

36 AVENUE ROAD, LONDON, NW8 6HS

PLANNING STATEMENT

FOR CLAYTON BUSINESS LIMITED

June 2015

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APPENDIX 1: SCHEDULE OF COMPETING DEVELOPMENTS

1.0 INTRODUCTION

1.1 This planning statement has been prepared by DP9 Ltd (DP9) in support of a full application for a new family dwelling for planning permission and demolition of an unlisted building in a conservation area at 36 Avenue Road, London, NW8 6HS on behalf of the applicant, Clayton Business Limited.

1.2 The description of development for the application is as follows:

“Erection of three storey detached single dwelling house with basement accommodation and associated landscaping, following the demolition of the existing dwelling house.”

1.3 This statement provides a general description of the proposal and an evaluation of the development against relevant national, strategic and local planning policy guidance. This statement should be read and considered in conjunction with the plans, drawings and photographs submitted as part of the application.

1.4 In addition to this statement, the application is accompanied by the following documents for approval as part of the main submission:

- Planning Application Form and Certificates (June, 2015) prepared by DP9 Ltd;
- Site Location Plan scaled at 1:1250 at size A3 (June, 2015) prepared by KSR Architects;
- Existing and proposed planning drawings at size A3 (June, 2015), prepared by KSR Architects;

The remaining documents are in support of the above application:

- Planning Statement prepared (June, 2015) by DP9 Ltd;
- Construction Management Plan Pro-Forma (June, 2015) prepared by Motion;
- Design and Access Statement (June, 2015) prepared by KSR Architects;
- Surface Water and Flood Risk Assessment (June, 2015) prepared by Interior Architecture Landscape;
- Structural Engineering Report and Subterranean Construction Method Statement (June, 2015) prepared by Elliott Wood;
- Daylight, Sunlight and Overshadowing Report (June, 2015) prepared by Point 2 Surveyors;
- Energy Statement (June, 2015) prepared by Scotch Partners;
- Sustainability Statement (June, 2015) prepared by Scotch Partners;
- Plant Noise Assessment (June, 2015) prepared by Sharps Redmore;
- Arboricultural Impact Assessment Report (May, 2015) prepared by Landmark Trees;
- Basement Impact Assessment (June, 2015) prepared by Site Analytical;
- Risk Assessment (June, 2015) prepared by Site Analytical;
- Ground Investigations Assessment (June, 2015) prepared by Site Analytical;
- Mechanical, Electrical and Public Health Outline Design Report (June, 2015) prepared by Scotch Partners.

1.5 A description of the site and surrounding area is provided within Section 2.0. A description of the development is provided at Section 3.0 and an evaluation of the development against key planning policy guidance in Section 4.0. Conclusions are contained within Section 5.0.

2.0 THE SITE AND SURROUNDING AREA

The Site and Existing Building

- 2.1 The site is situated within the Elsworthy Road Conservation Area in the London Borough of Camden ('LBC'). The existing building is situated on the corner of Avenue Road and Radlett Place, with an overall area of approximately 0.12 ha.
- 2.2 The existing building was designed by Ansell and Bailey Architects and built in the early 1970's. It contains an existing basement with a swimming pool and games room. At ground floor is a kitchen, living room and separate study, together with five bedrooms at first floor level. To the rear is a large lightwell which allows access to the basement underneath. The house is currently vacant and has remained empty for the past year.
- 2.3 Avenue Road has a mixed building typology with the architectural style of the houses being best described as free English style, with influences from the Arts and Crafts and Garden City movements. The houses within the street are typically two stories tall with purpose built loft spaces with dormer windows and fenestrated gables.
- 2.4 The existing building is of its era but holds no significant architectural merit. It is not statutorily/locally listed or considered as being a positive contributor to the conservation area.
- 2.5 The property is considered essentially derivative in its style, lacking any notably distinctive features that would cause it to be of major interest, however in the context of its immediate neighbours to the north and south, the house is sympathetically designed using similar buff brick, being within a modern style.

Surrounding Area

- 2.6 The surrounding area comprises a mixture of predominantly residential properties with varying building heights along Avenue Road to the west, Radlett Place to the south, Primrose Hill to the east and Elsworthy Road to the north. The proposed development is ideally located to deliver high quality residential accommodation within this part of the borough.
- 2.7 Number 38-40 Avenue Road adjacent to the site, has been redeveloped with two detached three-storey single family dwellings with two storey basements. A schedule of other recent replacement family dwellings granted planning permission is attached at **Appendix 1**. The large detached houses of Avenue Road reflect the desirability and importance of this main thoroughfare as a route north from Regents Park. During recent years there have been a number of replacement and infill dwellings constructed in Avenue Road, including pastiche and contemporary designs. This has resulted in an eclectic mix in the road increasing its diversity.
- 2.8 There are a number of statutory listed buildings within the vicinity of 36 Avenue Road, including numbers 28 to 34 (even) to the north and numbers 42 to 50 (even) along the southern boundary of the site.

Accessibility

- 2.9 Pedestrian and vehicular access to the property is provided from two points on Avenue Road. These provide access to an area of hard standing outside the frontage of the property. The application site is located approximately 650 metres northeast of St. John's Wood Tube Station and immediately west of Radlett Place. The site is located within a predominantly residential area, 400 metres south of the UCL Academy and 400 metres north of St. Christina's Primary School.

- 2.10 Avenue Road fronts the site to the south and operates a two-way system which is subject to a 30mph speed limit in the immediate vicinity of the site. Two carriageway cycle lanes are also present in both directions on Avenue Road.
- 2.11 The site is situated within an excellent location in terms of public transport accessibility with a PTAL rating of 5. The site is located within walking distance of St. John's Wood Underground Station to the northeast providing access between Swiss Cottage and Baker Street on the Jubilee Line. South Hampstead railway station is also located to the north on Loudoun Road providing three trains per hour to both London Euston and Watford Junction, in addition to several bus routes within the immediate area (including nos. N28 and N31).

Planning History

- 2.12 From a review of the Council's on-line planning register we note that there are a number of applications pertaining to the site, mostly in relation to the felling and pruning of works to trees with the front and rear part of the garden.
- 2.13 Planning permission was originally granted on the 23rd April 1970 (LPA Ref: CTP/J8/4/22/8370) for the erection of a single family dwelling house providing a total of five bedrooms and separate garage for two cars. A subsequent permission was granted on the 31st October 1990 for alterations and extensions to the property to form a glazed conservatory to the rear and separate side extension, together with a single storey basement to provide a storeroom and library use (LPA Ref: 9005302).

3.0 THE DEVELOPMENT PROPOSALS

3.1 The development proposals comprise the demolition of the existing building and construction of a three storey detached family dwelling, together with a two storey basement under the footprint of the new house and part of the front and rear garden. Careful attention has been paid to the scale and materials of the surrounding buildings, which seek to improve the existing streetscape and make a positive contribution to the conservation area.

3.2 The lower ground floor will comprise a family lounge, staff accommodation, laundry, gymnasium and swimming pool, together with a cinema, wine cellar, changing rooms and sauna/steam room at basement level. A reception room, dining room, study, kitchen and guest toilet are proposed at ground floor level, together with seven bedrooms and a lounge/study at both first and second floor above.

3.3 Access arrangements remain as existing via the retained front access on to Avenue Road itself. Parking for two cars is provided by a below ground car stacker that is accessed from the driveway in front of the house.

3.4 The proposed new dwelling would have a gross internal area of 2,119 sqm. The proposed uplift in floor area from the existing dwelling is set out in the table below:

	Existing	Proposed	Uplift
GIA	745 sqm	2,119 sqm	+ 1,373 sqm
GEA	882 sqm	2,410 sqm	+ 1,528 sqm

3.5 A full description of the proposal is provided in the accompanying Design and Access Statement (June, 2015) prepared by KSR Architects.

Design and Layout

- 3.6 The proposals seek to maintain the existing scale and articulation of the surrounding properties, adopting the same façade proportions of the neighbouring houses as well as the rhythm of the established pattern of the street. The relationship of the eaves line and dormer window proportions and entrance porch also take significant reference from the surrounding buildings.
- 3.7 The proposals have been laid out to allow for informal family areas as well as formal entertaining spaces. A side service zone allows for access to the staff accommodation and for deliveries. A central axis addresses the symmetrical arrangement of the façade and provides a visual link from the front of the building to the rear garden. A feature staircase forms the core of the plan allowing for a second axis to address the Radlett Place façade.

Materials

- 3.8 In terms of material finishes, the main façade on to Avenue Road has been articulated to achieve elegant proportions consistent with many of the high quality existing residential units. The walls will comprise highly insulated masonry cavity walls to provide a high performing fabric that will comply with building standards. The brick will be a light sandy colour to match that of the surrounding buildings. Detailing has been introduced to break up the expanse of the walls in the form of reconstituted stone banding and articulated cornicing to the parapet.
- 3.9 The doors and windows will be traditional painted hardwood double glazed units. The windows will be double hung box sashes. The fenestrations will receive cast stone surrounds and cills. The front door will be of solid timber and finished in a high gloss lacquer.

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- 3.10 Natural slate is proposed for the pitched roof elements in a blue/grey colouring which can also be seen on neighbouring buildings. The slate will be trimmed with lead flashings, including stepped flashings to chimney's and abutments. The upper flat section of the roof will be dressed in lead to meet the hung slate tiles. Timber framed dormers will also be finished in lead to their roofs and cheeks.
- 3.11 Entrance porticos can be seen on neighbouring buildings within the street and a portico has been used to extenuate the main entrance. Cast stone columns with Doric capitals add to the grandeur required for a building of this nature.

Landscaping

- 3.12 The existing woodlands garden in both the front and rear of the property are to be maintained and enhanced, utilising these natural screens that envelope the centre of the site. This will be enlivened through the planting of groundcovers and evergreen shrubs strategically punctuating the space.
- 3.13 The rear portion of the site lends itself to a sun catchment area with the potential for a south-west facing garden and extended living space. The eastern portion of the site will be enhanced as a woodland garden, incorporating a path network, specimen trees and shrubs. The main space to the rear will be opened up to create a generous lawn, with views to Primrose Hill beyond.

Summary

- 3.14 The proposal seeks to replace the 1970's brown brick dwelling with a family residence that is more in keeping with the surrounding architecture. Careful attention has been paid to the scale and materials of the surrounding buildings.

The proposal will improve the existing streetscape and make a positive contribution to the conservation area.

- 2.1 The proposals will bring the property up to modern day standards in a way which respects the privacy and amenity of residents whilst retaining the character of Avenue Road.

4.0 PLANNING POLICY FRAMEWORK OVERVIEW

4.1 This section provides an evaluation of the development against planning policy relevant to the site. The policy context comprises three levels of adopted and emerging policy – national, regional and local. The key planning policy documents taken into account at this stage and referred to in this planning statement include those listed below.

National Policy

4.2 National planning policy is set out in the form of the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012. The NPPF sets out the Government’s economic, environmental and social planning policies. At the heart of the NPPF is a presumption in favour of sustainable development; with core planning principles including, amongst others, the requirement to “*drive and support development*”. This means approving development proposals that accord with the development plan without delay and where the development plan is absent, silent or out of date, granting planning permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of development, or specific policies in the NPPF indicate otherwise.

Regional Policy

4.3 On 10 March 2015, the Mayor of London published ‘*The London Plan - The Spatial Development Strategy for London Consolidated with Alterations Since 2011*’ (London Plan, March 2015). From this date, the document is operative as formal alterations to the 2011 London Plan and now forms part of the development plan for Greater London.

Local Policy

- 4.4 The statutory development plan, for the purposes of Section 54A of the Town and Country Planning Act 1990 (and as defined in Section 38(6) of the Planning and Compulsory Purchase Act 2004), are the London Borough of Camden's Core Strategy (CS) and Development Policies Document (DPD), which were both adopted in 2010, together with Camden's Planning Guidance (CPG) notes.
- 4.5 The Council have recently consulted on their Draft Local Plan which was out for consultation until the 17th April 2015. This will eventually form part of the Council's LDF. At present, the document is still in draft and will be issued for a further modifications consultation later in the year. The current proposals have been designed in-line with this emerging policy guidance.

Site Designations

- 4.6 The site is identified within Camden's Proposals Map (2010) as falling within the Elsworthy Conservation Area. No other site specific designations apply.

Planning Assessment

- 4.7 This section considers the provisions of the planning policy framework for the area and assesses the proposals in the context of these policy provisions under the following headings:
- Land Use;
 - Affordable Housing;
 - Design, Townscape and Conservation;
 - Principle of Subterranean Development;
 - Sustainability and Energy;
 - Transport, Refuse and Parking;

- Daylight, Sunlight and Overlooking; and
- Trees.

Land Use

Principle of Residential Use

- 4.8 In regard to residential uses, the NPPF seeks to *'boost significantly the supply of housing,'* with paragraph 49 stating that applications should be considered in the context of sustainable development.
- 4.9 Paragraph 23 further states that local authorities should recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to *'encourage residential development on appropriate sites.'*
- 4.10 Of particular relevance to the current proposal, paragraph 50 identifies the objective to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 4.11 At regional level, London Plan Policy 3.3 seeks to increase housing supply with a target of 8,892 homes across Camden over a 12 year target and the Mayor of London recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford. The Mayor will seek to ensure the housing need identified in paragraph 3.17 is met, particularly through provision consistent with at least an annual average of 32,210 net additional homes across London.
- 4.12 Policy CS6 of the Core Strategy states that the Council will maximise the supply of additional housing and exceed a local target of 5,950 homes from 2007 to 2017, including 4,370 additional self-contained homes. Housing is regarded as a priority

land use within the LDF and the policy seeks to minimise polarisation and create mixed communities, by:

- Seeking a range of self-contained homes of different sizes to meet the Council's identified dwelling-size priorities;
- Seeking a variety of housing types suitable for different groups; and
- Adjusting the type and mix of housing sought, having regard to the financial viability of development.

4.13 Development Management Policy DP2 states the council will seek to minimise the loss of housing in the borough and supports the creation of larger sized family dwellings, where this is a relatively low provision being accommodated locally.

4.14 The current proposals all contribute to improving the building as a single family residence. The alterations are all intended to bring the property up to modern standards and provide the floor area expected in high-quality family homes. This will enable the building to continue in a historically appropriate and viable use – that is, residential – which is consistent with its conservation.

4.15 In summary, the site is located within a highly accessible area that is predominantly residential in nature. The current building is vacant and in a poor state of disrepair. The current proposal seeks to improve the overall function and use of the existing plot, which better responds to the needs of modern family living to create a seven bedroom dwelling. As such, the development accords with the policy objectives at all levels.

Affordable Housing

- 4.16 The NPPF encourages local authorities to approach affordable housing delivery pragmatically. With respect to the appropriate mechanisms available to address local need for the provision of affordable housing, paragraph 50 requires boroughs to set policies to meet identified need for affordable housing on site, unless off site provision or a financial contribution of broadly equivalent value can be robustly justified.
- 4.17 At regional level, Policy 3.11 of the adopted London Plan (March, 2015) requires boroughs to set overall affordable housing targets which should take account of the London-wide target tenure mix and the viability of development. Further to this, Policy 3.12 sets out the approach to negotiating affordable housing in individual schemes and states that councils should accommodate the following aspects in the context of making planning decisions and in the preparation of their local plans:

'A - The maximum reasonable amount of affordable housing should be sought when negotiating on individual private residential and mixed use schemes, having regard to:

- a current and future requirements for affordable housing at local and regional levels identified in line with Policies 3.8 and 3.10 and 3.11*
- b affordable housing targets adopted in line with Policy 3.11,*
- c the need to encourage rather than restrain residential development (Policy 3.3),*
- d the need to promote mixed and balanced communities (Policy 3.9)*
- e the size and type of affordable housing needed in particular locations*
- f the specific circumstances of individual sites.*

- 4.18 At local level, Policy CS6 of the adopted Core Strategy sets out the borough wide policy of seeking to secure 50% affordable housing across all additional residential development, and the maximum reasonable contribution towards affordable housing from scheme specific proposals, subject to financial viability.
- 4.19 Development Policy DP3 sets out the target for affordable provision based on a sliding scale that increases from 10% for developments with the capacity to deliver 10 homes (1,000sqm), up to 50% for developments with the capacity to provide 50 homes (5,000sqm). The local policy approach to affordable housing delivery can be summarised as an expectation to be delivered on-site and where this is not practical, particularly for schemes delivering between 1,000sqm and 3,500sqm of development (such as 36 Avenue Road), for offsite affordable housing or a payment in lieu to be provided.
- 4.20 In considering the practicality of on-site affordable housing delivery, the Council will have regard to; inter alia, the character of the development and local area, site size and constraints upon providing a mixed tenure development and the viability of the scheme.
- 4.21 The proposed scheme results in an uplift of 1,528 sqm (GEA) and therefore triggers an affordable housing obligation. In considering the nature of the obligation, we have had regard to LBC's sequential approach which is outlined in further detail below:

On-Site Provision

- 4.22 The Site is unable to support on-site affordable housing delivery because the design does not allow for a separate driveway, or grounds which will result in a potentially unaffordable service charge being applied to any affordable units delivered on site.

- 4.23 Given the quantum of affordable units that would be provided, it is unlikely that a Registered Provider would be prepared to purchase and manage so few units. Moreover, the provision of on-site affordable housing categorically will have a detrimental impact on the marketability and sales value of the proposed dwelling, which could result in the development not being delivered and remaining vacant.

Off-Site Provision

- 4.24 The applicant does not own another residential site within the borough. Furthermore there are a lack of sites for the applicant to purchase, particularly within the vicinity of the site.

- 4.25 Where sites do come to the market, the applicant would need to compete with purchasers on a market basis. Considering the size of the payment in lieu of circa £607,000 and given the high value location, it is highly unlikely that a site could be purchased in this area of the borough which would optimise the delivery of affordable housing in the borough, and offer the council value for money. A single one bedroom dwelling could be purchased as part of a ‘street property’ acquisition programme however this would raise the same management and service charge issues of providing a single affordable dwelling within a private residential block.

- 4.26 For this reason, the opportunity to provide off-site affordable housing has been discounted.

Payment in Lieu

- 4.27 Given the findings above, it is therefore considered that in this instance, due to a combination of the factors described above, that a payment in lieu to the Council’s affordable housing fund, instead of on-site or off-site provision, is the most practical and feasible method of delivering affordable housing.

- 4.28 This would allow the Council to pool the financial contribution and use it to fund a better housing outcome elsewhere.

- 4.29 Based on Camden's sliding scale policy outlined in Camden's Planning Guidance CPG2, the affordable requirement would be 15% of the uplift, or 229 sqm of affordable housing, subject to viability. If it were to be demonstrated that it would be unfeasible to provide affordable housing on or off-site, based on Camden's payment in lieu formulae, the current proposals would derive a financial contribution of £607,380.

Design, Townscape and Conservation

- 4.30 The NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning policies and decisions should not attempt to impose architectural styles of particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. However, it is proper to seek to promote or reinforce local distinctiveness.
- 4.31 The NPPF describes heritage assets as '*an irreplaceable resource*' which should be '*conserve[d] in a manner appropriate to their significance*' (paragraph 126). Furthermore, the NPPF considers local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation when determining planning applications (paragraph 131).
- 4.32 Policy 7.8 of the London Plan explains that development should value and conserve heritage assets where appropriate. Policy 7.4 further encourages development to have regard to the form, function and structure of an area, and the scale, mass and orientation of surrounding buildings.

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- 4.33 Policy 7.6 states that architecture should be of the highest quality, responsive and complementary to the surrounding context and not cause unacceptable harm to the amenity of surrounding land and buildings.
- 4.34 The Core Strategy seeks to ensure that development is of the highest standard of design and respects local context and character. Policy CS14 seeks to preserve Camden's heritage assets and their settings, including conservation areas and listed buildings. The current site is situated within the Elsworthy Conservation Area and is not regarded as an important contributor to its character. An Audit was published by LBC in 2009 which outlines the historic development of the area and its present day characteristics.
- 4.35 Development Management Policies DP22 and DP24 state that the Council will require all developments to be of the highest standard of design and should consider (inter alia):
- 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; and
 - d) The provision of visually interesting frontages at street level.
- 4.36 Development Management Policy DP25 states in order to maintain the character of Camden's conservation areas, the Council will only permit development that preserves and enhances the appearance of the area. Of particular relevance to the current proposal, part C states:

“The Council will 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 exception circumstances are shown that outweigh the case for retention.”

- 4.37 The supporting Design and Access Statement (June, 2015) submitted with the application provides an analysis of the constraints and opportunities presented by the development. The proposals seek to maintain the existing scale and articulation of the surrounding properties, adopting the same façade proportions of the neighbouring houses as well as the rhythm of the established pattern of the street. The relationship of the eaves line and dormer window proportions and entrance porch also take significant reference from the surrounding buildings.
- 4.38 The existing property is now over forty years old and in need of modernisation and updating to function in a similar but up-to-date way to that originally conceived. The design approach aims to ensure that the redevelopment reflects the modernist elements of the existing building while retaining its low impact in the streetscene. The approach to the building will retain and enhance the best elements of a now tired building.
- 4.39 The primary views of the site from within the conservation area are from the road. From here, the extended building will continue to sit well within the large plot, surrounded by its mature landscape. The site will retain its sizeable – both front and rear – garden, a feature generally recognised as contributing to the character of the conservation area.
- 4.40 The effect of the works on the heritage significance is positive. The proposal will preserve the character and appearance of the conservation area and the setting of the nearby listed buildings. The sylvan setting of the house will be retained and the

key elements of the architectural style of the building will remain legible and appreciable within the new development.

- 4.41 In summary, the proposed redevelopment of the current property, will result in a better proportioned and more balanced composition that will enhance the townscape locally and wider conservation area setting. The proposed development is therefore in line with national, regional and local policies which seek to protect the heritage environment; including the NPPF, London Plan policies 7.2, 7.4, 7.6, 7.8, Camden's Core Strategy policy CS14 and Development policies DP22, DP24, and DP25.

Principle of Subterranean Development

- 4.42 Policy DP27 within Camden's Development Management Document details the Council's requirements in relation to subterranean development, which will only be permitted where the basement does not cause harm to the built/natural environment, local amenity and does not result in flooding or ground instability. In particular, proposals must demonstrate that they meet certain criteria including:

- *“No harm to the amenity of neighbours;*
- *No loss of open space or trees of townscape or amenity value;*
- *Provide satisfactory landscaping, including adequate soil depth;*
- *Do not harm the appearance or setting of the property or the established character of the surrounding area;*
- *Ensure the architectural character of the building is protected; and*
- *The development results in the loss of no more than 50% of the front garden or amenity area.”*

- 4.43 36 Avenue Road is not statutorily/locally listed and the maximum depth of the proposed double storey basement is expected to be no more than 9.7 metres below

existing ground level (31.92m OD), therefore the stability of the site and neighbouring properties will be safeguarded, in compliance with Policy DP28. Based on the ground and groundwater conditions encountered in the boreholes, it should be possible to support the proposed new development on conventional strip or basement raft foundations.

4.44 A Basement Impact Assessment (BIA) and Subterranean Construction Method Statement (CCMS) have been submitted with this planning application (June, 2015). Both documents explain the measures and calculations that have been undertaken to ensure that the stability and integrity of the neighbouring properties and the main building is in no way compromised, including:

- A desk study of the sites history, age of the property, site survey, geology, historic river courses and underground infrastructure;
- An appraisal of the existing structure including any previous alterations and condition of adjoining buildings;
- A site investigation with trial pits to show the existing foundations and the material they are founded on;
- Details of the engineering design including the detailed proposals stage;
- An analysis of how the basement may impact upon any groundwater flow;
- An assessment of anticipated movements and how these will affect adjoin or adjacent properties; and
- Details of sequences of construction and temporary propping to demonstrate how the basement can be built to prevent movements.

4.45 In order to minimise disturbance to the occupiers of neighbouring properties, a number of mitigation methods are proposed within the supporting Construction Management Plan (CMP), including:

- No proposed parking bay suspensions or temporary traffic management orders will be required;
- The engines of delivery vehicles will be turned off whilst materials are being off-loaded;
- Due to the close proximity of the site to the adjacent schools, all deliveries will be limited on weekdays to between 9:30am – 4:30pm

during term time and 08:00am – 1:00pm on Saturdays, in order to avoid school pick up and drop off times.

- No hoarding will be required on the public highway. Secure and lockable hoarding will be installed around the property within the boundary of the site; and
- All servicing and storage of materials will occur on site and no vehicles will be allowed to stop on the public highway.

4.46 Please refer to the CMP for full details of the mitigation methods being implemented to protect immediate neighbours and the adjacent schools during the construction process.

4.47 The Council, as part of their Draft Local Plan partial review, recently undertook a modifications consultation until the 17th April 2015. As part of these changes and of relevance to the current proposal, draft Policy A5 will require all subterranean development to not exceed a maximum of 50 per cent of each garden or open part of the site and be designed, constructed and completed to the highest standard and quality.

4.48 The proposed development has been designed in accordance with emerging Policy A5, in so far as being built to the highest quality and not exceeding more than half of the front garden area.

4.49 In light of the above and the measures put in place with regard to design, use and construction, it is considered that the subterranean development complies with national, regional and local level policy. The proposed works will not detract from the character and appearance of the Elsworthy Conservation Area or have any structural impacts on surrounding properties.

Sustainability and Energy

4.50 As noted previously, the NPPF establishes a presumption in favour of sustainable development. Paragraph 95 encourages proposals which support the delivery of renewable and low carbon energy, in particular:

- Local authorities should actively support energy efficiency improvements to existing buildings; and
- Take account of land form, layout, building orientation, massing and landscaping to minimise energy consumption.

4.51 London Plan Policy seeks to secure sustainable development by:

- Requiring developments to demonstrate that sustainable design and construction standards have been integral to a proposal, including minimising carbon dioxide emissions, avoiding internal overheating, efficient use of natural resources, minimising pollution, minimising waste, avoiding impacts from natural hazards, using sustainable construction practices, and promoting biodiversity (Policy 5.3); and
- Requiring developments to minimise carbon dioxide emissions through the latest transitional arrangement targets which have increased from a 25% improvement (during 2010-2013) to a 40% reduction (from 2013 to 2016) on the 2010 Building Regulations (Policy 5.2).

4.52 At local level, Core Strategy Policy C13 states that new development must incorporate exemplary standards of sustainable and inclusive urban design and architecture, and should reduce energy use and emissions that contribute to climate change during the life-cycle of the development, through the reduction, reuse or recycling of resources and materials, including water, waste and aggregates.

- 4.53 Regarding renewable energy, policy C13 sets out the Council's commitment to reduce Camden's carbon emissions in line with the national target of 80 per cent by 2050. The proposed main family dwelling will both minimise carbon emissions through enhancements to the thermal performance of the building fabric, incorporation of passive design measures and use of energy efficient active building services systems, reducing the CO2 emission rating by 19 per cent over the 2013 Part L Building Regulations.
- 4.54 Overall, the proposed development will meet high standards of environmental sustainability, with a commitment to achieve Code for Sustainable Homes (CfSH) Level 4, in line with Development Policy DP22. The pre-assessment score is appended to the back of the supporting Sustainability Statement (June, 2015), prepared by Scotch Partners.
- 4.55 Heating will be provided by a VRF system with Air source heat pumps (ASHP) complete with a proprietary box to provide Low Temperature Hot Water (LTHW) to serve water based unfloor heating circuits and/or low temperature radiators. Internal cooling units will also be provided within the dwelling, concealed behind fan coil units.
- 4.56 A combination of passive energy measures and renewable initiatives are also proposed such as water efficient devices, automatic lighting control, together with smart metering and space heating in line with Policy 5.3 of the London Plan.
- 4.57 As such, the proposed development fully complies with Policies 5.2 of the London Plan, Core Policy C13 and Development Policies DP22 and DP23, achieving the required reduction in CO2 emissions. The proposed development also includes a range of sustainability initiatives which meet the requirements of Policy 5.3 of the London Plan.

Transport, Refuse and Parking

4.58 The NPPF requires new developments to consider local transport capacity and promote sustainable transport choices (Paragraph 32). The London Plan promotes development that will not adversely affect safety on the transport network, setting out the following requirements:

- Policy 6.9 seeks secure cycle parking in line with the standards set out in Table 6.3 of the London Plan;
- Policy 6.10 seeks high quality pedestrian environments; and
- Policy 6.13 states the maximum standards for car parking should be achieved as set out in Table 6.2 of the London Plan, and that 1 in 5 spaces should provide an electrical charging point.

4.59 At local level, Development Management Policy DP18 outlines the parking standards for new dwellings and the need for limiting the availability of car parking on site.

4.60 Developments should comply with the maximum local car parking standards for residential development (Class C3) and are also expected to meet the Councils minimum cycle parking standards, as shown in Table 1 below:

Parking Type	Standard
Cycle Parking (Minimum)	Residents – 1 storage or parking space per unit.
Vehicle Parking (Maximum)	Low parking provision areas: maximum of 0.5 spaces per dwelling. Rest of the borough: maximum of 1 space per dwelling.

- 4.61 The existing property benefits from a sweeping driveway which leads to a single garage from Avenue Road. The development results in the removal of the existing garage, which will be replaced by a new below ground car stacker, which can accommodate up to two vehicles, accessed from the front of the property.
- 4.62 A total of six covered secure cycle parking spaces will be provided for the house in a secure shelter to the front of the property. This provision accords with London Plan and Camden's local standards. This is shown in further detail within the supporting plans (June, 2015) prepared by KSR Architects.
- 4.63 Refuse for the development will be collected from Avenue Road, as per the current arrangement. The driveway provides opportunity for deliveries to the properties to be undertaken on site and as such, it is considered that the redevelopment of the existing property would not have a material effect on the operation of the local road network.

Daylight, Sunlight and Overlooking

- 4.64 The proposed development still retains a generous separation between buildings, being set back from the main road frontage and having far greater distances between the majority of dwellings along Avenue Road. Furthermore, limited additional windows will be introduced in to the eastern or western façade and thus no loss of privacy will be caused from the immediate neighbours.
- 4.65 Detailed technical analysis has been undertaken by Point 2 Surveyors which supports this application. The assessment demonstrates that, all daylight, sunlight and overshadowing alterations to all surrounding properties, where applicable, are fully compliant with the relevant BRE guidance with the exception of one minor breach. However, in terms of daylight impact, all windows will be VSC compliant.

This means that the occupants of the rooms/gardens are unlikely to notice any alteration to their levels of sunlight amenity.

Trees

- 4.66 At local level, the Core Strategy sets out measures regarding tree protection. Policy CS15 requires the preservation of existing trees and the provision of new trees. The Council will also resist the loss of trees unless the tree has little or no amenity value.
- 4.67 Land Mark Trees have undertaken an Arboricultural Impact Assessment (June, 2015) with respect to the existing trees within the site boundary and nearby. On and around the site there are a total of fourteen trees and shrubs of which only five are of moderate to average quality and have been considered worthy of maintaining for their amenity value. However, the low quality trees would comprise a constraint in aggregate, in terms of any collective loss/removal, where replacement planting would be appropriate. In this instance, no such collective impact is proposed.
- 4.68 The mature boundary trees would be retained and supplemented with a more rational scheme of planting. There are currently no Tree Preservation Order's (TPO) located to either the front or rear of the property.
- 4.69 The site has potential for development without impacting significantly on the wider tree population or local landscape as stated within the Arboricultural Impact Assessment. Thus, with suitable mitigation and supervision the scheme accords with local level policy.

5.0 CONCLUSION

5.1 The proposed development seeks full demolition and redevelopment of the existing house, to provide a new three storey detached family dwelling.

5.2 The proposed scheme has been subject to detailed assessment against national, regional and local planning policy and guidance and has been found to be in general accord with the development plan and other material considerations.

5.3 In particular, it will deliver the following policy objectives and benefits:

- The proposal comprises a sensitively designed family dwelling which is appropriate for its context and enhances the appearance of the Conservation Area;
- No material harm would be caused to the amenity of neighbours from the proposed works, since no new overlooking, loss of privacy or effect on outlook would occur. Access to the house would remain as it currently exists;
- The setting of the neighbouring listed buildings will be enhanced by virtue of the redevelopment of the existing neutral building on site with a high quality new family home;
- The proposed development will remain set back in the existing plot and centralised to better reflect the grain and character of the conservation area; and
- The resulting sustainability and renewable energy strategy will see an improvement over the existing building and will aim to reach a Code for Sustainable Homes Level 4 rating. The proposals will incorporate passive energy measures (i.e. efficient light fittings, rainwater harvesting etc), together with the maximisation of other renewable energy technologies (i.e. Air Source Heat Pump) within the heritage constraints of the site.

5.4 In conclusion, the current proposals all contribute to improving the building as a single family residence, enhancing the buildings original design and layout whilst ensuring the overall footprint and integrity is sympathetically retained. The alterations are all intended to bring the property up to modern standards and provide the floor area expected in high-quality family homes. This will enable the building to continue in a historically appropriate and viable use – that is, residential – which is consistent with its conservation.

APPENDIX 1: SCHEDULE OF COMPETING DEVELOPMENTS

In recent years, many of the adjacent buildings along Avenue Road have achieved planning permission for similar proposals regarding the demolition and rebuild of detached single dwelling houses. These include:

Address	Application Reference	Description	Approval Date
73-75 Avenue Road	2011/2388/P	Erection of single-family dwellinghouse comprising basement, lower ground, ground, first and second floor level, erection of a new boundary wall, hard and soft landscaping and associated works (following demolition of existing building).	28/03/2012
55 Avenue Road	2014/6960/P	Demolition behind retained front façade of existing dwellinghouse and development of single dwellinghouse with basement and associated hard and soft landscaping.	18/11/2014
47 Avenue Road	13/11207/FULL	Demolition of three storey dwellinghouse and ancillary two storey building to rear facing Townshend Road. Excavation beneath part of site and erection of replacement two storey plus mansard roof dwellinghouse (Class C3) above three basement levels that also extend beneath part of rear and side gardens with basement link to the new ancillary building. Erection of two storey ancillary building to the rear facing Townshend Road.	02/12/2013
77 Avenue Road	2013/2043/P	Renewal of permission 2010/0351/P dated 06/05/2010 (Erection of a new three-storey single family dwellinghouse (Class C3),	06/09/2013

		following demolition of existing three-storey single family dwellinghouse.	
56 Avenue Road	2012/4562/P	Demolition of 2 no. existing single family dwellings (Nos. 56 Avenue Road and 72 Elsworthy Road) and construction of new single family dwelling and separate ancillary building in rear garden, formation of basement with 2 no. skylights, 2 no. lightwells and 1 no. ventilation grille, and associated landscaping works.	18/09/2012
87 Avenue Road	2012/4594/P	Erection of two storey building plus roof level, basement and sub-basement for use as a single-family dwellinghouse (following demolition of existing two storey dwelling house) (Class C3).	05/09/2012