



---

**TOWN PLANNING &  
HERITAGE STATEMENT**

---

**6 NUTLEY TERRACE,  
LONDON,  
NW3 5BX**

**SHAMIM SHAFI**

**APRIL 2015**

**Planning • Heritage**

Specialist & Independent Advisors to the Property Industry

**Author:  
Ian Taylor**

**Approved by:  
Nick Spall**

**Report Status:  
Final**

**Issue Date:  
April 2015**

**CgMs Ref:  
NS/IT/18071**

**© CgMs Limited**

No part of this report is to be copied in any way without prior written consent.

Every effort is made to provide detailed and accurate information, however, CgMs Limited cannot be held responsible for errors or inaccuracies within this report.

**© ORDNANCE SURVEY MAPS REPRODUCED WITH  
THE SANCTION OF THE CONTROLLER OF HM  
STATIONERY OFFICE.  
Licence No: AL 100014723**

---

<b>CONTENTS</b>	<b>PAGE(S)</b>
1.0 INTRODUCTION .....	4
2.0 SITE AND SURROUNDINGS.....	5
3.0 PRE-APPLICATION ENGAGEMENT .....	8
4.0 RELEVANT PLANNING POLICY .....	11
5.0 PLANNING ANALYSIS .....	14
6.0 HERITAGE STATEMENT .....	19
7.0 CONCLUSIONS .....	21

**APPENDICES**

APPENDIX 1 – 2012/2632/P: DECISION NOTICE AND OFFICERS REPORT

APPENDIX 2 – 2014/6349/PRE: COPY OF OFFICER PRE-APPLICATION PLANNING RESPONSE

APPENDIX 3 – COPY OF LEAFLET NOTIFYING NEIGHBOURS OF PROPOSED SCHEME DATED 2<sup>ND</sup> APRIL 2015

---

## 1.0 INTRODUCTION

1.1 This Planning and Heritage Statement has been prepared on behalf of Ms Shamin Shafi in support of a proposal for the redevelopment of 6 Nutley Terrace, London NW3 5BX.

1.2 The planning application seeks permission for the following:

*'Demolition of existing dwelling and erection of a new 3 storey building, including roof space accommodation, incorporating 6no. flats (Class C3) together with construction of car park and cycle storage basement; installation of car lift to provide access to basement; new vehicular and pedestrian access; installation of water harvesting units and associated plant and equipment to basement; air conditioning units and associated plant and equipment to rear; and provision of associated landscaping, boundary treatment and amenity areas.'*

1.3 The proposals in respect of 6 Nutley Terrace seek to demolish the existing house and erect six new flats including construction of a basement. The proposals also include provision of basement car parking and cycling storage and significant enhancements to the landscaping.

1.4 The proposals are fully justified in this Statement.

1.5 The Statement should be read with reference to the submitted drawings and supporting documents. The supporting documents are as follows:

- Arboricultural Impact Assessment
- Basement Impact Assessment
- Code for Sustainable Homes Pre-Assessment Report
- Daylight and Sunlight Report
- Design and Access Statement
- Residential Energy Strategy
- Structural Engineering Report and Subterranean CMS Statement
- Transport Statement

---

## 2.0 SITE AND SURROUNDINGS

### Site Description

- 2.1 The site is located at the eastern end of Nutley Terrace in the Borough of Camden. The site currently consists of a large detached two storey red brick house, with off road parking to the front and extensive rear garden. The site is of broad rectangular shape and extends to approximately 0.14 hectares.
- 2.2 The existing building dates to the 20<sup>th</sup> Century. The surrounding area consists of various residential properties varying in architectural style and period. To the west is a three storey red brick Victorian property (Nutley Cottage) with its rear garden backing on to the forecourt of 6 Nutley Terrace. Immediately to the east is a three storey redbrick Victorian property (no. 4 Nutley Terrace). To the north a part 3 and 4 storey modern residential scheme is being constructed in glass and light coloured stone to provide two residential houses.
- 2.3 Further north-west, a 20<sup>th</sup> Century 5 storey block of flats with roof space accommodation is located. On the northern side of the road, to the east, are 2 two storey red brick Victorian houses. On the southern side of the road, to the east, is a modern redbrick flat development which is 4 storeys in height.
- 2.4 The site lies within the Fitzjohns Netherhall Conservation Area. However the current property is not statutorily listed and the nearest statutorily listed building is some distance from the site. As detailed above, no single architectural style or period dominates the local context of Nutley Terrace.
- 2.5 Photographic images of the site and surrounding area are available in KSR Architects' Design and Access Statement which accompanies this Statement.

## Relevant Planning History

- 2.6 The following details relevant planning history for the site and surrounding area.

### 6 Nutley Terrace – The Application Site

- 2.7 **2012/2632/P** – Planning permission was granted on the 12<sup>th</sup> February 2013 for the demolition of the existing dwelling and erection of two detached dwelling houses with lower ground level accommodation and new driveway. The officer's report noted that the proposals for redevelopment of the existing property were acceptable in principle. In addition the report stated that the existing house *"is not a particularly good example of inter-war villa"* and *"it has discernibly less architectural quality and character than its older neighbours"*. It summarises that *"given the lack heritage significance of the existing building its demolition is considered to be acceptable subject to a suitable replacement scheme"*.
- 2.8 A copy of the decision notice is attached at **Appendix A**.
- 2.9 There are several other applications which relate to works to various trees within the site. The site is within the Fitzjohns Netherhall Conservation Area and works to the trees within the site require notification to the Council.

### 5 Nutley Terrace/ 46 Fitzjohn Avenue

- 2.10 Attention is drawn to the fact that 5 Nutley Terrace, located directly opposite 6 Nutley Terrace to the north of the site, has a detailed planning permission, for residential redevelopment, as below. The scheme has been implemented and is substantially completed.
- 2.11 **2007/6330/P**: Planning permission was granted on 19<sup>th</sup> November 2008 for the redevelopment of the site by the erection of a part 3 and part 4 storey building with basement to accommodate two new residential units (Use Class C3) comprising one 2-bed unit at basement to second floor levels and one 4-bed unit at basement to third floor levels with roof terraces at second and third floor levels, and 5 garages at ground floor level, following the demolition of the existing garages. The officer's report notes that No.5 Nutley Terrace was

previously occupied by six lock-up garages, which were part of FitzJohn House at 46 Fitzjohn Avenue. The report states that the proposal respects the building lines (paragraph 6.7) and has been designed so as not to visually compete with the existing buildings, serving as a more subordinate infill development. It also states that the proposed design was “an acceptable contemporary intervention to the street scene, avoiding any pastiche of surrounding buildings” in paragraph 6.9.

- 2.12 **2012/2793/P:** Planning permission was granted on 25<sup>th</sup> July 2012 for alterations to the 2008 consent to change House A garage 1 to an office ancillary to Unit A, replacement of glazed roof of House A to green roof, erection of a louvered/brick extension at rear first floor level to accommodate air conditioning and alterations to the façade. The officer’s report stated that the proposed alterations were acceptable in policy terms.
- 2.13 The approved development at 5 Nutley Terrace sets a precedent for a modern contemporary-styled development at the 6 Nutley Terrace site.

---

### 3.0 PRE-APPLICATION ENGAGEMENT

- 3.1 Paragraphs 188-191 of the National Planning Policy Framework (NPPF) note the participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle. The guidance notes Local Planning Authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage, which can improve the efficiency and effectiveness of the planning system for all parties.
- 3.2 The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to prepare a Statement of Community Involvement. Wycombe District Council adopted its Revised Statement of Community Involvement in July 2011. Paragraph 2.25 advises that pre-application discussions provide greater certainty and clarity to an applicant by identifying planning issues and requirements at an early stage.
- 3.3 A complete preliminary planning application was submitted to London Borough of Camden Council on 8<sup>th</sup> October 2014 seeking Planning Officer advice in respect of the demolition of existing dwelling house and the erection of a four storey, double basement building comprising six dwellings.
- 3.4 The London Borough of Camden provided its pre-application response on 24<sup>th</sup> December 2014. A copy of the Council's response is at **Appendix 2**. Officers confirmed that the existing 6 Nutley Terrace provided a neutral contribution to the Conservation Area. Moreover Officers advised that the proposal would provide additional floor space and assist with Camden meeting its housing targets. The application site is large and its appearance could be altered to accommodate more residential units. Furthermore it was confirmed that the proposed size and mix of units (3x4 bed units and 3x2 bed units) met the Council's requirements of providing 50% of units as 2 bed properties.
- 3.5 As regards design, the Officer response noted that the proposal would be of greater width than the existing building but accord with the width of the scheme permitted for two dwellings at the site (LPA ref. 2012/2632/P). It was also noted that the scheme represents an increase in height relative to the existing building and the extant scheme to provide two dwellings at the site.



- 
- 3.6 The Officer advised that a mansard roof would be preferable because it would be set back from the front of the building and allow for a roof terrace. The proposed red brick facing material together with the large fenestration matches the surrounding area. Moreover the fenestration had been designed to ensure good outlook onto the proposed amenity space, good levels of daylight/sunlight amenity to occupiers of the units, and the proposed windows do not provide overlooking issues to neighbouring properties.
- 3.7 It was confirmed that the site has a Public Transport Accessibility Level (PTAL) rating of 6a. The site therefore has an excellent level of accessibility by public transport. As such, the proposal for six car parking spaces is likely to be considered unacceptable, and that the Council may decide that no parking is acceptable on the site. However further discussions with Highways Officers at London Borough of Camden clarified that up to two on site parking spaces and one on site disabled parking space would be acceptable.
- 3.8 It was also confirmed that any planning application should satisfy policies in respect of accessibility, basement impact, trees and landscaping and arrangements for waste disposal.
- 3.9 Officers confirmed that several planning obligations would be sought to mitigate the impact of the development. These are anticipated to include:
- Construction Management Plan;
  - Car free/car capped development;
  - Associated highway works;
  - Public Open Space Contribution;
  - Education Contribution;
  - Sustainability Plan, to ensure the development meets the Code Level 4 of the Code for Sustainable Homes standards.
- 3.10 Planning Officers concluded that, subject to satisfying the above advice, the proposed development is likely to be deemed acceptable in principle.
- 3.11 The matters raised and the documents identified, and their status, by officers have been considered and addressed within this report.
- 3.12 On 2<sup>nd</sup> April 2015 CgMs Consulting, on behalf of the client, notified immediate neighbours of the site of the planning application and development proposals to

be submitted to London Borough of Camden. Adjoining occupiers of the scheme were informed of the proposals and issued a leaflet illustrating the proposed site plan. Neighbours were asked to respond direct to CgMs Consulting with any relevant comments. It was considered by the applicant and design team that this was an important element in the pre-application engagement process. A copy of the leaflet that was issued is attached at **Appendix 3**. The following eleven addresses were identified as requiring notification of the proposed scheme:

- 1, 2, 3, 4 & 5 Nutley Terrace
- Nutley Cottage, Nutley Terrace
- 29 Daleham Gardens
- 40, 42, 44 & 46 Fitzjohn's Avenue

## 4.0 RELEVANT PLANNING POLICY

### ***National Planning Policy Framework (NPPF)***

- 4.1 The National Planning Policy Framework (NPPF) came into force on 27 March 2012 and provides a presumption in favour of sustainable development. The Framework introduced twelve core principles which underpin the planning system. They include establishing a planning system which proactively drives and supports sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and places the country needs, and to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided it is not of high environmental value.
- 4.2 Paragraph 49 sets out that housing applications should be considered in the context of the presumption of sustainable development.
- 4.3 Paragraph 50 states that in order to deliver a wide range of homes, widen opportunities for home ownership, and create sustainable, inclusive and mixed communities, local planning authorities should:
- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes; and,
  - Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.
- 4.4 Paragraph 128 of the National Planning Policy Framework (NPPF). requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.5 Paragraph 137 states that Local Planning Authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and

within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

### ***London Plan Further Alterations***

4.6 The latest version of the London Plan, which incorporates alterations to the Plan since 2011 was adopted on 10<sup>th</sup> March 2015. The relevant policies form the revised Plan are as follows:

Policy 3.3 – Increasing housing supply

Policy 3.4 – Optimising housing potential

Policy 3.5 – Quality and design of housing developments

### ***London Borough of Camden Local Development Plan***

4.7 The adopted planning policy at a local level (London Borough of Camden) is set out in the following documents:

- Core Strategy (adopted 2010)
- Development Policies Document (adopted 2010)

4.8 In addition the following Supplementary Planning Documents and Guidance are relevant:

- London Borough of Camden Guidance on Design (adopted September 2014)
- London Borough of Camden Guidance on Housing (adopted September 2013)
- London Borough of Camden Guidance on Design, Housing, Sustainability and Lightwells (adopted September 2013)
- Fitzjohns/Netherall Conservation Area Statement (adopted February 2001)

4.9 The adopted Proposals Map demonstrates the site lies within the Fitzjohns Netherhall Conservation Area.

4.10 The relevant Core Strategy policies are set out below:

Policy CS1 – Distribution of growth

Policy CS4 – Areas of more limited change

Policy CS5 – Managing the impact of growth and development

Policy CS6 – Providing quality homes

Policy CS11 – Promoting sustainable and efficient travel

Policy CS13 – Tackling climate change through promoting higher environmental standards

Policy CS14 – Promoting high quality places and conserving our heritage

Policy CS19 – Delivering and monitoring the Core Strategy

4.11 The relevant Development Policies Document are set out below:

Policy DP2 – Making full use of Camden’s capacity for housing

Policy DP5 – Homes of different sizes

Policy DP6 – Lifetime homes and wheelchair housing

Policy DP16 – The transport implications of development

Policy DP17 – Walking, cycling and public transport

Policy DP18 – Parking standards and limiting the availability of car parking

Policy DP19 – Managing the impact of parking

Policy DP22 – Promoting sustainable design and construction

Policy DP23 – Water

Policy DP24 – Securing high quality design

Policy DP25 – Conserving Camden’s heritage

Policy DP26 – Managing the impact of development on occupiers and neighbours

Policy DP27 – Basements and lightwells

---

## 5.0 PLANNING ANALYSIS

### Principle of Development

- 5.1 The surrounding context is residential and therefore the proposal accords with the existing land use context. The proposed residential use is in-keeping with the surrounding development.
- 5.2 Core Strategy Policy CS6 sets out that housing is the priority land use in the London Borough of Camden. The Council will aim to make full use of Camden's capacity for housing by maximising the supply of additional housing to meet or exceed a target of 8,925 homes from 2010-2025, including 6,550 additional self-contained homes.
- 5.3 Core Strategy Policy CS1 states that development will be directed to highly accessible locations. Policy CS4 states that areas of high accessibility are suitable locations for the provision of homes.
- 5.4 One of the NPPF's core planning principles is to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Additionally Paragraph 49 sets out that housing applications should be considered in the context of the presumption of sustainable development. Therefore significant weight should be placed on the need to support the delivery of new homes through the planning system.
- 5.5 The proposal involves the construction of six new apartments, which will provide a net increase of five units. The development proposals incorporate an appropriate amount of on-site car parking located at basement level and significant enhancements to landscaping and planting. The proposals are therefore in accordance with the planning policy framework.
- 5.6 The site has an extant detailed planning permission for the demolition of the existing house and erection of two replacement dwellings (LPA ref. 2012/2632/P). This shows that the principle of redevelopment of the site is deemed to be acceptable in principle. Moreover it is noted that the height and

---

bulk of the approved development scheme are similar to the accompanying development proposal.

- 5.7 The site is in area with a PTAL rating of 6A which is excellent. The site is located in the Swiss Cottage area which is one of the accessible locations suitable for housing development as stated in Core Strategy policies CS1 and CS3. It is considered that the principle of development is therefore policy compliant. Please refer to KSR Architects' Design and Access Statement for a detailed analysis of access considerations.

### **Design**

- 5.8 Core Strategy Policy CS14 sets out the Councils strategic planning policy requirement for design quality in development, through respect of local context and character. Development Management Policy DP24 reinforces the expectation that development will have the highest design standards. It expects the design of development to have considered character, setting, context, form, and scale, proportions of existing buildings, materials, topography, landscaping, amenity space and accessibility.
- 5.9 Policy DP6 requires that all new housing developments should meet life time home standards and 10% should either meet wheelchair housing or be easily adaptable to meet them.
- 5.10 Development Policy DP26 states that the council will protect amenity of neighbours and not grant planning permission for development which harms that amenity. Policy DP26 will review development considering factors such as visual privacy and overlooking, overshadowing and outlook, sunlight, daylight and artificial light levels, noise and vibration levels, odour/fumes/dust, microclimate and attenuation measures.
- 5.11 Policy DP22 requires that developments incorporate sustainable design features including green and brown roofs where appropriate. Policy DP22 also requires that all developments be built to Code for Sustainable Homes Level 4.
- 5.12 A design led approach has been at the centre of the proposals. The design seeks to respond to the local character and context, whilst not being pastiche.

- 5.13 Careful consideration has been given to the height of the development. The proposal will be a similar height to No. 4 Nutley Terrace, and considerably lower in height than No.1 and No.3 Nutley Terrace. It is considered that this proposed height responds well to the context of the area, reflecting the character of various heights of properties.
- 5.14 In terms of appearance, the proposed materials respond to the characteristics of the area, particularly with regard to the broad use of brick and the new colour palette provided by No. 5 Nutley Terrace. The use of an orange-red brick colour has been agreed with the Local Planning Authority. The brick matches those incorporated on neighbouring properties, whilst adhering to the traditional brick colour in the wider context.
- 5.15 There will be no unacceptable harm caused to the amenity of neighbouring properties via the loss of privacy or light. The scheme has been carefully designed to ensure there is no overlooking of neighbouring properties.
- 5.16 The proposal has been designed to Code for Level Sustainable Homes Level 4 and meets Lifetime Home standards.
- 5.17 The overall design of the proposed building has been considered in terms of streetscape impact, as well as its visual impact upon the wider conservation area. The proposed shallow pitched roof seeks to respond to the varying roofscapes of the surrounding area.
- 5.18 A detailed description and analysis of the overall design of the scheme has been included within KSR Architects' Design and Access Statement, which accompanies this Statement.

### **Basement**

- 5.19 Development Policy DP27 states that the Council requires the basement development to consider the impact on drainage, flooding, groundwater conditions and structural stability. It also states that such development will only be permitted where it does not cause harm to the built and natural environment, amenity, or result in flooding or ground instability. An appropriate Basement Impact Assessment (BIA) which addresses the issues set out and the



---

appropriate methodologies for implementation has been prepared by Elliotwood and accompanies this Statement.

- 5.20 The proposed basement will be used for underground car, cycle parking, plant and equipment (including water harvesting plant) and storage for the proposed units. It is proposed to provide 2no. car parking, 1no. disabled space and 18no. cycle spaces within the basement. The basement will be accessed by car lift, elevator and stairs.
- 5.21 Both the car lift and air conditioning unit will be fitted with motors, plant and equipment which are compliant with Environmental Health standards. Appropriately worded planning conditions will be attached to any planning permission that may be issued by the Local Planning Authority to ensure that a satisfactory level of amenity is achieved.

### **Transport**

- 5.22 Core Strategy Policy CS11 states that the council will promote cycling and walking. Development Policy DP17 states that the development should make adequate provision for cyclists.
- 5.23 Policy DP19 states that Council will seek to ensure that the creation of additional car parking spaces will not have negative impacts on parking, highways or the environment. Considerations include highway safety and detrimental visual impact caused by prominent car parking areas.
- 5.24 It sets out in Policy DP19 that off street parking will have to preserve the buildings setting and character, preserve enclosure, trees or other features in forecourt and garden and an appropriate Transport Assessment should be submitted for planning applications for new development.
- 5.25 It is noted that the site location benefits from a PTAL rating of 6a, which is the highest rating. Therefore the site is within a sustainable location with links to public transport. The site provides opportunities for walking and cycling to nearby amenities and services, including retail, leisure, community services and employment opportunities.

- 5.26 There are currently three existing car park spaces which serve the existing dwelling. The car park spaces are all located to the front of the property close to Nutley Terrace. It is noted that three proposed car park spaces were approved as part of the extant development scheme to demolish the existing dwelling house and replace it with 2 dwelling houses under consent ref. 2012/2632/P. This demonstrates the Council are satisfied that three parking spaces are appropriate at the site.
- 5.27 As part of the development proposals appropriate amounts of both cycle and car parking will be provided. It is proposed to locate 2.no car park spaces, 1no. disabled space and 18no. cycle spaces at the basement level. This will remove the existing unsightly car parking from the front of the building. It is considered that this will preserve the setting and character of the building and wider site.
- 5.28 A full Transport Statement has been prepared by TTP Consulting in support of the application. The Statement should be read in conjunction with the Design and Access Statement prepared by KSR Architects.

## **6.0 HERITAGE STATEMENT**

### **Overview**

- 6.1 As noted above, the site lies within the Fitzjohns Netherall Conservation Area. Core Strategy Policy CS14 states that the Council will preserve and enhance heritage assets in the borough. Development Policy DP25 states character of Conservation Areas will be maintained via preserving and enhancing the character and appearance.
- 6.2 Policy DP25 also states that the Council will prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character and appearance of the Conservation Area.
- 6.3 Policy DP25 sets out that that the Council will preserve trees and garden spaces which contribute to the character of the Conservation Area which provide a setting for Camden's architectural heritage.
- 6.4 The Fitzjohns/Netherhall Conservation Area Statement explains that Nutley Terrace has few buildings facing the road except at the eastern end, which includes the application site. It states that the dwellings at the eastern end of the road are detached properties set within extensive plots.
- 6.5 The Statement goes on to explain that nos. 1 & 2 Nutley Terrace form important corners at the junction with Daleham Gardens. It identifies the low-profile, single-storey Nutley Cottage as providing a pleasant contrast to the wider built form. Nutley Cottage is identified as a 'building which makes a positive contribution' to the Conservation Area. The Statement also notes that Nutley Terrace runs above the Belsize railway tunnel.

### **Development within the Conservation Area**

- 6.6 The eastern end of Nutley Terrace is rather secluded and characterised by established mature planting. The area comprises large detached dwellings broadly dating from the late 19<sup>th</sup> Century (nos. 1 and 3 Nutley Terrace). Nos. 2 and 4 Nutley Terrace were similar to nos. 1 and 3, but no. 2 has been replaced. The lock-up garages opposite the application site have been replaced with a modern residential development, which is still under construction. It is evident

that the area has experienced recent and on-going change in terms of development proposals.

### **Heritage Appraisal**

- 6.7 The application site itself is not noted as a building of merit in the Conservation Area Appraisal. Indeed Officers acknowledge that the building is a neutral contributor to the character, appearance and setting of the Conservation Area. The proposed scheme will therefore replace an unremarkable existing house with a contemporary building. The site is of sufficient size to accommodate six dwellings whilst respecting the overall urban grain, form and scale of the wider area. The proposed building will be comfortably sited within its plot and will appear cramped or overdeveloped. The building will be sited towards the front centre of the plot to provide sufficient distances between the property and the plot boundaries
- 6.8 The proposed scale of development is in keeping with the character and appearance of the Conservation Area. The design seeks to respond to the varying architectural style of the surrounding area. The proposed building is considered to act as an intermediary to the design of No.5 Nutley Terrace and the surrounding properties, by providing a contemporary development which makes use of red brick (predominately found across the area) and extensive glazing to provide an attractive and well-designed development.
- 6.9 It is considered that the proposed scheme takes the opportunity to fully preserve and enhance the Conservation Area with a new development that is of high architectural and aesthetic quality which respects the Area and wider area. Overall the scheme will replace a relatively non-descript building with one which substantially enhances the Conservation Area.

---

## **7.0 CONCLUSIONS**

- 7.1 This assessment has had due regard to all relevant national and local planning policies and guidance including the National Planning Policy Framework and National Planning Policy Guidance.
- 7.2 The proposal has been informed by a design-led approach to provide a sensitively designed housing scheme in the Conservation Area setting. The accompanying scheme has resulted from detailed design discussions with Officers, providing a suitable Conservation Area development scheme.
- 7.3 The redevelopment scheme will remove a building which is acknowledged provides a neutral contribution to the Conservation Area. It is considered that the proposal will fully enhance the character, appearance and setting of the Conservation Area.
- 7.4 It is considered that the proposed development provides a high-quality and well-designed scheme which preserves and enhances the character, appearance and setting of the Conservation Area. The scheme will remove a building which is a neutral contributor to the Conservation Area and replace it with a modern and contemporary building of high architectural merit. The new apartments have been designed to respond to the character and appearance of the area, and particular and careful consideration has been given to overall scale, including height, and appropriate materials selection. Overall the proposal fully preserves and enhances the character of the Conservation Area.
- 7.5 The proposal will provide 6 new residential apartments, which is the preferred land use in the London Borough of Camden. The scheme meets the long-standing and widely-held aspiration of increasing the supply and delivery of new homes within the London Borough of Camden. The proposals provide an appropriate mix of dwellings which satisfy the Council's standards in terms of size, layout and overall floor space.
- 7.6 The principle of residential development is deemed to be acceptable via the 2013 consented scheme (LPA ref. 2012/2632/P, approved on 12 February 2013) at the site. The accompanying scheme is of identical width to the consented scheme, and of similar bulk and footprint. In terms of proposals for demolition

and redevelopment of residential properties, the 2007 development scheme at no.5 Nutley Terrace (LPA ref. 2007/6330/P) is also a material consideration.

- 7.7 The scheme will incorporate significant enhancements to landscaping by providing appropriate hard and soft landscaping to the site.
- 7.8 The apartments have been designed to the required Code for Sustainable Homes Level 4 and the development will also meet Building Regulations Part M and Lifetime Homes standards.
- 7.9 The proposal will not have an adverse impact affect on the amount of parking provision, access or local highway safety and convenience, as demonstrated by the accompanying Transport Statement prepared by TTP Consulting.
- 7.10 Moreover the proposal will not have a detrimental impact upon neighbouring or future resident's amenity and privacy, flood risk and drainage issues or land/ground conditions.
- 7.11 Overall the proposals meet the requirements of national planning policy, London Borough of Camden's Development Plan and appropriate Conservation Area design.

**APPENDIX 1**

**2012/2632/P: DECISION NOTICE AND OFFICERS REPORT**

Richard Solomon  
KSR Architects  
14 Greenland Street  
London  
NW1 0NDApplication Ref: **2012/2632/P**  
Please ask for: **Aysegul Olcar-Chamberlin**  
Telephone: 020 7974 **6374**

12 February 2013

Dear Sir/Madam

**DECISION**Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Granted Subject to a Section 106 Legal Agreement**Address:  
**6 Nutley Terrace**  
**London**  
**NW3 5BX**

## Proposal:

Erection of 2 x three storey plus basement single-family dwellinghouses (Class C3), new crossover and associated landscaping (following demolition of existing dwellinghouse).  
Drawing Nos: NUT-L01 (Site Location Plan); 000 P5; 001 P5; 002 P5; 003 P3; 004 P1; 005 P1; 006 P1; 007 P1; 008 P1; 010 P1; 011 P3; 012 P1; 013 P1; 014 P1; 015 P2; 020; 022; 023; 024; 025; 026; 027; 028; 029; 030; 031; Heritage Appraisal by KM Heritage; Arboricultural Impact Assessment Report by Landmark Trees dated 20th October 2011. Transport Statement by TTP Consulting dated February 2012; Basement Impact Assessment by Elliottwood (Rev.P1) dated January 2012; Basement Impact Assessment Appendices continued (Rev. P1) by Elliottwood dated January 2012; Groundwater Impact Assessment by Chord Environmental Ltd dated November 2011; Energy Efficiency Statement and Code for Sustainable Homes Pre-assessment by HOARE LEA (revised) dated October 2012; Daylight and Sunlight Report in respect of 6 Nutley Terrace by GL Hearn Property Consultant dated 19th January 2012; Planning Statement by Geoffrey Searle; Lifetime Homes Standards by KSR Architects dated May 2012; e-mail from KSR Architects dated 07th September 2012; and e-mail from KSR Architects dated 02nd





October 2012.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Detailed drawings, and/or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all new external window and door at a scale of 1:10 with typical glazing bar details at 1:1.

- b) Samples and manufacturer's details of all new facing materials including masonry, windows and door frames, glazing.

- c) Plan, elevation and section drawing including materials of the proposed new gate on the front boundary at a scale of 1:10.

The samples shall include a brickwork panel no less than 1m by 1m including junction with window openings demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, which shall be erected on site for inspection by the local planning authority.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

NUT-L01 (Site Location Plan); 000 P5; 001 P5; 002 P5; 003 P3; 004 P1; 005 P1; 006 P1; 007 P1; 008 P1; 010 P1; 011 P3; 012 P1; 013 P1; 014 P1; 015 P2; 020; 022; 023; 024; 025; 026; 027; 028; 029; 030; 031; Heritage Appraisal by KM Heritage; Arboricultural Impact Assessment Report by Landmark Trees dated 20th October 2011. Transport Statement by TTP Consulting dated February 2012;

Basement Impact Assessment by Elliottwood (Rev.P1) dated January 2012; Basement Impact Assessment Appendices continued (Rev. P1) by Elliottwood dated January 2012; Groundwater Impact Assessment by Chord Environmental Ltd dated November 2011; Energy Efficiency Statement and Code for Sustainable Homes Pre-assessment by HOARE LEA (revised) dated October 2012; Daylight and Sunlight Report in respect of 6 Nutley Terrace by GL Hearn Property Consultant dated 19th January 2012; Planning Statement by Geoffrey Searle; Lifetime Homes Standards by KSR Architects dated May 2012; e-mail from KSR Architects dated 07th September 2012; and e-mail from KSR Architects dated 02nd October 2012.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 No development shall take place until full details of hard and soft landscaping (including replacement tree planting) and means of enclosure of all un-built, open areas have been submitted to and approved in writing by the local planning authority. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels and replacement trees for the recently removed trees. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the

permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 7 Full details in respect of the green roof in the areas indicated on the approved plans shall be submitted to and approved in writing by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 8 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A and C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Prior to first occupation of the buildings the windows on the east side elevation of House 6A and the dormer window on the west side elevation of House 6B as shown on the approved drawing shall be obscure glazed and fixed shut or fitted with restricted opening (not opening more than 100mm) and as permanently

retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 12 Prior to commencement on the relevant part of the development details of the proposed Air Source Heat Pumps (ASHP) including a noise impact assessment (to demonstrate compliance with condition 11) and manufacturer's specification (including details of maximum noise output when they are in operation, cumulative noise output, a plan showing distance to the nearest windows of residential property and background noise levels), and mitigation measures if necessary shall be submitted to and approved in writing by the Council. The ASHP shall be installed in accordance with the details thus approved and permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 13 Prior to commencement of development details of a sustainable urban drainage system (SUDs) shall be submitted to and approved in writing by the local planning authority. The approved system shall be implemented as part of the development prior to first occupation and thereafter retained and maintained .

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden

Local Development Framework Development Policies.

- 14 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 15 Before the development commences, details of secure and covered cycle storage area for two cycles for each of the proposed houses shall be submitted to and approved in writing by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 and DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 16 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS4 (Areas of More Limited Change), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity), CS18 (Dealing with our waste and encouraging recycling) and CS19 (Delivering and monitoring the Core Strategy) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair housing), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP20 (Movement of Goods and Materials), DP21 (Development connecting to the highway network), DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP27 (Basements and lightwells), DP28 (Noise and Vibration) and DP32 (Air quality and Camden's Clear Zone). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 5 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 6 If you proposed to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
- 7 You are advised that Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9litres/minute at the point where it leaves Thames Water pipes. The developer should take into account of this minimum pressure in the design of the proposed development.
- 8 You are advised that the proposed landscaping scheme required by condition 4 should include the small leaved lime which should have been planted to replace the Ash tree removed in 2011.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444***

**APPENDIX 2**

**2014/6349/PRE: COPY OF OFFICER PRE-APPLICATION  
PLANNING RESPONSE**



Date: 24/12/14  
Our ref: 2014/6349/PRE  
Contact: Olivier Nelson  
Direct line: 020 7974 5142  
Email: [Olivier.nelson@camden.gov.uk](mailto:Olivier.nelson@camden.gov.uk)

**Advice and Consultation  
Planning and public protection**  
Culture & environment directorate  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

CgMs Consulting  
140 London Wall  
London  
EC2Y 5DN

Tel: 020 7974 5613  
Fax: 020 7974 1680  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Mr Spall,

**Re: 6 Nutley Terrace, London, NW3 5BX**

**Drawings: 6 Nutley Terrace dated October 2014, Pre-app covering letter dated 8<sup>th</sup> October 2014 NUT2-L01, Town Planning & heritage Statement in Respect of a pre-application advice request submission dated October 2014, KSR Architects pre-planning application package dated 26/11/2014**

Thank you for your enquiry received on the 8<sup>th</sup> October 2014, regarding the demolition of the existing dwellinghouse and the erection of a 4 storey, plus double basement, building comprising 6 dwellings. The proposal would incorporate a new driveway and landscaping at the site. The application site is currently occupied by a two storey dwellinghouse set in a large plot on the south side of Nutley Terrace in the Fitzjohns/Netherall Conservation Area. The property is a neutral contributor to the Conservation Area. The application property has been altered over the years. The front garden has been lost to paving for car parking

## **History**

### Application site

2012/2632/P- Erection of 2 x three storey plus basement single-family dwellinghouses (Class C3), new crossover and associated landscaping (following demolition of existing dwellinghouse). Granted 12/02/2013 subject to a s106 legal agreement.

### Garages at rear of Fitzjohn's House (opposite the application site)

2012/0659/P - Amendment to planning permission granted 19/11/08 (ref: 2007/6230/P) for the erection of a part 3 and part 4 storey building with basement to accommodate two new residential units (Class C3), namely enlargement of basement area. **Granted subject to a section 106 agreement 10/08/2015.**

## **Policy**

The Camden policy context for the proposal is as follows:

#### Local Development Framework Core Strategy

- CS1 (Distribution of growth)
- CS4 (Areas of more limited change)
- CS5 (Managing the impact of growth and development)
- CS6 (Providing quality homes)
- CS11 (Promoting sustainable and efficient travel)
- CS13 (Tackling climate change through promoting higher environmental standards)
- CS14 (Promoting high quality places and conserving our heritage)
- CS19 (Delivering and monitoring the Core Strategy)

#### London Development Framework Development Policies

- DP2 (Making full use of Camden's capacity for housing)
- DP5 (Homes of different sizes)
- DP6 (Lifetime homes and wheelchair housing)
- DP16 (The transport implications of development)
- DP17 (Walking, cycling and public transport)
- DP18 (Parking standards and limiting the availability of car parking)
- DP19 (Managing the impact of parking)
- DP22 (Promoting sustainable design and construction)
- DP23 (Water)
- DP24 (Securing high quality design)
- DP25 (Conserving Camden's heritage)
- DP26 (Managing the impact of development on occupiers and neighbours)
- DP27 (Basements and lightwells)

#### Supplementary Planning Guidance

- CPG1 Design
- CPG2 Housing
- CPG3 Sustainability
- CPG4 Basement and lightwells
- CPG6 Amenity
- CPG7 Transport
- CPG8 Planning obligations
- Fitzjohns/Netherall Conservation Area

On a regional and national level, the London Plan (2011) policies and the National Planning Policy Framework (March 2012) would also be relevant.

#### **Land use**

The proposal would provide additional residential floorspace and help to meet Camden's housing targets. The application site is large and due to the lack of heritage significance of the existing building could see a change in appearance in order to accommodate more residential units. The proposal is likely to be considered acceptable in principle subject to an assessment of the relevant issues outlined below.

Demolition has already been deemed acceptable within the last planning application. The building does not make a positive contribution to the character and appearance of the

Fitzjohns/Netherall Conservation Area. Due to the lack of heritage significance of the existing building its demolition is considered to be acceptable subject to a suitable replacement scheme.

## Design

Policy DP25 states the Council will only permit development within Conservation area that preserves and enhances the character and appearance of the area. Many of the properties on Nutley terrace are detached and have substantial plots. The width of the building would increase but would be in line with the width of the scheme permitted for two houses. The layout of the building generally respects the existing front building lines. It is considered that the rear building line of the scheme could be reduced slightly on the boundary with no. 4 Nutley Terrace. This would reduce the level of blank façade which this neighbour would see from their side elevation. The reduction is considered to be achievable as all of the proposed units are spacious and the reduced space would not impact on the quality of accommodation.

The proposal represents an increase in height relative to the existing building and the approved scheme. While the overall height of the proposal would generally be in keeping with adjoining properties, the eaves height is considerably higher and as such would significantly add to the bulk of the building. As such it is considered that the eaves height should be reduced.

With regard to the style of the building, there are two options; both are contemporary contextual interpretations of the buildings in the conservation area. Option 1 would see a mansard-style roof and option 2 a flat panelled roof projection. Mansard roof option 1 is preferred; this would be set back from the front building and would allow for a roof terrace. The building has been designed to have two front bays. There would be a primary bay on the boundary with no. 4 and a secondary bay on the boundary with Nutley Cottage. These appear to be in keeping with the proportions of the adjoining/nearby buildings and as such are likely to be considered appropriate.

The proposed red brick would match the context of the area. The front elevation would be a mix of red brick and large windows, the windows would largely follow a pattern and would have a uniform character on the front elevation. The rear elevation would have more glazing than the front; to take advantage of its southern aspect. The elevation faces onto the garden area with most of the rooms being the main living areas for the units. No windows have been proposed on the side elevation. The rear of the site is not readily visible from the public realm and as such is not considered to be of as much concern from a design standpoint. It would be visible from some private vantage points so will need to be of a reasonable quality.

## Dwelling mix and standard of accommodation

<b>Dwelling Size Priorities Table</b>				
1 – bedroom or studio	2-bedrooms	3-bedrooms	4-bedrooms or more	<i>Aim</i>
lower	Very high	medium	medium	40% 2-bed

The proposal would have a mixture of 3 x 4 bed units and 3 x 2 bed units. 2 x 4 bed units would be provided at the lower ground and ground floor levels. 2 x 2 bed units would be provided at first floor level, a 4 bed unit would be provided at second floor level and a 2 bed unit would be provided at third floor level. The mix of units is generally considered to be acceptable as it provides 50% of the units as 2 bed units. The proposed units would be of a generous size; exceeding the Councils requirements. In addition it is considered there is ample storage and circulation space and the rooms are laid out in an appropriate manner that would ensure adequate daylight and sunlight to all habitable rooms.

### **Accessibility**

Policy DP6 requires that all new homes comply with Lifetime Homes criteria. As part of an application you will be required to submit a Lifetime Homes assessment which outlines how the proposal will meet each of the 16 criteria. Given the development would be demolishing the existing dwelling and rebuilding with a new building it is expected it would be able to meet all of the Lifetime Homes standards.

### **Basement Impact**

A Basement Impact Assessment (BIA) will be required for the proposed excavation. The details for what should be included in a BIA are included in Camden Planning Guidance 4 – Basement and Lightwells. A BIA is required to ensure that all relevant site constraints are considered prior to excavation. Please note that we may require a third party independent verification of the BIA at your expense. Given the scale of the basement it is recommended that site investigation works, including boreholes, be carried out as part of the BIA.

### **Trees and Landscaping**

The application would need an Arboricultural report and tree survey. This should demonstrate the trees to be retained would not be harmed by the development. As basement works are proposed, consideration should be given to root protection zones. CPG 4 (Basements and Lightwells) discusses root protection zones and this should be explored further prior to the planning application stage. The application proposes to divide the rear garden in half to provide garden areas to the two units which are ground floor units. This approach is generally supported. Details on the type of soft and hard landscaping which would be used in the garden will likely be required by condition.

### **Amenity**

Policy DP26 seeks to ensure that the amenity of occupiers and neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook, privacy and the like.

The residential units would have good outlook onto amenity space. The proposed windows on the rear of the building would face onto the rear garden and there would be more than 18m between the property and any property directly facing its rear elevation. This part of the proposal complies with CPG 6 (Amenity). In respect of the balcony areas, privacy screens would be needed between the adjoining units at each floor level. A

significant concern would be the noise generated from the proposed car lift and how it would impact on an adjoining bedroom in unit D01. A detailed noise impact assessment would need to be submitted with the scheme.

With regard to daylight and sunlight, you would be required to provide a daylight and sunlight report demonstrating the impact of the development on neighbouring residents is acceptable. The assessment on the impact on daylight/sunlight to the neighbouring properties would have to be in accordance with BRE standards and guidance found within CPG 6.

The mature trees and high fencing on the shared boundary with Nutley Cottage and 44 Fitzjohns Avenue limits the outlook from these properties to the garden of the application property. The relationship of these properties with the proposed new building is unlikely to see a significant loss of outlook due to the mature vegetation already in place.

## **Waste**

The Council will seek to ensure development includes facilities for storage and collection of waste and recycling, in accordance with Policies CS18 and DP26. You are advised to refer to section 10 of CPG1 (Design), in particular 10.8, in respect of the Council's requirements for refuse provision. You have proposed a refuse and recycling store in the front garden. The waste storage should be located within 10 metres of an external access. The proposed waste storage should be in line with the guidance CPG 1 (Design) chapter 10.

## **Sustainability**

The Council would require development to incorporate sustainable design and construction measures. As you are proposing a new build you would be required to provide a sustainability statement. It would be expected that the dwellings meet Code Level 4 of the Code for Sustainable Homes standards. You are advised to submit a statement demonstrating how relevant measures have been incorporated into the design and proposed implementation as per Policy DP22.

In line with CS13 and Camden Planning Guidance 3 (Sustainability), developments involving 5 or more dwellings are required to submit an energy statement which demonstrates how carbon dioxide emissions will be reduced in line with the energy hierarchy. The current standard is for a 40% reduction in emissions over the Target Emission Rate outlined in the Building Regulations. See Sections 2-6 of CPG 3 for further details and GLA guidance on planning energy assessments.

The Energy Statement and Code for Sustainable Homes (including a design stage and post construction review) will be secured via a S106 legal agreement.

## **Transport**

The site has a Public Transport Accessibility Level (PTAL) rating of 6a which indicates that it has an excellent level of accessibility by public transport. The site is located within Control parking Zone CA-B which is currently oversubscribed. DP18 promotes car free development in areas within Controlled Parking Zones which are easily accessible by

public transport. Car-free housing is sought where development involves the creation of one or more additional dwellings. As such the proposal for 6 car parking spaces is likely to be considered unacceptable.

It is noted that a recent permission allowed two spaces on site but secured the proposal as car-free otherwise. However, it should be noted that in the intervening time the Council has been actively seeking to reduce the reliance on motor vehicles, CPZs have seen decreasing capacity, and the public transport network has been improving. As such the Council may ultimately decide that no parking is acceptable on site.

### *Cycle Parking*

Secure, covered and convenient cycle parking will be required at the rate of 1 space per 1-2 bed dwellings and 2 spaces per 3+ bed dwellings. It is noted that the drawings show this will be provided at basement level. Although in terms of feasibility the proposed cycle parking has to demonstrate that cycles are able to be manoeuvred in and out with ease. Each cycle would need a length of 1.8m and width of 0.5m in order to manoeuvre. This is considered to be an appropriately convenient and secure location. Details of the Council's preferred cycle parking can be found in CPG7.

### *Highways works*

The new crossover would require works to the footway and an amendment to the Traffic Management Order. This would need to be paid for by the applicant if the application was to be approved. As the proposal involves the demolition of the existing dwelling and extensive construction works, the council would seek to repave the footway adjacent which is likely to be damaged by the development. This will be secured via s106 legal agreement.

### *Construction*

Given the location of the site on Nutley Terrace and the scale of the works which includes demolition of the existing building the proposal is likely to impact on the highway network during construction. As such a Construction Management Plan is considered to be necessary and will be secured via s106 legal agreement.

## **Section 106 Obligations**

CPG 8(Planning obligations) provides full details of planning obligations which would likely be sought as a result of development, to mitigate its impact. Given the scale of the proposed development, it is anticipated the following will be secured via a Section 106:

- Construction Management Plan - given the proposal would involve demolition within a conservation area;
- Car free/car capped, to ensure the provision of the minimum necessary car parking provision;
- Associated highways works
- Public Open Space Contribution
- Educational Contribution
- Sustainability Plan – to ensure the development meets the Code Level 4 of the Code for Sustainable Homes standards.

## **Community Infrastructure Levy (CIL)**

Given the proposal includes the provision of new residential accommodation the development would be liable to pay the Mayoral CIL, based on the floorspace of the residential space. Within Camden the CIL contribution is calculated at £50 per m2.

Please also be advised that the Camden CIL will come into effect in March 2015. Further advice can be found on our [website](#).

## **The planning application stage**

Please ensure that you submit all the required information in accordance with the validation checklist. More details can be obtained from our website by logging on to <http://camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application>.

As the proposal involves the demolition of a building within the Conservation area and creates 5 or more residential units it would have to be determined at Development Control Committee.

## **Conclusion**

The proposed development is likely to be considered acceptable in principle, subject to design amendments, site visit and consultation. Specifically with regard to design, concern is raised as to the eaves height and depth of the proposed building. The proposed residential units are appropriately designed in terms of size, accessibility and access to facilities such as refuse and cycle storage. Screening may be needed on the balconies between the residential units. As discussed there is significant concern raised with regard to the proposed car parking.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 5142.

Please note that the information contained in this letter represents an officer's opinion based on the level of information supplied and is without prejudice to the further consideration of this matter by the Development Control section or to the Council's formal decision.

Yours sincerely,

Olivier Nelson  
Planning Officer – West Area Team

**APPENDIX 3**

**COPY OF LEAFLET NOTIFYING NEIGHBOURS OF PROPOSED  
SCHEME DATED 2<sup>ND</sup> APRIL 2015**



# 6 Nutley Terrace, NW3 - Redevelopment

01.04.2015

A planning application for a new building containing six apartments with off-street parking is to be submitted shortly to replace the existing dwelling house. Extensive new landscaping is proposed as part of the scheme to enhance the site and local area. In 2013, planning permission was granted for a two house scheme with a similar bulk and plot cover. The consented two house scheme footprint is shown in red on the plan below, with the existing dwelling house shown in blue.

For further information please contact Ian Taylor from CgMs Consulting.  
Tel: 020 7832 1392 or [ian.taylor@cgms.co.uk](mailto:ian.taylor@cgms.co.uk)



PROPOSED VIEW FROM NUTLEY TERRACE



PROPOSED VIEW FROM REAR GARDEN



PROPOSED FRONT ELEVATION

Cgms

**Cgms**  
[www.cgms.co.uk](http://www.cgms.co.uk)