that the additional storeys will have any impact on the character or appearance of the Conservation Area.
- 6.4. It is considered that the proposed development accords with all relevant planning policies and represents an exciting opportunity to invest in this area of Camden.