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INTEGRATED PLANNING STATEMENT. APRIL 2015. OPTION B

29 PROWSE PLACE. LONDON. NW1 9PN

STUDIO KYSON. 28 SCRUTTON STREET. LONDON. EC2A 4RP **W.** WWW.KYSON.CO.UK

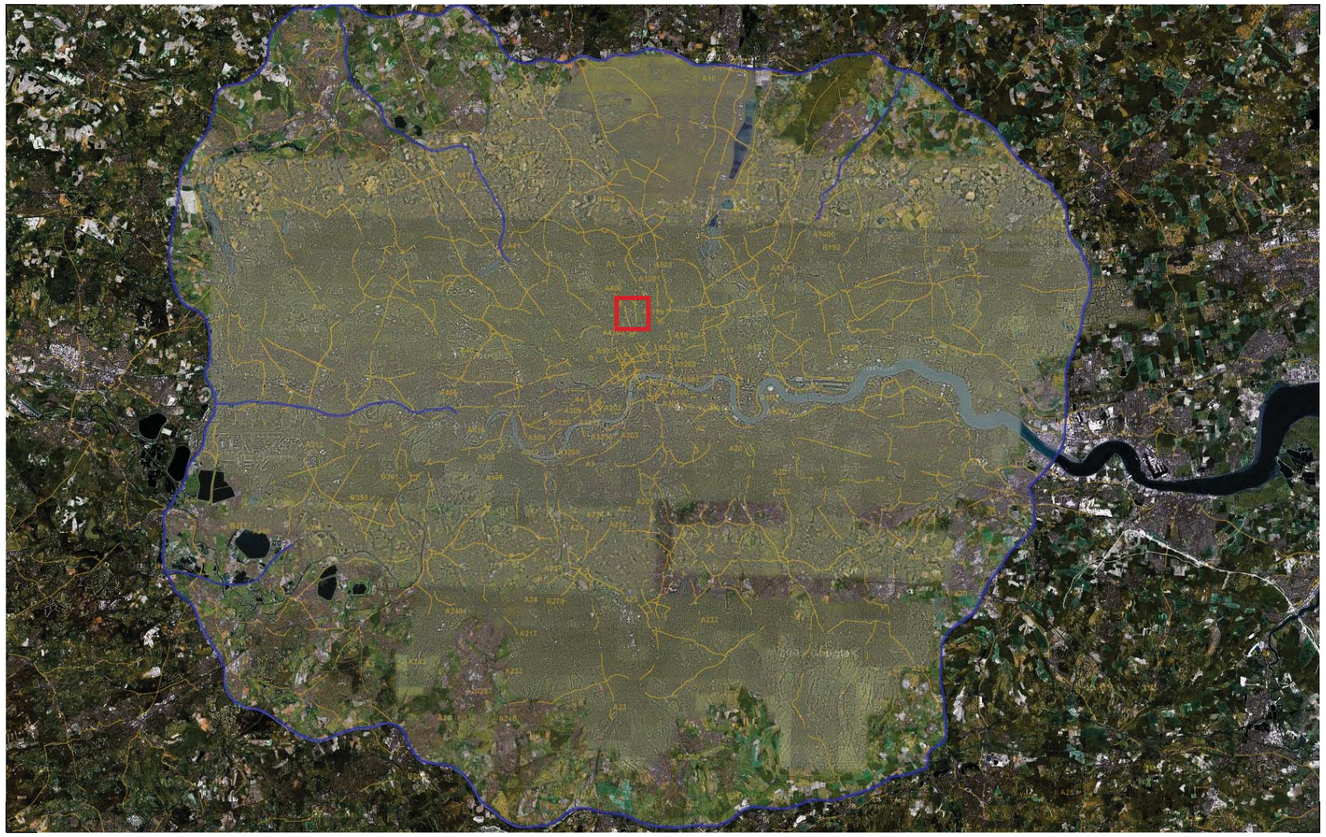
CONTENTS

PART A

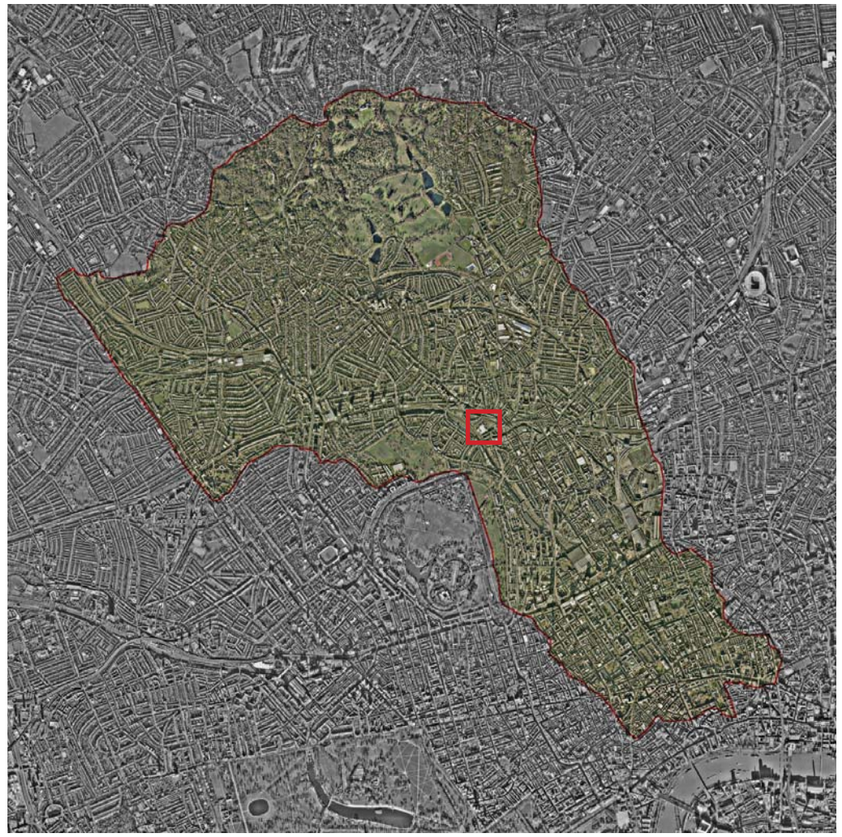
INTRODUCTION

Kyson, on behalf of our client, seeks full planning permission for the addition of a rear roof extension with inset terrace to 29 Prowse Place.

SITE LOCATION
CAMDEN



Map of London



London Borough of Camden

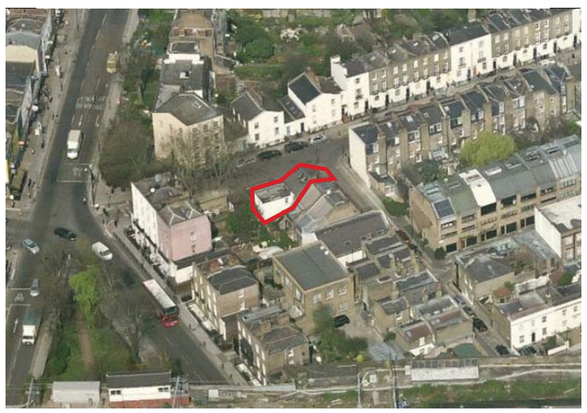
Location

The site is located a short distance to the north of Camden Town Underground Station and the Grand Union canal.

SITE LOCATION
PROPOSAL SITE

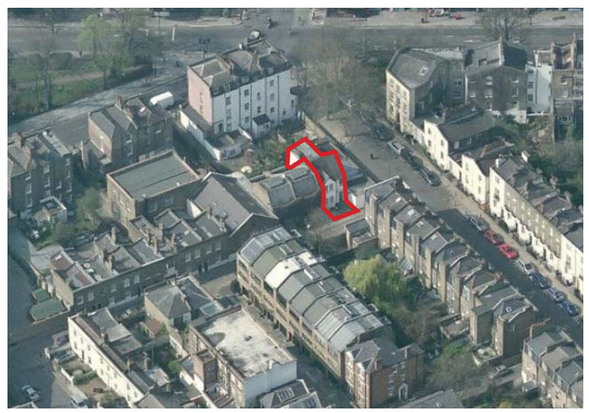
Site Map

South View



North View

East View



West View

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SITE HISTORY AND CONTEXT
LOCAL AREA

Jeffrey's Street

Described in the local conservation area appraisal as the 'oldest most complete streets in Camden', Jeffrey's Street is an attractive and well composed typical London Georgian street standing at three storeys plus basement with yellow London stock bricks to the upper elements and a white stucco finish to the lower. Several houses have since extended the stucco finish to the full height of the facade creating a well proportioned and balanced street scene.

The east and west entrances to the street are less well defined with a late twentieth century addition on the north side of the east end, although in scale and relatively sympathetic with the surrounding. To the west end two more historic houses stand, again at three storeys, although not framing the entrance as well as could be hoped, individually they are attractive elements.

The majority of the area was built in the late 1790's and 1800's and has remained residential in use. To the west is the busy Kentish Town Road, providing a main north-south link and offering a range of commercial uses.

Prowse Place

A somewhat disjointed street in comparison to Jeffrey's Street with architectural styles from several eras and the railway viaduct crossing its midsection. The buildings here are fairly uniform scale, generally tight to the edge of the cobbled street.

The houses here are either two storey railway workers cottages, or the end gable property of several neighbouring streets. The site in question is one of three slightly set back properties at the northern end of the street of a late twentieth century form. Those buildings closest to the railway take the appearance of workshop / warehouses, noting the industrial nature of the railway.

No. 29 Prowse Place

As noted in the conservation area appraisal, the house is of a more suburban character and Victorian feel. Since its construction it has been fully painted which is not likely to have been original and unfortunately looses some of the original detailing. However, the buildings exterior appears largely in good condition with a large vine (Virginia Creeper) now spreading across the facade from the neighbouring buildings.

To the northern boundary stand six single storey garages and to the rear the garden backs on to the gardens of 174 Camden Street. Flat 3, the building element in focus, does not have access to this amenity space but does over look it.

The flat provides four bedrooms over the first floor and roof space with three velux style windows serving the upper elements. The conservation area appraisal notes several of the surrounding buildings as having a positive contribution with the majority of Jeffrey's Street recorded as Grade II listed. No.29 however does not come under either of these lists.

Front elevation

Side / front elevations from Jeffrey's Street

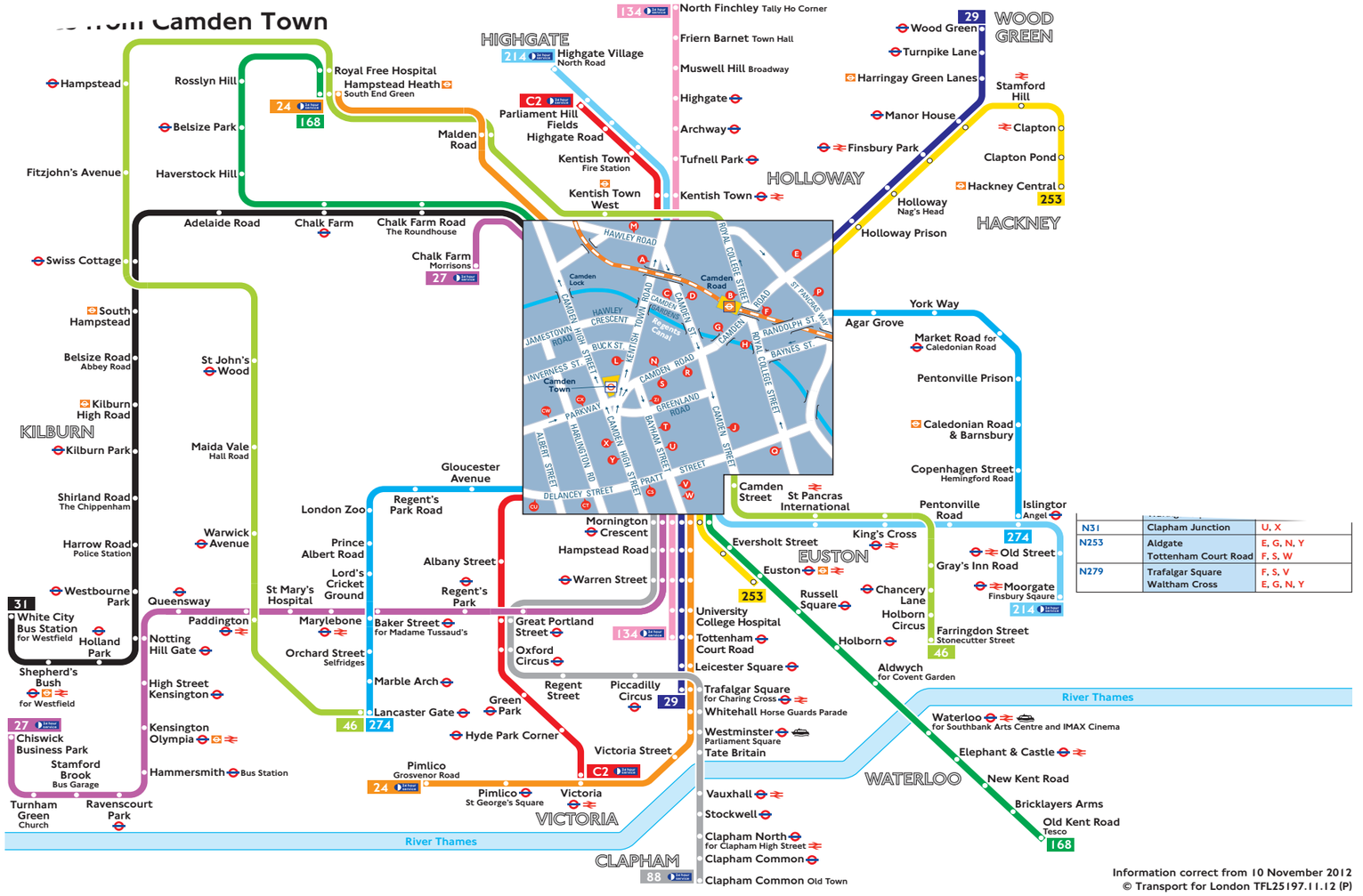
Side / rear elevations from Jeffrey's Street

SITE HISTORY AND CONTEXT
LOCAL ACCESSIBILITY

Located in a Travel card zone 2, Prowse Place benefits from a PTAL rating of 6a (Excellent) with Camden Town Underground station 450m to the south (5mins walk) and Camden Road Overground station 290m (3mins walk) to the south east. The local area is also served by several key bus routes.

Relevant Bus routes

134	North Finchley
214	Highgate Village
C2	Parliament Highfields
24	Pimlico
27	Chiswick Business Park
31	Camden Town
46	St Bartholomew's Hospital
134	Tottenham Court road
168	Russell Square



N31	Clapham Junction	U, X
N253	Aldgate Tottenham Court Road	E, G, N, Y F, S, W
N279	Trafalgar Square Waltham Cross	F, S, V E, G, N, Y

Camden Town Bus Map

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PLANNING APPRAISAL
PLANNING POLICY STATEMENT

1.0 INTRODUCTION

1.1 This application seeks full planning permission for the addition of a rear roof extension with inset terrace to 29 Prowse Place.

1.2 The key planning issues relate to the impact of the proposal on the conservation area and the privacy on neighbouring properties.

1.3 The following documents have been used to support and form this proposal:

National Planning Policy Framework 2012 [NPPF]
London Plan 2011 [LP]
Camden Core Strategy 2010 [CS]
Camden Development Policies 2010 [DP]
Jeffrey's Street Conversation Area Appraisal 2003 [CA]
CPG1 Design 2014
CPG2 Housing 2013

2.0 NATIONAL CONTEXT

2.1 The proposal looks to work in primary support of paragraph 57 of the NPPF *"The impertinence to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes."*

2.2 The NPPF also establishes in paragraphs 129 and 131 the need for any historic element to be assessed on its contribution to the local built environment and its individual value. Any proposal impact should be proportionate to this and be balanced on the desire to retain a particular element.

3.0 LOCAL CONTEXT

3.1 The building is currently in residential use as three individual flats. At two storeys tall with a pitched roof it stands in line with much of the surrounding urban mass. Architecturally the building is separate from its surroundings and provides a neutral influence on the Jeffrey's Street conservation area. Its simple form with square bay window and gable is in proportion with neighbouring buildings.

3.2 To the southern side two unusual residential buildings stand with zinc clad roof, again in keeping in terms of mass but of a non-historic architecture, together with No.29 the three are set back from the main building line providing a small hard surfaced space. The wider area is largely Georgian / Victorian housing of varying forms but largely consistent in scale and material. Jeffrey's Street forms a pleasant and well proportioned street with a more recent, again neutral in contribution, street running parallel to the south (Jeffrey's Place).

3.3 A recent consent on the northern boundary, consisting of the redevelopment of 5 of the 6 garages, provides for a new residential development with the ground unit accessed via the ground floor of 29 Prowse Place. The consented scheme sets a principle of scale and form of development currently acceptable in the conservation area. The result of this consent is an almost complete obscuring of No.29 from view from Jeffrey's Street.

4.0 IMPACT ON AMENITY

4.1 The proposals look to improve the internal quality and efficiency of the floor plans by providing new facilities and increasing the head height of the roof space. In addition to this will be the provision of a new terrace space over the existing flat roof of the closet wing providing flat 3 with amenity space. The new additions aim to be of minimal impact and in scale with the surroundings.

4.2 Local policy makes clear the importance of protecting heritage assets and restraining the impact of development on the setting of these assets. In evaluating any proposals several policies note the need to assess each scheme on its merits addressing visual and physical impact, as well as that on neighbouring amenity and balancing this with any wider benefits.

4.3 The site is not within a designated 'area of change' and as such CS1 and CS4 provide the initial basis for understanding, outlining that although change is possible it must be appropriate in non-designated areas and limited to a local scale. Further to this CS14, DP24, DP25 and CPG1 all make clear the importance of appropriate high quality design with an understanding of scale, mass and materials.

4.4 As existing flat 3 of No.29 Prowse Place provides a 4 bedroom unit with no amenity or communal space. The building itself is in good condition and not part of any form of group or specific character of interest. As noted previously it is described as 'suburban Victorian' in character with a neutral contribution to the conservation area. The nature of the immediate urban fabric is dense and low-medium rise with Jeffrey's Street clearly the focus of the conservation area. Currently the north elevation is visible from Jeffrey's Street above the existing garages. However, a recent consent (2014/4777/P) will obscure the view of No.29 from the majority of angles as demonstrated through the various images presented in the respective design and access statement. This approval forms a clear principle on the value of No.29 as well as the scale and extent of development which is considered appropriate.

4.5 The proposals look to provide an additional bathroom, living/dining room and terrace area facilitated by new rear roof extension with a small element of green roof to aid in the protection of neighbouring amenity as well as supporting the councils general sustainability policies.

4.6 As established in the delegated report for the mentioned consent (2014/4777/P), and through the approval of the design of the noted scheme the distance between the rears of No.29 Prowse Place and 174 Camden Street reduces the impact of any overlooking issues to Camden Street. In the case of the noted scheme a large window serving a living room views westward over the rear gardens of Camden Street (as seen on drawing 1207-0200-AP-003 and 1207-0300-AP-01). The proposals of this application look to provide a rear extension to the extents of the rear building line with an inset terrace. This arrangement minimises any impact on neighbouring privacy to established acceptable limits. An obscured glazing panel to the south-eastern corner avoids the inset becoming a dark gloomy space, creating a light space whilst protecting neighbouring privacy.

5.0 IMPACT ON THE CONSERVATION AREA

5.1 The proposed rear extension's primary aim is to improve the internal layout of the roof space allowing the creation of living / dining room and access to a proposed roof terrace.

5.2 As noted, the principles of CS14, DP24, DP25 and CPG1 all work in combination to minimise the harm caused by any proposals within heritage and conservation areas. Several key foundations are laid here to aid in this including; considered use of scale, materials, respect of local character and rhythms and an understanding of views and space. The local conservation area appraisal also notes that whilst many of the neighbouring buildings are either Grade II listed of positive contributors to the area, No.29 is considered neutral.

5.3 As existing, the rear roof slope is visible from Jeffrey's Street and as such will be designed to have as minimal an impact on this as possible. However, the application should also be considered with the long term understanding that the neighbouring site has demonstrated clear ambitions to develop and established a principle of scale and massing should the currently consented scheme not progress or a second scheme come forward.

5.4 The scale of the rear extension has accounted for the principles noted in CPG1. Its inset from the flank wall and roof ridge ensure the roof appears as primary with zinc cladding taking note for the neighbouring properties and tones of existing slate tiles. The standing seams of the zinc help break down the overall mass without appearing over dominant.

5.5 The design principle is to be simple in form with a narrow standing seam zinc cladding, a material which compliments the slate roof, is visually unopressive and provides for a simple low-key addition. The inset terrace not only provides new private amenity space, but also further breaks the massing down to reduce impact.

5.6 As described, the design is to minimise visual impact with materials and massing aiming to be complimentary yet restrained.

6.0 ACCESS, TRANSPORT AND SECURITY

6.1 The location of the site within a PTAL 6a (Excellent)

6.2 Local transport provides several bus routes, along with good connections on the London Overground and Underground as shown on previous page.

6.3 There are no proposed changes to access.

6.4 Parking and bicycle arrangements will be kept as existing.

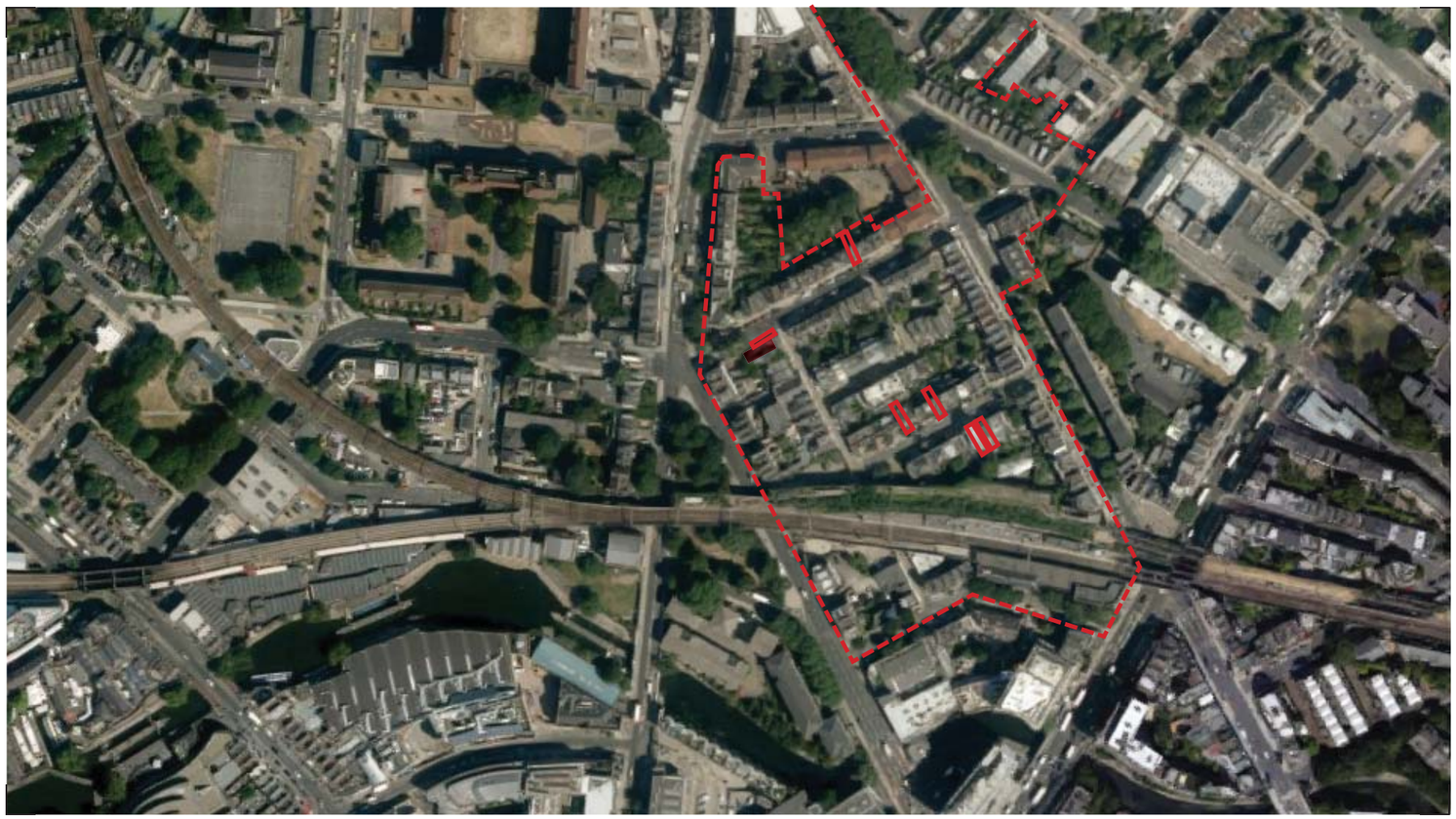
7.0 WASTE

7.1 Waste facilities will remain as existing

8.0 OTHER CONSIDERATIONS

8.1 The site is not located in a flood zone or green belt zone.

PLANNING CONTEXT
RELEVANT PLANNING APPLICATIONS



Site Map

Proposal Site

Relevant Planning Applications

Jeffrey's Street Conservation Area

Whilst considering the various planning policies noted above, the following application proposals have been taken into consideration setting the precedence for similar developments carried out within immediate vicinity and are noted on the above map:

Garages (1-3,5-6) rear of 174 Camden Street, and 29 Prowse Place London NW1 9PN
2014/4777/P
Erection of a 2 x 3 storey buildings to create 2x residential units with garages at ground floor level, along with extension of ground flat at 29 Prowse Place into garage 1, following demolition of 5 existing garages.
GRANTED 30-03-2015

22 Jeffrey's Street London NW1 9PR
2003/0541/L
Alterations comprising the installation of new timber box sash windows at roof level, and first floor at the rear, and reconstruction of the front and rear parapet gutters in lead plus overall roof with matching welsh slate.
GRANTED 13-10-2003

7 Ivor Street London NW1 9PL
2013/5131/P
Erection of roof mansard extension at 2nd floor level which incorporates 3 x dormer windows to front, 2 x dormers to rear and 1 x roof light to the rear pitch of dwelling (Class C3).
GRANTED 06-10-2013

23 Ivor Street London NW1 9PJ
2011/5853/P
Erection of mansard roof extension with two dormer windows to front roof slope and two dormers to the rear roof slope in connection with the existing dwellinghouse.
GRANTED 23-01-2012

22 Ivor Street London NW1 9PJ
2011/3964/P
Erection of mansard roof extension, single storey ground floor extension at rear, replacement of a window with door and installation of Juliette balcony at rear first floor level all in connection with existing dwellinghouse (Class C3).
GRANTED 18-10-2011

3 Ivor Street London NW1 9PL
2011/0569/P
Erection of a mansard roof extension to a dwelling house (Class C3).
GRANTED 04-04-2011

EXISTING DRAWINGS
SITE PLAN

SITE LOCATION PLAN. DRAWING no. 0500. 1:1250@A3

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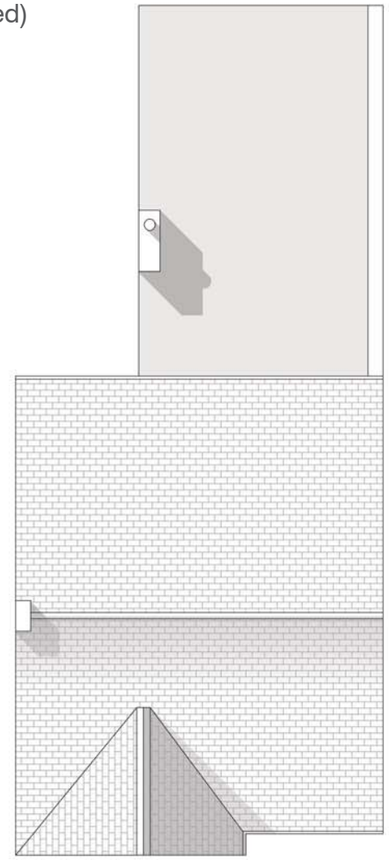
EXISTING DRAWINGS
BLOCK PLAN

BLOCK PLAN. DRAWING no. 0501. 1:200@A3

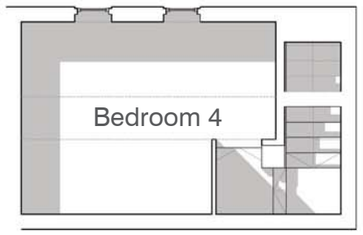
EXISTING DRAWINGS
FLOOR PLANS

KEY

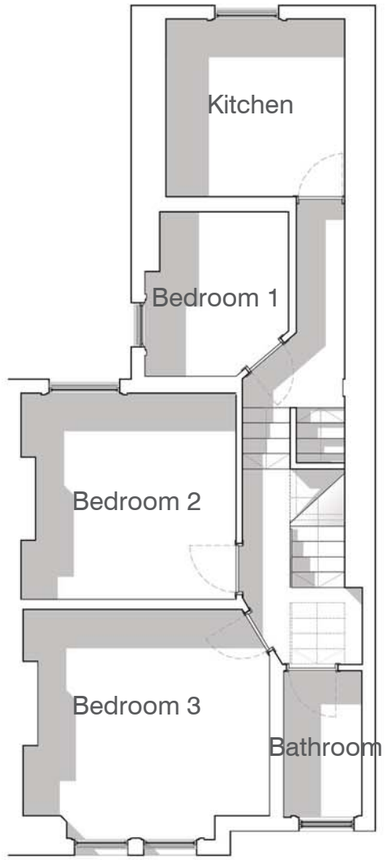
1. Entrance to Flat 1 (not surveyed)
2. Entrance to Flat 2 (not surveyed)



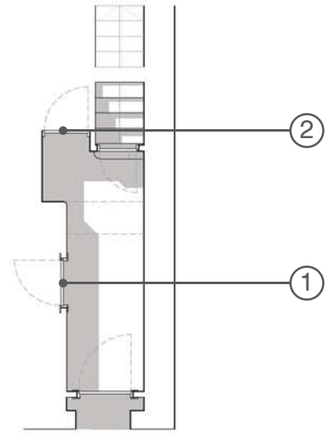
ROOF PLAN



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

FLOOR PLANS. DRAWING no. 1000. 1:100@A3

0 5m

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EXISTING DRAWINGS
ELEVATIONS

PROPOSAL SITE

FRONT ELEVATION. DRAWING no. 1100. 1:100@A3

0 5m

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EXISTING DRAWINGS
ELEVATIONS

SIDE ELEVATION (FROM JEFFREY'S STREET). DRAWING no. 1101. 1:100@A3

0 5m

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EXISTING DRAWINGS
ELEVATIONS

PROPOSAL SITE

REAR ELEVATION. DRAWING no. 1102. 1:100@A3

0 5m

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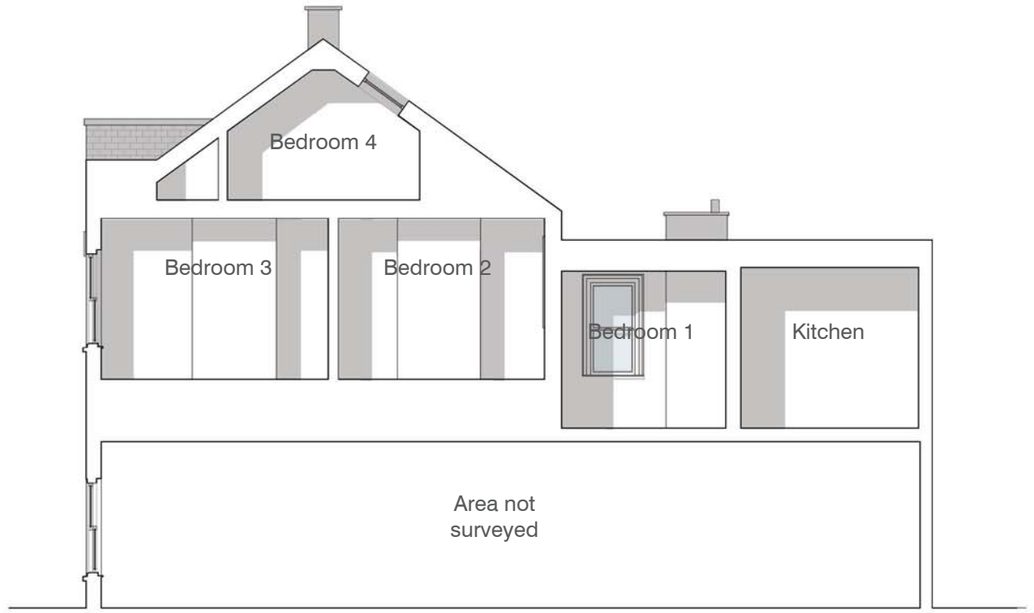
EXISTING DRAWINGS
SECTIONS



SECTION. DRAWING no. 1200. 1:100@A3

0 5m

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DESIGN
OVERVIEW OF PROPOSALS

This application seeks full planning permission for the addition a rear extension and a new roof terrace to 29 Prowse Place.

The design aims to form a simple and respectable addition to the rear of the building with a standing seam zinc clad extension, inset on each side and with recessed terrace. Through the massing, material and form the extension takes note from the neighbouring roofs and stands as subservient to the host building respecting the long views seen from Jeffrey's Street.

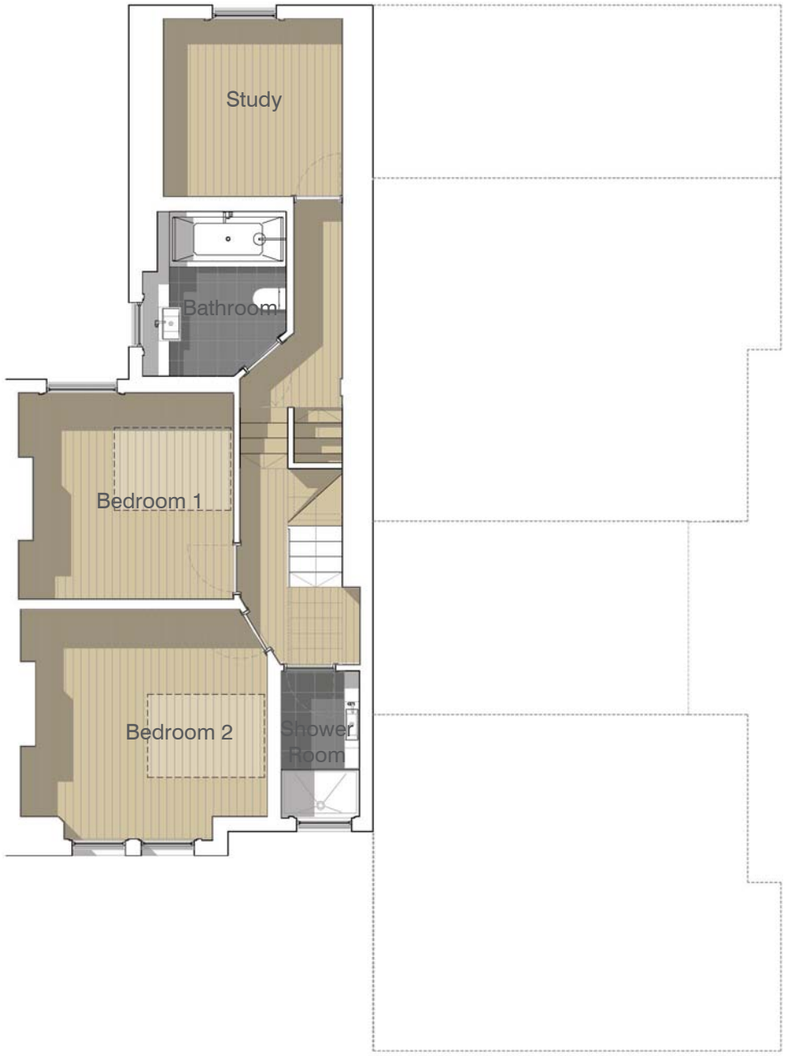
Existing Schedule of Accommodation

NIA	54 sq.m
GIA	73 sq.m

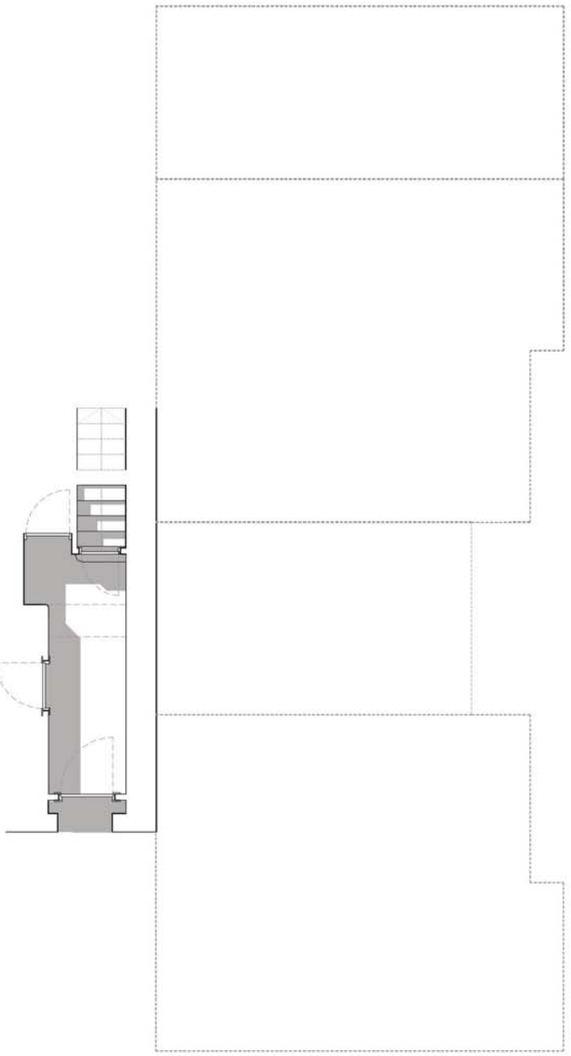
Proposed Schedule of Accommodation

NIA	63 sq.m
GIA	85 sq.m
Amenity:	4 sq.m

PROPOSED DRAWINGS
FLOOR PLANS



FIRST FLOOR



GROUND FLOOR

KEY

Outline of approval 2014/4777/P

GROUND & FIRST FLOOR PLANS. DRAWING no. 2000 1:100@A3

0 5m

29 PROWSE PLACE. LONDON. NW1 9PN

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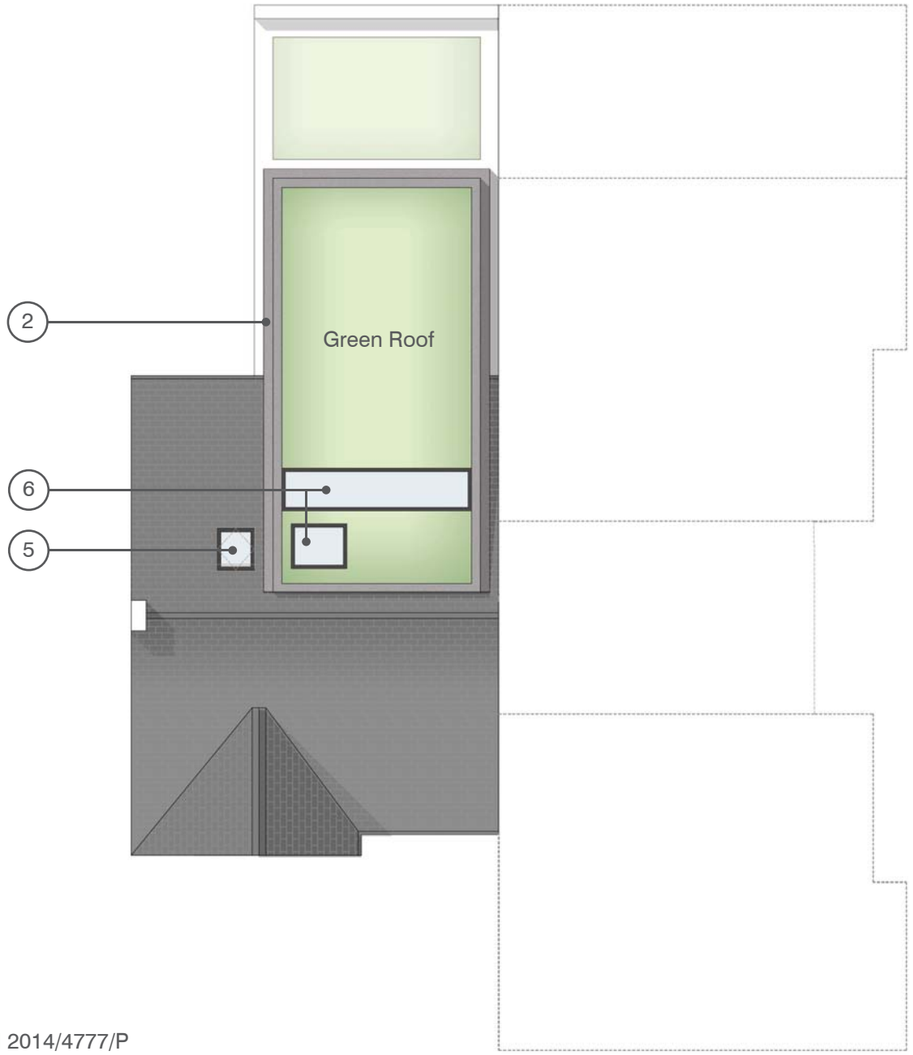
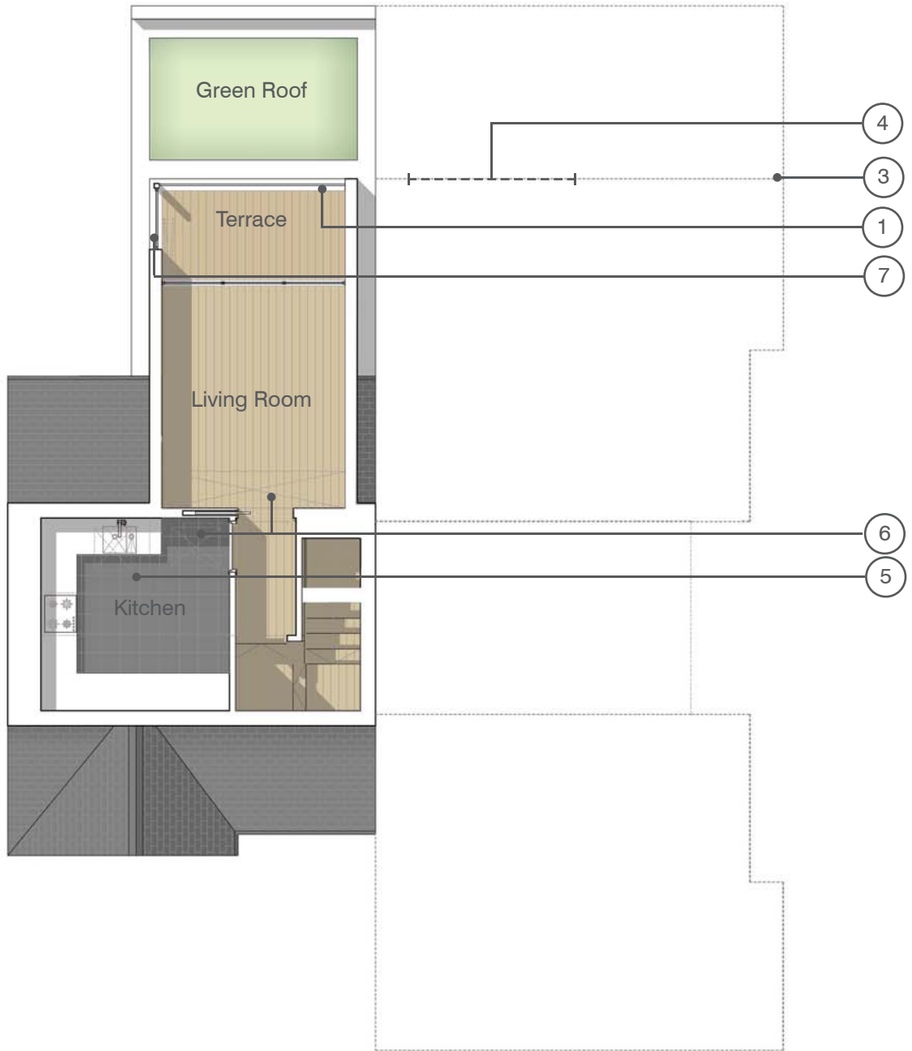
PROPOSED DRAWINGS
FLOOR PLANS



ROOF



SECOND FLOOR

KEY

Outline of approval 2014/4777/P

1. 1100mm Structural glass balustrade
2. Standing seam zinc cladding
3. Rear building line at first storey of neighbouring scheme
4. Indicative location of neighbouring window
5. Retained window
6. Skylight
7. Obscure glazing

SECOND FLOOR & ROOF PLANS DRAWING no. 2001 1:100@A3

0 5m

29 PROWSE PLACE. LONDON. NW1 9PN

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PROPOSED DRAWINGS
ELEVATIONS

KEY

Outline of approval 2014/4777/P

FRONT ELEVATION. DRAWING no. 2101. 1:100@A3

0 5m

29 PROWSE PLACE. LONDON. NW1 9PN

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PROPOSED DRAWINGS
ELEVATIONS

KEY

Outline of approval 2014/4777/P

1. Standing seam zinc cladding
2. Rear building line at first storey of neighbouring scheme
3. Indicative location of neighbouring window

SIDE ELEVATION. DRAWING no. 2102. 1:100@A3

0 5m

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PROPOSED DRAWINGS
ELEVATIONS

KEY

Outline of approval 2014/4777/P

1. 1100mm Structural glass balustrade
2. Standing seam zinc cladding
3. Indicative location of neighbouring window

SIDE ELEVATION (FROM JEFFREY'S STREET). DRAWING no. 2102. 1:100@A3

0 5m

29 PROWSE PLACE. LONDON. NW1 9PN

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PROPOSED DRAWINGS
SECTIONS

KEY

1. 1100mm Structural glass balustrade
2. Green Roof
3. Obscure glazing

SECTION AA. DRAWING no. 2200. 1:100@A3

0 5m

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Air Quality

Air quality is greatly affected by polluting vehicle emissions. Asthma and respiratory disease are known to be adversely affected by air pollution. New uses of land that involve motorised vehicles coming to and from property will thus cumulatively have an effect on the air quality as will the influx of polluting vehicles during the construction process of some developments. The proposed development would not involve polluting vehicles visiting the site post completion and those visiting the site during construction are required to meet the 'Low Emissions Standards'. Domestic and commercial heating systems can also have a negative impact on air quality due to their nitrogen oxide and carbon dioxide emissions. Condensing boilers recycle heat and have less such emissions than conventional boilers. A new heating system will be introduced that will loosely comprise of a Condensing boiler with a SEDBUK efficiency rating in access of 86% in compliance with Part L of the Building Regulations (2006).

Pollution from Noise, Light / Glare, Fumes & Land Contamination

Noise
Due to the residential nature of the building, there will be no adverse noise pollution created. During construction, workers will be constrained the working hours set out within the Planning Conditions.

Light / Glare
No external lighting is proposed on the street elevations of the building due to the residential nature of the site. Through the removal of the office lighting and installation of low energy pendent fittings, the amount of light emitted through the windows will be reduced once the proposals are implemented.

Fumes Not Applicable
Land Contamination Not Applicable
Waste Storage & Recycling Facilities

Homes need sufficient space to store waste, including for recycling purposes, within the dwelling as well as outside for waste collection. The proposed kitchens have been provisionally laid out to accommodate enough storage for recycled waste as well as general waste, whilst the external space for refuse collection has also been provided.

Renewable Energy

Most experts agree that Global warming is a consequence of burning fossil fuels with a resulting increase in carbon dioxide in the atmosphere. Greenhouse gas emissions such as carbon dioxide trap heat from the sun inside the Earth's atmosphere and this leads to global warming. For example burning natural gas in heating systems will contribute to this effect. Renewable energy thus can reduce the dependence on fossil fuels and consequently reduce greenhouse gas emissions. In addition to 'renewables', energy efficiency needs to be built into the design with insulation, and fitting out with energy efficient appliances. The proposed development will involve upgrading insulation to the walls, windows and floors of the building where appropriate, as well as the existing roof to be made good. Each of the renewables' technologies is considered for it's applicability for the property and whether or not it can be used to reduce the energy consumption of the Condensing Boiler. The following technologies are considered:

- Wind Turbines
- Bio Mass Heating
- Solar Water Heating
- Photovoltaic Panels

Wind Turbines

An average wind speed of between 4-5m/s is assumed for the site at 15metres above ground level, (this figure is taken from analysis at a nearby site). An average wind speed of 6m/s is required to ensure a consistent power output of a turbine, so it is unlikely that this could make an effective contribution to the site. In order for a turbine to be at it's most effective, its position would be raised above the residential rooftop and would have a material impact on the setting of the building within the conservation area. In addition, there would be potential noise pollution. These various factors indicate that this technology is unsuitable for this location and therefore has been considered no further.

Bio Mass Heating

A search for biomass suppliers within Central London indicates that there are two suppliers within 5 miles, WoodExpert and Biomass UK Ltd. However, it is considered that due to the urban nature of the site, the emerging nature of Bio Mass fuel supply chain, and the location of the site (the road infrastructure is not appropriate for regular lorry delivery of wood chips/pallets) this technology is inappropriate and therefore is considered no further.

Photovoltaic Panels

Photovoltaic (PV) modules convert solar radiation directly into electricity for use in the building and can be used for domestic purposes such as home heating and lighting systems. Installing Photovoltaic Panels on parts of the roof that are non-visible to contribute to the overall power consumption of the building is considered an effective measure. Typical Photovoltaic panels will produce 1kW peak for 8m^2 of panel area. Although at this stage we have not made a proposal to install Photovoltaic Panels. We recommend that this technology is investigated further prior to implementing the proposed scheme.

Materials

If appropriate, construction materials should be reused / reclaimed, long lasting or recycled e.g. using reclaimed on-site materials such as re-using timber from demolished partitioning. When using new materials, care should be taken not to deplete the earth's threatened resources, which include certain tropical hardwood. Longer lasting materials are preferred over those less robust as not only does this avoid frequent replacement (and more waste from discarded materials) but costs less. Locally supplied materials should be chosen as it avoids unnecessary transport of goods over long distances, this is equally true of recycled products in that transportation costs should be put into the notional environment equation (i.e. it could, on occasion, be more sustainable to buy local new products). Natural paints and solvent-free wood finishes can be used that do not give out any toxins.