



44 Westbere Road, London, NW2 3RU

Planning Statement

Westbere Property Developments Ltd.

P5732

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Planning

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1.0 Introduction

- 1.1.1 This is an explanatory planning statement to accompany the application for full planning permission for the subdivision of the existing vacant dwelling house, at 44 Westbere Road to provide 4 high quality flats (Class C3) comprising 1x 1 bedroom unit for 1 person, 1x1 bedroom unit for 2 persons, 1x2 bedroom unit for 3 persons and 1x3 bedroom unit for 5 persons. The proposal will be require minor external alterations in association with the subdivision namely the infilling of existing windows and doors, the insertion of new windows, doors, a Juliet balcony, a rooflight, bicycle and refuse storages and a garden gate.
- 1.1.2 The site is situated on the east side of Westbere Road, close to its junction with Minster Road. The site is currently vacant. The site falls within Class C3 of the Use Classes Order. The proposal represents an opportunity to provide 3 additional residential units.
- 1.1.3 This proposal brings forward the potential for significant benefits, including:
- The provision of a mix of residential unit sizes to meet local needs
 - A net increase in the number of residential units, contributing to Camden’s total housing stock.
 - The retention of a family unit and the provision of a ‘very high’ priority 2 bedroom unit.

1.2 Planning Statement

- 1.2.1 The statement provides an introduction to the application site and the surrounding area and will examine the planning issues raised by the current development proposals for the application site. In particular, this statement identifies and describes the key opportunities presented by the proposed subdivision of the site particularly an expansion to Camden’s housing stock and improvements to its quality.
- 1.2.2 The statement also provides a comprehensive analysis of the relevant planning policy framework at national, strategic and local levels. As such, our planning statement is structured as follows:

Section 1: Introduction

Section 2: The Application Site and Surrounding Area – establishes the context of the current proposal and provides a detailed description of the application site and its previous uses;

Section 3: The Proposal – describes the proposed development;

Section 4: Relevant Planning Policies– summarises the planning policy relevant to this proposal at national, strategic and local levels;

Section 5: Planning Considerations – reviews the proposal in terms of the relevant policy context and other material considerations; and

Section 6: Conclusion

1.3 Supporting Application Documents

- 1.3.1 This planning statement should be read in conjunction with the following additional documents, which accompany the application:

- Design & Access Statement and Full set of Drawings – prepared by DMFK Architects.
- Lifetime Homes Assessment.

2.0 The Application Site and Surrounding Area

2.1 Site Description & Location

- 2.1.1 The application site is situated on the east side of Westbere Road, close to the junction with Minster Road.
- 2.1.2 The property comprises a two storey building with loft storage. The dwelling has a rear garden and a part two storey part one storey rear closet wing.
- 2.1.3 The site is not in a conservation area nor is it a listed building.
- 2.1.4 The total existing floor space is 277.1 sqm.
- 2.1.5 The site has a PTAL rating of 4, which indicates a good level of public accessibility. The site is situated between the National Rail Stations of Cricklewood and West Hampstead. To the south are several Jubilee Line stations, the closest being Kilburn. The bus route C11 (between Brent Cross and Upper Holloway) stops directly outside the application site.

2.2 Surrounding Area

- 2.2.1 The wider area is characterised by residential properties.
- 2.2.2 Multiple dwellings along Westbere Road have been granted permission to convert from a single dwelling house into flats. 72 Westbere Road was granted permission to divide the family dwelling into 4 self-contained flats (2011/0448/P). 54 Westbere Road subdivided further from 2 flats into 4 self-contained flats (2004/3309/P). 28 Minster Road was granted approval to divide the property into 11 flats (F3/1/1/18369). Additionally, there is a history of properties converting from multiple units into single units. 25 Westbere Road converted from a 1x1bed and 1x3 bed units into a single family dwelling (2010/1930/P). 30 Westbere Road was granted permission to convert a ground floor flat and first floor/attic maisonette into a single dwelling (2010/2735/P). This area therefore has a precedent for changing the requirements to suit local housing need.
- 2.2.3 The rear of the site backs onto the gardens of residential properties that front onto Asmara Road. Properties on Asmara Road are characteristically terraced dwellings. Hampstead School, a secondary and sixth form school is located nearby. Windmill Medical Practice is the nearest healthcare facility, approximately a 5 minute walk away. There are also a number of local convenience stores located in close proximity to the application site.
- 2.2.4 The site is not designated within an area with a relatively low proportion of large dwellings.
- 2.2.5 Westbere Copse Open Space is immediately opposite the application site; this is a local nature reserve and opens to the public. There is also extensive green space to the north of the site; Fortune Green Open Space, which accommodates playing fields for use by members of the public and a play area.

2.3 Relevant Planning History

- 2.3.1 Tabled below is a list of the relevant planning consents relating to this site:

Application Number	Description	Decision
2015/1872/P	Certificate of Lawfulness (Proposed). Loft conversion including a hip-to-gable roof extension, 4no.rooflights and erection of roof dormers to each side elevation.	Granted 26/05/2015
2015/1085/P	Certificate of Lawfulness (Proposed). Erection of a single storey rear extension.	Granted 13/03/2015
2008/3805/P	Erection of a two storey rear extension in addition to the existing two storey rear extension.	Refused 09/12/08
2008/3800/P	Certificate of Lawfulness of proposed roof extensions to side and rear elevations of dwelling house	Granted 13/11/08

2.3.2 The roof and rear extensions approved by the certificates of lawfulness (2015/1872/P and 2015/1085/P) have almost been completed. Internal works associated with these extensions are ongoing.

3.0 The Proposal

3.1.1 The proposal represents an opportunity to completely refurbish and renovate the existing vacant dwelling and increase the Borough's housing stock.

3.1.2 The proposed development is described as follows:

“Subdivision of the existing vacant dwellinghouse (Class C3) into four self-contained units comprising 1x1 bedroom unit for 1 person, 1x1 bedroom unit for 2 persons, 1x2 bedroom and 1x3 bedroom unit with associated minor alterations”.

3.1.3 The proposed layout of the property will be:

Floor	Flat no.	Unit Mix	Unit Size (sqm)
Ground	1	3 bed (5p)	109
First	2	2 bed (3p)	61
	3	1 bed (1p)	37
Second	4	1 bed (2p)	51 (excluding alcoves)

3.1.4 Flats 2 and 3 meet the minimum space standards as required by the Mayor of London's Housing Supplementary Planning Guidance; flats 1 and 4 exceed this standard. Flat 4 has a floorspace of 51 square metres in which the headroom is 1.5m or greater (as defined in the RICS Code of Measuring Practice). However the flat has an additional theoretical 19 square metres which could be used for the purposes of storage.

3.1.5 The proposal seeks external alterations to the building which are of material planning consideration.

3.1.6 At ground floor level, on the north-west side elevation, two doors and a window will be removed and infilled with materials and finishes matching the existing design of the building. Two new double hung windows will be installed which match the design of existing windows on this elevation. A new garden gate will be installed providing access to the rear garden which belongs exclusively to flat 1. At the rear of the property new glazed retractable doors will be installed to open up the ground floor living space. There are no alterations to the south-east or front elevation of the building at ground floor level in this proposal.

3.1.7 At first floor level, on the north-west side elevation, a large sash window and a smaller sash window will be removed and infilled. At the rear elevation, a larger window will be installed as will an associated Juliet Balcony. No further alterations at this level are proposed.

3.1.8 At second floor/roof level, on the north-west side elevation, the obscured glazing is to be removed from the dormer window. On the south-east side elevation, the obscured glazing will also be removed from the dormer windows. A new rooflight will be installed on the roof of the two storey closet wing of the building. No further alterations at this level are proposed.

3.1.9 Flat 3 is the only unit that has a single aspect outlook. The outlook faces south-west and multiple windows serve the living and bedroom areas providing adequate sunlight/daylight. The Mayor of London's Housing Supplementary

Planning Guidance (2012) is amenable to single aspect units provided the unit is not more than three bedrooms, north facing or exposed to significant noise levels. The proposed unit conforms to these criteria's.

- 3.1.10 The scheme proposes a car free development given the high accessibility level and excellent transport links. Cycle parking and recycling/refuse storage is also provided at ground level. A total of 6 secure cycle storage spaces are proposed at this site. Three spaces, located externally on the front elevation at ground floor level will serve flats 2, 3 and 4 (one storage space per unit). The remaining three storage spaces are proposed externally, at ground floor level, at the rear of the site which will serve flat 1 only.
- 3.1.11 All occupiers of the flats will access the property through the existing main entrance.

4.0 Relevant Planning Policies

4.1.1 The proposals for the application site take account of relevant national, regional and local planning policy. This section sets out the relevant adopted planning policy framework, against which the proposals are considered in Section 5 of this Statement.

4.2 Government Guidance (NPPF)

4.2.1 National Planning Policy Framework (NPPF) March 2012 – the NPPF sets out the Governments planning policies for England. At the heart of the NPPF is a presumption in favour of sustainable development (Paragraph 14). The NPPF recognises that 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, which are mutually dependent and should not be undertaken in isolation:

4.2.2 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 coordinating development requirements, including the provision of infrastructure;

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

4.2.4 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.

4.2.5 Paragraph 9 of the NPPF states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as peoples quality of life, including:

- Replacing poor design with better design;
- Improving conditions in which people live, work, travel and take leisure; and
- Widening the choice of high quality homes.

4.2.6 Paragraph 47 of the NPPF states that local planning authorities should seek 'to boost significantly the supply of housing'.

4.2.7 Paragraph 35 of the NPPF states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, development should be located and designed where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;

4.2.8 Paragraph 50 of the NPPF states that 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.
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

4.2.9 Paragraph 51 states that local planning authorities should identify and bring back to residential use empty housing and buildings.

4.2.10 Section 7 of the NPPF concerns a requirement for good design and its importance in achieving sustainable development. It aims that decisions should optimise the potential of the site to accommodate development, create and sustain an appropriate mix of use and support local facilities and transport networks. Additionally, local planning authorities should not refuse planning permission for buildings or infrastructure which promotes high levels of sustainability because of concerns about incompatibility with an existing townscape.

4.3 The Further Alterations to the London Plan (FALP)

4.3.1 The Further Alterations to the London Plan (FALP) were published on 10th March 2015, forming the overall strategic plan for London. It sets out a fully integrated economic, environmental, transport and social framework for the development of the capital until 2036. It forms part of the development plan for Greater London and London boroughs' local planning frameworks are required to be in general conformity.

4.3.2 Those policies considered relevant to the development proposals are provided below:

- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 3.8 Housing choice
- Policy 3.14 Existing housing
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.13 Parking

4.4 Core Strategy

4.4.1 The London Borough of Camden resolved to adopt its Core Strategy on 8 November 2010. Camden's Core Strategy details the key elements of the Council's planning vision and strategy for the borough.

4.4.2 The relevant Core Strategy policies are considered to be:

- CS3 Other highly accessible areas
- CS5 Managing the impact of growth and development
- CS6 Providing quality homes
- CS11 Promoting sustainable and efficient travel
- CS18 Dealing with our waste and encouraging recycling

4.5 Development Policies

4.5.1 The London Borough of Camden resolved to adopt its Development Policies on 8 November 2010. Camden Development Policies forms part of the Council's Local Development Framework (LDF), the group of documents setting out their planning strategy and policies. Camden Development Policies contributes towards delivering the Core Strategy by setting out detailed planning policies that the Council will use when determining applications for planning permission in the borough to achieve the vision and objectives of the Core Strategy.

4.5.2 The relevant Development Management Plan policies are considered to be:

- DP2 Making full use of Camden's capacity for housing
- DP5 Homes of different sizes
- DP6 Lifetime homes and wheelchair homes
- DP17 Walking, cycling and public transport
- DP18 Parking standards and limiting the availability of car parking
- DP22 Promoting sustainable design and construction
- DP24 Securing high quality design
- DP26 Managing the impact of development on occupiers and neighbours

4.6 Supplementary Planning Guidance

4.6.1 The following Supplementary Planning Guidance is relevant to the proposed development:

- Camden Planning Guidance

5.0 Planning Considerations

5.1 Land Use

5.1.1 The property is currently vacant and located within a predominately residential area. An increase in residential provision is a priority for Camden, as set out in Policy CS6 of the Core Strategy and DP2 of the Development Policies Document, which both state that housing is the priority land-use of Camden's Local Development Framework. In particular Policy DP2 states that the Council is:

"expecting the maximum appropriate contribution to supply of housing on sites that are underused or vacant, taking into account any other uses that are needed on the site".

5.1.2 As set out in Core Strategy section CS6 and paragraph 2.6, the expected delivery of additional homes from 2010/11 to 2024/25 falls significantly short of the projected growth in the number of households up to 2026. The FALP has also increased Camden's average monitoring target for housing provision from 665 to 889. The proposed scheme will result in the increase of additional permanent residential units and help create 3 additional homes for the borough. It will fulfil a social role by providing a mix of housing sizes and provide a net increase in housing supply in an area in supply of good local community facilities.

5.2 Principle of subdivision

5.2.1 The Core Strategy states that Camden has a small average household size (2.06 persons per household) and the number of single person households is growing. The proposed subdivision reflects this average household size and the demand for smaller units. The subdivision of the property is fully supported in paragraph 50 of the NPPF which states that local planning authorities should plan for a mix of housing based on current and future demographic and market trends. Furthermore paragraph 9 states that in order to achieve sustainable development a wider choice of high quality homes is required.

5.2.2 The proposal will involve the loss of a vacant 6 bedroom dwelling as part of the creation of four flats on the site. The supporting text, within paragraph 5.9 of the Council's Development Policies DPD states:

"Where a development is for the conversion of existing homes (including the creation of self-contained homes from residential accommodation that is ancillary to another use), the Council will seek to minimise the loss of dwelling sizes that are given a priority of medium or above in the dwelling size priorities table"

5.2.3 The proposal retains a family sized unit of three bedrooms. This is classed as a 'medium' priority by the Council for market housing, the same level of priority as the 6 bedroom that will be lost as a result of this proposal. The proposal provides the opportunity to create a 2 bedroom market unit which is a 'very high' priority for the Council. While the 1 bedroom units are of a 'lower' priority, the units contribute to creating a mixture of unit sizes and therefore a mixed community.

5.2.4 Furthermore, the Council recognises that the nature of the stock of market housing varies across the borough, and some areas have a much higher proportion of large dwellings than others. The application site is not highlighted within the CPG as having a low proportion of large dwellings and paragraph 2.24 of the DPD states that, "A mix of large and small units in an area can help to create more balanced communities (as different size dwellings meet the housing

needs of different parts of the community) and increase housing choice. Finally, the existing family dwelling is vacant and therefore is not currently contributing to the Council's housing stock. The smaller family dwelling of three bedrooms will be more affordable for a typical sized family as opposed to the existing 6 bedroom which offers excessive floorspace and therefore increased rents which explains the difficulty in finding a tenant for the property. On this basis there is considered to be strong policy support for the principle of increased residential homes at the site.

5.3 Design

- 5.3.1 Core Strategy Policy CS14 states that the Council will require development of the highest standard of design that respects local context and character. As demonstrated in the accompanying design and access statement the proposed scheme is intended to be of a high quality appropriate to its context and responds to the requirements as set out in the FALP and the Council's relevant design policies. The proposal aims to make the most of the available space and undertake minor alterations to the building in association with the division of the building.
- 5.3.2 The north-west side elevation faces 46 Westbere Road. 46 Westbere Road has no windows on this elevation. The installation and removal of windows and doors on this elevation at 44 Westbere Road will therefore not impact upon the privacy and amenity of 46 Westbere Road. The alterations will provide a more cohesive architectural design and character as the large divided sash window does not match the design of the predominate double-hung windows on this elevation. The installation of a rooflight on the closet wing roof on the south east elevation will not have an impact on privacy as it is angled away from neighbouring properties.
- 5.3.3 The obscured glazing installed on the dormer windows were a requirement for the roof extensions to fall under permitted development. The proposal seeks to remove the glazing to increase the amount of daylight that can enter the flats and thus improve the amenity of future occupiers of the site. Removing the obscured glazing will not impact on neighbouring properties as the windows do not align or directly overlook neighbouring properties.

5.4 Mix of units

- 5.4.1 Planning policy expresses the objective to provide a mix of unit sizes in all residential development with the aim of creating and maintaining mixed and inclusive communities. The Council has determined that, concerning market housing, 2 bedroom units are a 'very high' priority, seeking that 40% of units are 2 bedrooms over the course of the plan. This proposal will provide 1x1 bedroom unit for 1 person, 1x1 bedroom unit for 2 persons, 1x2 bedroom unit for 3 persons and a 1x3 bedroom unit for 5 persons. The proposal will create a balance of homes along the street introducing homes of different sizes to suit single people, couples and small families.
- 5.4.2 It is intended that the residential units will be built to Lifetime Home Standards.
- 5.4.3 The proposal falls under the 10 unit threshold and therefore does not trigger a requirement for affordable housing.

5.5 Standard of accommodation

- 5.5.1 None of the residential units within the scheme face exclusively in a northerly direction with all, but flat 3 benefiting from at least a dual aspect.
- 5.5.2 Flat 3 is the only unit that has a single aspect outlook. The outlook faces south-west and multiple windows serve the living and bedroom areas. The Mayor of London's Housing Supplementary Planning Guidance (2012) is amenable to

single aspect units provided the unit is not more than three bedrooms, north facing or exposed to significant noise levels. The single aspect outlook is therefore considered acceptable in this proposal.

- 5.5.3 It is important to ensure that the proposal will provide an acceptable level of residential amenity for the future occupants within the scheme. All of the units will comply with the recommended sizes for residential units as set out in the Mayor of London's Housing Supplementary Planning Guidance (2012) and the minimum overall internal floorspace as covered in Camden Planning Guidance 2 (Housing). The external alterations to the building have been designed with the consideration of improving the quality of the proposed units while protecting the amenity of neighbouring properties.

5.6 Sustainability

- 5.6.1 In accordance with Policy DP22 the scheme aims to achieve Code Level 4 (CfSH).

5.7 Amenity/ Open Space Provision

- 5.7.1 Camden Planning Guidance 6 (Amenity) states that all new dwellings should provide access to some form of private outdoor amenity space, e.g. balconies, roof terraces or communal gardens. Policy DP26 notes that where a garden cannot be provided alternative outdoor amenity space will be expected, for example balconies, roof gardens or communal space.
- 5.7.2 The existing rear garden will serve the occupiers of flat 1. The rear garden has been allocated to flat 1 on account that it is a family sized unit. The garden is not communal in order to protect the privacy and security of the occupiers of flat 1. A roof balcony has not been provided for flat 2 due to privacy concerns raised in previous applications; however a Juliet balcony is proposed in order to increase the amount of natural daylight that can enter the property and therefore increase the quality and amenity of the unit.
- 5.7.3 Due to site constraints associated with the conversion of the dwelling into flats, it is not possible to provide all 4 flats with outdoor space. This is not unusual in a converted property. However the site is in close proximity to Westbere Copse open space which will assist in meeting sufficient open space needs for these occupiers.

5.8 Transport

- 5.8.1 The Council aims to promote walking, cycling and public transport use (DP17 and CS11). Taking into account the good level of public transport accessibility that the site enjoys and access to a range of goods, services and shops, which provides the site with a PTAL rating of 4, the scheme does not include any car parking spaces. The new units would be car permit free preventing future occupiers of the development to apply for an on-street car parking. This would be put in place by way of a legal agreement. This car-free development is supported by the Council's policy which promotes the use of sustainable forms of transport, such as cycling and the use of public modes of transport.
- 5.8.2 The proposed scheme produces above the minimum requirements for cycle provision with 6 spaces for 4 units. 3 spaces are located on the front driveway and 3 are provided at the rear of the site. It is therefore considered that the proposal is in accordance with Policies, DP17, DP18, Appendix 2 and Camden's Planning Guidance 7 (transport).

5.9 S.106/ CIL

- 5.9.1 The Mayoral CIL for Camden is £50 per sqm. This charge will be levied on all new development where a net increase in floorspace is proposed.
- 5.9.2 The Council adopted its own CIL on the 1st April 2015.

6.0 Conclusion

- 6.1.1 Camden's policies embed the NPPF principle of the presumption in favour of sustainable development. This development proposes the conversion of the existing dwelling into four high quality flats with associated minor alterations. The proposal will create an additional 3 units, which will increase the housing stock within the borough. This is a considerable planning benefit.
- 6.1.2 Intensification of existing land is supported nationally and locally as a viable and effective method for alleviating housing problems and fulfilling the sustainability agenda. On account that the area is already well established as residential with communal and transport facilities located close by.
- 6.1.3 The proposed standard of residential accommodation is considered to be of high quality and will comply with a number of key standards. The unit mix reflects the demographic and market trend of Camden. A principle supported by the NPPF and the Council. The proposed will create a 'high priority' 2 bedroom unit, to help meet this demand while maintaining a family unit on site. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that determination must be made in accordance with the development plan unless material considerations indicate otherwise and the proposal is in accordance with Camden's Core Strategy, Development Policies Document, the NPPF and CPG.