

27 April 2015

Design and Access Statement

Construction of external alterations comprising new roof to conservatory, first floor bay window, french windows and juliette balcony.

18 Monmouth Street
London

27 April 2015

1. Introduction

1.1. This Design and Access statement has been prepared to support the following proposal:

Construction of external alterations comprising new roof to conservatory, first floor bay window, french windows and juliette balcony.

1.2. The site relates to a three-storey townhouse that is concealed between properties fronting Monmouth Street and Shaftesbury Avenue. The site itself is roughly triangular in shape and is accessed via a passage to Monmouth Street.

1.4. Planning permission is sought for the construction of external alterations comprising new roof to conservatory, first floor bay window, french windows and juliette balcony. Having regard to the relationship between the proposed development and the surrounding properties it is submitted that the development is sustainable and will not amount to a significant impact on the amenity of adjoining occupiers.

2. Site Context

2.1. The site is located within the Six Dials area of Camden which is a densely populated area comprising buildings of four, five and six stories. The buildings flanking the site are listed (Grade II) however this building is not.

3. Policy Framework

National Policy

3.1. The National Planning Policy Framework (NPPF) became the primary national planning policy guidance on 27 March 2012. It replaced the previous PPS/PPG system of guidance documents and deleted a significant proportion of planning policy including the Regional Spatial Strategies (RSS). The NPPF includes transitional arrangements for Local Authorities to either prepare a plan that would be NPPF compliant or adapt an existing post 2004 plan to be compliant.

Implementation of the NPPF

3.2. Paras 214 to 216 of Appendix 1 give relevant advice stating:

27 April 2015

214. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with this Framework.

215. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

216. From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Sustainable Development

3.3. Paragraphs 6 and 7 of the NPPF sets out the Governments overriding objectives of securing sustainable development. Para 7 of the NPPF identifies the roles of the planning system in achieving sustainable development:

7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high

27 April 2015

quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

3.4. Para 14 goes on to provide further emphasis on the focus towards sustainable development stating:

14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

Housing

3.5. Section 6 Paragraph 50 of the NPPF sets out the objectives of obtaining a sustainable mix of dwellings in communities:

27 April 2015

1. To deliver a wide choice of high quality 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);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand;

Design

3.6. Paras 60 and 61 of the NPPF are relevant and state

60

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

61

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Local Policy

3.6. The Local Development Framework (LDF) for Camden comprise policies within the Core Strategy (2010) and the Development Policies DPD (2010) as this development application seeks alterations to an existing building it is suggested that the Development Policies DPD is most relevant.

Development Policies DPD

3.7. The following policies are pertinent to this planning application: DP22, DP24, DP25, DP26 and DP27. This should not be read as an exhaustive list .

27 April 2015

3.8. The policies listed at 3.7 are set out:

Policy DP22 - Promoting sustainable design and construction

The Council will require development to incorporate sustainable design and construction measures. Schemes must:

- a) demonstrate how sustainable development principles, including the relevant measures set out in paragraph 22.5 below, have been incorporated into the design and proposed implementation; and
- b) incorporate green or brown roofs and green walls wherever suitable.

The Council will promote and measure sustainable design and construction by:

- c) expecting new build housing to meet Code for Sustainable Homes Level 3 by 2010 and Code Level 4 by 2013 and encouraging Code Level 6 (zero carbon) by 2016.
- d) expecting developments (except new build) of 500 sq m of residential floorspace or above or 5 or more dwellings to achieve “very good” in EcoHomes assessments prior to 2013 and encouraging “excellent” from 2013;
- e) expecting non-domestic developments of 500sqm of floorspace or above to achieve “very good” in BREEAM assessments and “excellent” from 2016 and encouraging zero carbon from 2019.

The Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adaptation measures, such as:

- f) summer shading and planting;
- g) limiting run-off;
- h) reducing water consumption;
- i) reducing air pollution; and
- j) not locating vulnerable uses in basements in flood-prone areas.

Policy DP24 - Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;

27 April 2015

- h) the provision of appropriate amenity space; and
- i) accessibility.

Policy DP25 - Conserving Camden's heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

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

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

27 April 2015

- a) visual privacy and overlooking;
- b) overshadowing and outlook;
- c) sunlight, daylight and artificial light levels;
- d) noise and vibration levels;
- e) odour, fumes and dust;
- f) microclimate;
- g) the inclusion of appropriate attenuation measures.

We will also require developments to provide:

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- i) facilities for the storage, recycling and disposal of waste;
- j) facilities for bicycle storage; and
- k) outdoor space for private or communal amenity space, wherever practical.

Policy DP27 - Basements and lightwells

In determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity, and does not result in flooding or ground instability. We will require developers to demonstrate by methodologies appropriate to the site that schemes:

- a) maintain the structural stability of the building and neighbouring properties;
 - b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
 - c) avoid cumulative impacts upon structural stability or the water environment in the local area;
- and will consider whether schemes
- d) harm the amenity of neighbours;
 - e) lead to the loss of open space or trees of townscape or amenity value;
 - f) provide satisfactory landscaping, including adequate soil depth;
 - g) harm the appearance or setting of the property or the established character of the surrounding area; and
 - h) protect important archaeological remains.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

In determining applications for lightwells, the Council will consider whether:

- i) the architectural character of the building is protected;
- j) the character and appearance of the surrounding area is harmed; and

27 April 2015

k) the development results in the loss of more than 50% of the front garden or amenity area.

4. Development Principles

4.1. The site is within the developed area and seeks alterations to an existing building. As such, the proposed development is acceptable in principle, subject to other policy considerations.

5. Design Appraisal

Use

5.1. The proposal seeks a continuation of the residential development. As such the development does not amount to a material change of use and is compatible with the residential area.

Amount

5.2. The amount of development is commensurate with the scale of development and in recognition of the constraints of the site. Careful regard has been given to the relationship between the existing dwelling and the surrounding buildings. The design arranged to not impact on those properties in terms of loss of light, outlook or the creation of a strong sense of enclosure.

Layout

5.3. The proposed layout continues the existing layout of development and comprises a predominantly single-aspect townhouse. Natural light and outlook is taken from the front and rear elevations.

Scale

5.4. The scale of development is unchanged and presents a three-storey development.

Landscaping

27 April 2015

5.5. The landscaping remains unchanged and a result of the development

Appearance

5.6. The appearance of the scheme reflects the appearance of the existing building and adjoining buildings. The proposed alterations to the conservatory roof have no effect on the junction with the listed building. The proposed bay window and french doors replace existing windows and add articulation without substantive impact to adjoining properties.

6. Access Appraisal

6.1. Access remains unchanged.

7. Conclusion

7.1. It is considered that the proposed development would comply with the relevant policies within the Core Strategy and Development Policies DPD (2010).

7.2. It is respectfully requested that the Planning Authority grant planning permission for the proposed development.