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## **PLANNING STATEMENT**

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In Respect of

**APPLICATION UNDER  
S73 OF THE TOWN &  
COUNTRY PLANNING  
ACT (1990) SEEKING  
THE VARIATION TO  
CONDITIONS 2 AND 4  
OF DECISION REF:  
APP/X5210/A/14/2214  
029**

At

**LAND AT HAWLEY  
MEWS, CAMDEN**

**GOLDCREST LAND (UK)  
Ltd**

**JULY 2015**

Planning • Heritage

Specialist & Independent Advisors to the Property Industry

**Author:**  
**Alun Evans**

**Approved by:**  
**Alun Evans**

**Report Status:**  
**FINAL**

**Issue Date:**  
**24<sup>th</sup> July 2015**

**CgMs Ref:**  
**AE/15129**

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## **APPENDICES**

Appendix 1 – Site Location Plan

Appendix 2 – Drawing P1.21A

## 1.0 INTRODUCTION

1.1 This planning statement has been prepared on behalf of Goldcrest Land (UK) Ltd (the Applicant) in relation to the redevelopment of the land at Hawley Mews, Camden (the site). The application seeks minor amendments to the approved drawings (Variation of Condition 2) and amendment to the Lifetime Homes detail trigger for provision (Variation of Condition 4). Both conditions related to Planning Permission reference 2013/3794/P granted through appeal (PINS ref APP/X5210/A/14/2214029) for the following in June 2014:

*'Redevelopment of former car park to provide three no. two bedroom mews houses and associated landscaping, amenity and cycle parking at Hawley Mews, Camden, NW1'.*

1.2 A site location plan is included within **Appendix 1**.

1.3 The purpose of this Planning Statement is to identify the context and includes an assessment of how the proposed minor amendments accord with relevant national, regional and local planning policies, as well as other material considerations. It further highlights the benefits of the proposal in accordance with the National Planning Policy Framework, Paragraph 14.

1.4 The statement is structured as follows:

- Section 2 describes the site and its surrounding area;
- Section 3 considers the site planning history;
- Section 4 provides a detailed description of the minor material amendments proposed;
- Section 5 provides the strategic planning policy context against which the principle of the minor material amendment has been considered and assesses the detailed planning policy considerations; and

- Section 6 provides a conclusion.

## **2.0 SITE AND SURROUNDING AREA**

2.1 The following provides an overview of the site, together with its immediate and wider context.

### **The Site**

2.2 The site covers 265m<sup>2</sup> and previous to the permission for redevelopment in June 2014 the site was most recently used as a car park. It comprises a roughly rectangular shape with the longer edges running north to south. The site comprises mainly hardstanding which has fallen into disrepair with weeds and other vegetation growing through cracks. There is no established vegetation on the site. Access to the site is from the south off Hawley Street via Hawley Mews.

2.3 The redundant car park site is bounded to the east and west by residential accommodation, and to the north by gardens associated with these residences. The residential development to the west comprises two storey dual aspect houses. The residential development to the east comprises three storey dual aspect with maisonettes over ground and first with a flat on the upper second floor. Both rows of dwellings are separated from the site by their respective rear gardens. The mews road bounds the site to the south. A pedestrian footpath runs east-west along Hawley Mews, linking Hawley Street and Hartland Road. The rear elevations of the commercial units on Chalk Farm Road face onto the south of the site but are separated from it by the mews access road.

2.4 The site is not within an area identified by the Environment Agency as being at risk of flooding.

2.5 The site is within proximity to the Regents Canal Conservation Area although the proposal does not materially impact upon the setting or the character and appearance of the Conservation Area.

## **Site Context**

- 2.6 The site is located to the north of Camden Town in London Borough of Camden. It is located around 500m to the north east of Camden Town London Underground Station and 550m from Chalk Farm London Underground Station.
- 2.7 The area around the site is predominantly residential in nature with the exception of Chalk Farm Road to the south of the site which comprises a mix of commercial uses. The land use becomes more commercial in nature on the approach to Camden Town to the south.
- 2.8 The site has an excellent Public Transport Accessibility Level (PTAL) rating of 6a. It is located seven and ten minutes walk from Camden Town and Chalk Farm London Underground Stations respectively. There are also several bus routes servicing Chalk Farm Road which provide additional links.

### **3.0 PLANNING HISTORY**

3.1 A search of LB Camden's online records has been conducted and there is no planning history for the site bar the June 2014 appeal decision. The site was previously used as a car park and was owned by Camden Council. The site had been vacant for a number of years prior to the above permission. Historic mapping data demonstrates the site was formerly occupied by mews housing.

3.2 The 2014 appeal decision (Ref APP/X5210/A/14/2214029) granted planning permission for the following development:

*'Redevelopment of former car park to provide three no. two bedroom mews houses and associated landscaping, amenity and cycle parking at Hawley Mews, Camden, NW1'.*

3.3 This permission was subject to 12 Conditions, with 11 and 12 comprising pre-commencement conditions. The Approval of Detail applications for condition 11 and 12 are currently pending decision after being submitted 25<sup>th</sup> June 2015, they are due to be determined by 18<sup>th</sup> August 2015. The remaining condition comprise of pre-occupation and compliance conditions.



#### **4.0 PROPOSED DEVELOPMENT**

4.1 The proposed amendments are sought through the variation of two conditions: (i) Condition 2 and (ii) Condition 4. The application is submitted under S73 of the Town & Country Planning Act (1990) (as amended) and comprise the following:

##### **Variation of Condition 2 – approved drawings**

4.2 This application seeks to vary approved drawing 5358/P1.02. The amendments sought to the proposal by way of variation of the approved drawings are as follows:

1. Side light added to front entrance of each flat on north west elevation;
2. Glazed box profile to sides to match approved north facing profile on north west elevation;
3. Door moved and small window omitted on north east elevation;
4. Parapet lines as amended to suit the approved sightline section profile (amended during the original planning application determination process) shown on south west elevation and section BB;
5. Window head sloped to match parapet angle.

4.3 All other elements of the scheme remain as approved.

##### **Variation of Condition 4 – Lifetime Homes Standards**

4.4 Additionally, this application seeks to vary condition 4, the details of which are contained below.

#### **Condition 4**

4.5 Condition 4 of Planning Permission APP/X5210/A/14/2214029 states:

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

4.6 This application seeks to vary this condition so that the trigger for physical provision of the lifetime homes features is altered from pre-occupation to such a time as these are required by future occupants. The amended condition would read:

4.7 'The lifetime homes features and facilities as indicated on the drawings hereby approved shall be incorporated into the design of the development prior to first occupation of any of the new residential units'.

4.8 Reason: To allow for the fitting out of the features and facilities as indicated on the drawings hereby approved as required by occupants in the future.

## **5.0 PLANNING POLICY CONSIDERATIONS AND ANALYSIS**

5.1 This element of the planning statement provides an overview of relevant policy and guidance at national, regional and local level and examines those planning policies that are material in considering the development at the application site.

5.2 Section 38 of the Planning & Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. In this instance, the development plan consists of:

- Further Alteration to the London Plan (March 2015);
- Camden Core Strategy 2010-2025;
- Camden Development Policies 2010-2025; and
- Camden Planning Guidance 2011.

5.3 Planning guidance represents a material consideration relevant to determination of the planning application. The following documents are relevant in this regard:

- National Planning Policy Framework (NPPF) (2012); and
- National Planning Policy Guidance (NPPG) (2014).

5.4 The London Borough of Camden proposals map designation confirms the site is not allocated within any specific planning policy designation.

5.5 The following section addresses the planning policy context, with reference to the principle of redevelopment at the site together with analysis of relevant detailed planning policy issues.

### **Minor changes to Elevations and Sections**

- 5.6 The changes as shown on drawing 5358/P1.02 regularise the planning position on site and ensure that the development is in keeping with its immediate surroundings.
- 5.7 The alterations are detailed within Paragraph 4.2 above and are proposed in order to optimise the layout of the approved dwellings. The alterations are non-material and comply with the development plan in principle.
- 5.8 Alteration number 4 on the drawings does not propose to amend the roof line. It simply seeks to regularise and co-ordinate the drawings where the roof profile was amended during determination of the planning application (See Appendix 2). Drawing P1.21A was substituted which demonstrates the proposed altered roof profile – changed during the planning application determination period.
- 5.9 This change was sought in order to address concerns by the planning officer regarding the perceived impact upon the outlook from existing properties.
- 5.10 The requirement to amend the approved drawing in this regard is simply to ensure the approved section and elevation drawings correlate with the detailed drawing P1.21A
- 5.11 No further alteration to the roof profile is sought.

### **Lifetime Homes**

- 5.12 Lifetime Homes are ordinary homes which are built incorporating 16 design features for accessible living. These features are to ensure a good level of accessibility from the outset, but they also allow a dwelling to be easily adapted for even higher levels of accessibility in the future should the need arise.
- 5.13 The standards are not designed specifically for disabled people or wheelchair users but to allow for accessibility features to be easily incorporated at a later

date as needed. By planning for accessibility at the earliest stage, the features can be incorporated into the design of a development without significant additional cost and can result in major cost savings in the long run.

- 5.14 Lifetime Homes is fundamentally for the future proofing of development. The condition as it is currently worded is onerous and would place a significant unnecessary financial burden on the applicant at this early stage. We consider that full design incorporation of the various Lifetime Homes features is sufficient in order to provide an acceptable standard of accommodation for three open market units whose final occupant is undetermined at this stage. The physical features can subsequently be installed in the future as required without the requirement for further material operations/design work to retrofit.
- 5.15 The amendment to Condition 4 specifically refers to the need to install a platform lift at the front entrance to each of the dwellings. Mindful the occupiers are unidentified at this stage; the condition is onerous and unreasonable. Full design provision is made for the platform lifts to be incorporated at a later stage as required.
- 5.16 The following paragraphs refer to the relevant development plan policy and other material considerations in justifying amendment of the condition to ensure full design detail for future provision of the Lifetime Homes features (specifically regarding the platform lift provision).

### **Adopted Policy**

- 5.17 The concept of the adaptability of new homes is also reflected at paragraph 2.1.18 of the Greater London Authority Housing SPG which states;
- 5.18 *'New housing should meet the needs of Londoners at different stages of life. Housing should be designed so that people can use it safely, easily and with dignity regardless of their age, disability, gender or ethnicity...it should be designed to accommodate and easily adapt to a diverse range of needs'.*

## **Legislation/ Material Considerations**

5.19 The Deregulation Bill intends to streamline the planning system. To achieve this, the Government has created a new approach for the setting of technical standards for new housing. This rationalises the many differing standards into a simpler, streamlined system which will reduce burdens and bring forward much needed homes. The new system comprises new additional optional Building Regulations on access and releases such requirements from the planning system. Thus Local Planning Authorities should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings.

5.20 This is recognised within the National Planning Policy Guidance (NPPG) which was recently updated to account for the amended Legislative context. Paragraph: 007 Reference ID: 56-007-20150327 states LPAs should account for identified local need for increased accessibility and therefore determine the level of compliance required. Paragraph: 008 Reference ID: 56-008-20150327 further refers to the need to account for site specific features and scheme viability. It states:

*"Local Plan policies should also take into account site specific factors such as vulnerability to flooding, site topography, and other circumstances which may make a specific site less suitable for M4(2) and M4(3) compliant dwellings, particularly where step free access cannot be achieved or is not viable. Where step-free access is not viable, neither of the Optional Requirements in Part M should be applied."*

5.21 In the London Plan Minor Alterations (Housing Standards) issued for consultation on May 11 2015 all references to Lifetime Homes are proposed to be removed/replaced. The reference to the *'carrying forward of Lifetime Homes standards for all dwellings'* is to be removed and replaced by *'ensuring 90 percent of new dwellings are accessible and adaptable dwellings'*. Under policy 3.8 concerning LDF preparation and planning decisions it is proposed that 90 percent of new housing meets Building Regulation requirement M4 (2)

*'accessible and adaptable dwellings'*. The proposal to 'future-proof' the units with regards meets this requirement.

### **Planning Conditions**

- 5.22 Mindful the end occupier is unidentified at this stage and the legislative context has altered, the individual accessibility needs for each dwelling cannot be determined. The conditional requirement to fully fit out the Lifetime Homes requirement as part of the approved development is therefore unnecessary and not relevant to planning – statutory tests governing the use of Planning Conditions attached to a planning permission.
- 5.23 The approved dwellings were designed with a reduced floor level in order to demonstrate no material impact upon established residential amenity or character of the conservation area was had. This represents a site specific circumstance that possessed material weight in positively determining the planning permission. Whilst the units should be designed to meet future needs (and therefore incorporate the Lifetime Homes criteria) it is unnecessary to provide these at this stage, and the scheme is not reliant upon the full fit out of Lifetime Homes features to be acceptable in planning terms.

### **Precedent**

- 5.24 Various alternative relevant cases across the borough demonstrate the Council has been minded to discharge lifetime homes conditions where implementation has not been required, but rather full design for future implementation was accommodated:
- 5.25 In planning permission reference 2010/2118/P – 33 Courthope Road the discharge of the lifetime homes condition was considered acceptable although a level access to the development was not provided. The property was accessed by one step. In the submission of detail for the discharge of the condition it was not proposed to provide a ramp or lift especially as no other house in the terrace possessed such a feature. However the proposed development was 'future-proofed' in order that it would be possible to install a simple timber ramp.

- 5.26 In planning permission reference 2012/2431/P – 103 Camley Street discharge of the lifetime homes was permitted although the accessible bathrooms were not provided but rather designed for future adaptation to be an accessible shower room.
- 5.27 The London Borough of Camden also approved the discharge of the lifetime homes condition in planning permission 2013/6324/P – 17 Mill Lane although the proposal failed to meet many of the requirements.
- 5.28 Lifetime homes standards were devised to ensure that residential units could be adapted to suit the changes in inhabitant's life circumstances such as personal illness, disability or care of an elderly relative. It is considered that the proposed development is compliant with the standards as it will be designed to fully provide the relevant features at a later date. The fitting out of a platform lift is not necessary at this time. The applicant is however committed to the future proofing of the units should the personal circumstances of the occupants change. The application therefore seeks the platform lift to be incorporated into the design but not yet fitted. To facilitate this we propose the variation of the relevant condition as worded above. The proposal complies with relevant development plan policy and is consistent with precedent set by other applications determined by the Borough under the materially similar development plan context.



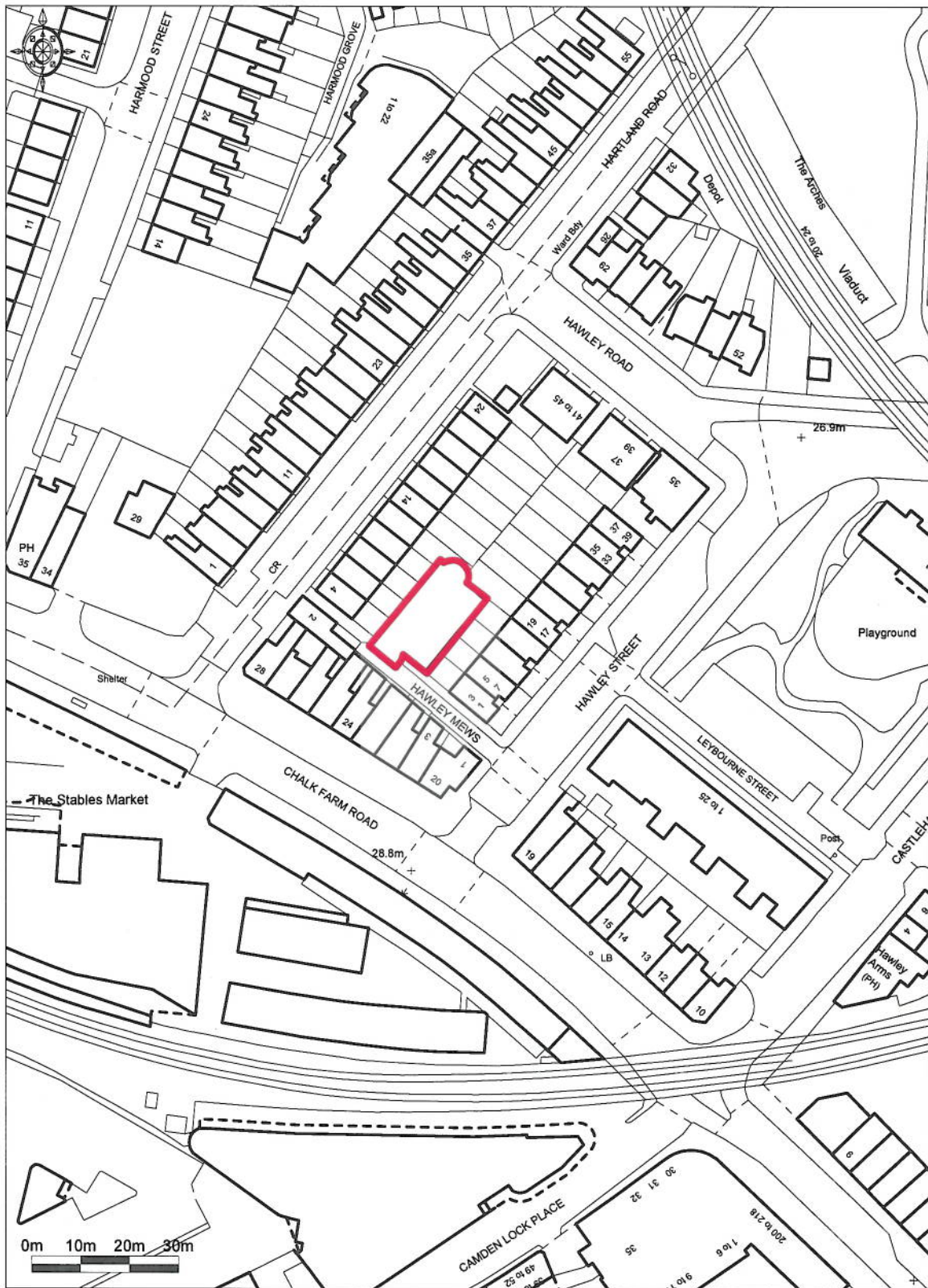
## **6.0 SUMMARY AND CONCLUSIONS**

6.1 The proposal has been designed to relate sensitively to existing residential development in the area. The proposals demonstrate that they would not result in unacceptable impacts in terms of residential amenity and the external appearance of the building.

6.2 Finally, planning permission has already been secured for the development and the proposed change sought as part of the S73 application remain wholly consistent with the development plan and for this reason the variation to condition 2 and 4 should be approved without delay.

# **APPENDIX 1**

# Site Location Plan



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Hawley Mews, Camden NW1

# **APPENDIX 2**

## Emma Nash

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**From:** Alun Evans  
**Sent:** 26 July 2013 17:48  
**To:** 'Heather, Christopher'  
**Cc:** 'Jacqui Macqueen'; 'Ahmed Collins'; 'Bridget.Fox@indigopa.com'; 'Rebecca.Mellor@indigopa.com'  
**Subject:** RE: Land at Hawley Mews 2013/3794/P  
**Attachments:** BRENT SPG 17.pdf; 5358\_p1\_21 & 22.pdf  
**Importance:** High

Dear Chris

Further to your email of 23 July (below) and our telephone conversations, please see the attached drawing reference 5358 P1.21 and P1.22. This demonstrates: -

1. The proposed development does not infringe a 30 degree line taken from the nearest habitable room window set at a height of 2m.
2. Only 0.006% of the proposed building volume sits above a 45 degree line taken from the adjacent properties private amenity / garden area boundary .
3. The fraction of building envelope within the 45 degree line comprises the area of green roof, specifically proposed to mitigate against any perceived adverse impact upon outlook.

The 30 degree and more onerous 45 degree assessment is taken from the standards prescribed within Supplementary Planning Guidance produced by the London Borough of Brent and are used in this case to deliver an element of objectivity to an otherwise subjective assessment. In terms of existing built context, Camden is generally considered more dense and urban in nature and as a result a greater level of mews style developments exist. Conversely, fewer examples of suburban and lower density development is evident. Brent SPG 17 seeks to protect this built environment which is commonplace across this borough. **Demonstration that the proposed mews-style development meets established 'suburban character' policy tests demonstrates the scheme will not give rise to any adverse impact upon amenity through loss of outlook, overshadowing or daylight/ sunlight.**

With regard to LB Camden development plan, Policy DP26 provides the principal policy test in terms of neighbouring impact. The policy states the Council will only grant permission for development that does not cause harm to amenity. I note the following: -

1. *visual privacy and overlooking*: The proposed windows are orientated so as not to cause any overlooking and maintain privacy for existing and prospective residents;
2. *overshadowing and outlook*: The 30 / 45 degree tests demonstrate no material loss of outlook/ overshadowing for prospective residents occurs. An acceptable outlook for the proposed dwellings is achieved. The 3m minimum distance (SPG4) is met. My email of 19.07.13 confirms the LPA have accepted a similar approach to proposed mews dwellings elsewhere in the borough;
3. *sunlight, daylight and artificial light levels*: The supporting information submitted with the planning application confirms the existing and proposed dwellings would enjoy sufficient daylight/ sunlight;
4. *unit sizes*: Application material confirms the units meet minimum dwelling sizes
5. *Amenity space*: Application material confirms the units exceed minimum garden/ terrace areas

Further, paragraph 1.2.26 of the GLA Housing SPG confirms the redevelopment of small infill opportunities with degraded environments can make a positive contribution to local amenity as well as increasing housing output (See

Camden Development Policy DP5 re priority housing need). 1.2.27 of the SPG confirms in considering scope for infill development the ability to 'complement local context' should be taken into account.

I would like to discuss further early next week in order to address any remaining queries you have. Kind regards

**Alun Evans MRTPI**  
**Senior Associate Director**  
**Direct Dial: 020 7832 1497**  
**Mobile: 07739 199 711**  
**Email Address: [alun.evans@cgms.co.uk](mailto:alun.evans@cgms.co.uk)**

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**From:** Heather, Christopher [mailto:Christopher.Heather@camden.gov.uk]  
**Sent:** 23 July 2013 09:37  
**To:** Alun Evans  
**Cc:** Jacqui Macqueen; Ahmed Collins; Bridget.Fox@indigopa.com; Rebecca.Mellor@indigopa.com  
**Subject:** RE: Land at Hawley Mews 2013/3794/P

Hi Alun,

My apologies for not getting back to you on Friday. I am trying to finalise a couple of other cases today which should free up some time. I will then need to go through the examples you have referred to below so that I understand the issues they raise. I will be in touch shortly.

Regards,

Christopher Heather  
Senior Planning Officer

Telephone: 020 7974 1344

---

**From:** Alun Evans [mailto:[alun.evans@cgms.co.uk](mailto:alun.evans@cgms.co.uk)]  
**Sent:** 22 July 2013 16:30  
**To:** Heather, Christopher  
**Cc:** Jacqui Macqueen; Ahmed Collins; [Bridget.Fox@indigopa.com](mailto:Bridget.Fox@indigopa.com); [Rebecca.Mellor@indigopa.com](mailto:Rebecca.Mellor@indigopa.com)  
**Subject:** RE: Land at Hawley Mews 2013/3794/P  
**Importance:** High

Dear Chris

I am having difficulty in reaching you on your direct line (it keeps ringing out)

I have left a message on Friday and again today for you to call.

I would like to discuss this application with you as a matter of urgency. I look forward to hearing from you shortly. Kind regards

**Alun Evans MRTPI**  
**Senior Associate Director**  
**Direct Dial: 020 7832 1497**  
**Mobile: 07739 199 711**  
**Email Address: [alun.evans@cgms.co.uk](mailto:alun.evans@cgms.co.uk)**

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**From:** Alun Evans  
**Sent:** 19 July 2013 13:55  
**To:** 'Heather, Christopher'  
**Cc:** Jacqui Macqueen; Ahmed Collins; Bridget Fox ([Bridget.Fox@indigopa.com](mailto:Bridget.Fox@indigopa.com)); Rebecca Mellor ([Rebecca.Mellor@indigopa.com](mailto:Rebecca.Mellor@indigopa.com))  
**Subject:** RE: Land at Hawley Mews 2013/3794/P

Dear Chris

Hope you had a pleasant break. Have you had the opportunity to review further any consultation responses received in respect of the above application?

In particular: -

- a. Design
- b. Highway
- c. Crime Prevention
- d. Policy
- e. Sustainability

I thought it useful to briefly highlight various principal issues:

### Housing Need

Camden Policy DP5 confirms 2-bedroom market units as a **\*very high\*** priority. This reflects the NPPF requirement in Policy 17 that planning should effective re-use of land and proactively drive and support sustainable economic

development to deliver homes. The Council's Planning Statement produced as part of the market disposal of the site encourages residential redevelopment.

### Outlook from Existing Properties

The planning application submission confirms the a good level of daylight and sunlight to existing properties will be maintained and which meets the BRE standard. Existing gardens possess a reasonable depth for properties within a dense and highly assessable location. As noted within the pre-application guidance, the existing close-board fence bordering the existing properties mitigates the impact of the proposal. The reduction in proposed height from the pre-app proposal of 1275mm meets the pre-app guidance requirement for 1000mm minimum reduction in height. The units have also been set back from the properties in Hartland Close to mitigate impact further. The existing dwellings on Hawley Road are maisonette units at Ground and First Floor, providing a double outlook and therefore mitigating impact of the proposed dwellings in this regard. These dwellings also possess a dual aspect onto Hawley Road.

### Outlook from Proposed Properties

Camden Policy Guidance (CPG)2 Key Message regarding residential standards (chapter 4) states:

"Development should provide high quality housing that provides secure, well-lit accommodation that has well-designed layouts and rooms."

Similarly CPG 6 Key Message states: -

"Outlook from new developments should be designed to be pleasant."

I note the following points: -

- a. The proposed dwellings meet the 3m minimum outlook requirement for basement accommodation (closest relevant prescriptive detail) and is therefore considered the proposal complies with policy in this regard.
- b. The units provide a dual aspect at ground floor onto the proposed courtyard area. The Design & Access Statement highlights examples of integrated seating and planting that can be secured through conditional approval.
- c. Proposed amenity space for each of the units is in excess of minimum standards prescribed by the GLA and represents a minimum 16sq.m useable outdoor space.
- d. The application submission confirms adequate levels of daylight and sunlight will be achieved to the proposed units.
- e. The proposed dwellings meet the glazing and ceiling height requirements set out in CPG2.

Planning application reference **2012/1293/P** was approved by Camden Council in April 2012. This proposal for a single dwelling was approved despite limited outlook from all of the habitable rooms. The delegated report states "Windows to the east would face the development at Rose Joan Mews which have blank walls facing the alley way, approximately 6.5m from the front (east facing) windows of the proposed dwelling (on 1st floor). The only other windows are those towards the rear (west facing) elevation, serving the main bedroom. As mentioned before in this report, the main bedroom would have a large skylight with a window controlled by a vision screen. The vision screen would restrict outlook however, it is considered that the combination of a large skylight and the vision screen providing views at a 45degree angle upwards towards No. 78 would provide a sufficient level of outlook for accommodation of this type in central London."

Officers accepted this scheme despite acknowledging "that the outlook is not of high quality". Three letters of objection were received for this single plot application. Adequate outlook is proposed for the dwellings at Hawley Mews and mindful of the Council's analysis with regard to the decision above, a consistent and balanced judgement should be exercised in respect of Hawley Mews. To date, no letters of objection have been received from local residents.

Similarly, Planning application reference 2013/1289/P was resolved to grant planning permission at committee on 23 May 2013 subject to S106 Agreement. This scheme represented a resubmission from an earlier refusal,



dismissed on the basis of overlooking. The revised scheme incorporated angled louvers across the habitable rooms at first floor, which significantly reduces outlook. Ground floor accommodation is single aspect and possesses an outlook directly onto the mews. The mews allows multiple access to the proposed dwellings, thereby introducing an element of overlooking and surveillance which is of greater intensity than that proposed at Hawley Mews. Despite these considerations, the Council have considered the proposal acceptable. A similar relationship is proposed at Hawley Mews and is therefore considered acceptable. The proposed dwellings at Hawley Mews are designed and orientated so not to give rise to overlooking between adjacent properties, without the requirement for screening or restricted glazing.

Finally, Appeal Reference APP/X5210/A/12/2169260 Paragraph 16, the Inspector states “Camden is an inner London Borough where... street rooms often have no outlook and the Council was unable to point to anywhere in its own guidance including Policy DP27 or CPG4 on Basements and Lightwells that sets out such a requirement.” CPG 6 (Amenity) simply requires applicants to “design developments so that the occupiers have a pleasant outlook.” Mindful of the proposed courtyard in excess of minimum space standards and featuring planting and integrated seating, It is therefore considered that the proposed development is acceptable in this regard.

I note your resistance to a meeting, however I feel it is necessary to review in person with you and your area manager in order to run through the scheme proposal and to discuss any minor amendments that would address the issues you refer to, mindful of the policy and development management context set out above. A further mitigation measure would include conditional approval removing prospective occupiers’ PD rights to alter the dwellings to protect residential amenity in perpetuity.

I look forward to hearing from you, including your availability to meet to discuss further. Kind regards

**Alun Evans MRTPI**  
**Senior Associate Director**  
**Direct Dial: 020 7832 1497**  
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**From:** Heather, Christopher [<mailto:Christopher.Heather@camden.gov.uk>]  
**Sent:** 12 July 2013 15:44  
**To:** Alun Evans  
**Cc:** Jacqui Macqueen; Ahmed Collins  
**Subject:** RE: Land at Hawley Mews

Alun,

What in particular do you want to discuss? I am not sure how the current scheme can be amended to satisfy the concerns, and I am going to struggle to find time to sit down for a meeting that week.

Regards,

Christopher Heather  
Senior Planning Officer

Telephone: 020 7974 1344

---

**From:** Alun Evans [<mailto:alun.evans@cgms.co.uk>]  
**Sent:** 12 July 2013 15:33  
**To:** Heather, Christopher  
**Cc:** Jacqui Macqueen; Ahmed Collins  
**Subject:** Re: Land at Hawley Mews

Dear Chris

Many thanks for your response.

Whilst it is unfortunate you consider the proposed amendments are insufficient to deal with the matters raised at pre-application stage, I feel it would be beneficial to meet to discuss next steps prior to determination of the application.

Are you able to meet next Monday 22 July?

I look forward to hearing from you. Kind regards

Alun Evans  
CgMs Ltd  
07739 19 97 11

On 12 Jul 2013, at 14:28, "Heather, Christopher" <[Christopher.Heather@camden.gov.uk](mailto:Christopher.Heather@camden.gov.uk)> wrote:

Alun,

I managed to get up to the site again this week and have spoken about the scheme with colleagues. I have not had chance to measure individual room sizes as yet, and am still waiting for some internal consultees to get back to me. However, I can comment on some of the points which were raised at the pre-application stage. In particular, the impact on neighbours and some elements of the quality of the accommodation.

There have been some changes to the height and position of the buildings when compared to the pre-app scheme. However, the impact on neighbours is still felt to be too great. Some of the points about the quality of the accommodation made at the pre-app stage (in particular the lack of outlook and issues of privacy by having one entrance for all 3 which goes past kitchen windows) also still apply.

The consultation period ends today, but unfortunately I do not consider that a recommendation of approval is possible. I also don't see how you could amend the current scheme without changing it quite drastically, and potentially raising other issues.

I am on leave until next Thursday so I suggest we discuss it further then.

Regards,

Christopher Heather  
Senior Planning Officer

Telephone: 020 7974 1344

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**From:** Alun Evans [<mailto:alun.evans@cgms.co.uk>]  
**Sent:** 11 July 2013 12:40  
**To:** Heather, Christopher  
**Subject:** Land at Hawley Mews

Hi Chris

Further to our discussion at the start of the week, have you had the opportunity to visit the site with the amended drawings as yet?

Please let me know if you have any queries. Kind regards

**Alun Evans MRTPI**  
**Senior Associate Director**  
**Direct Dial: 020 7832 1497**  
**Mobile: 07739 199 711**  
**Email Address: [alun.evans@cgms.co.uk](mailto:alun.evans@cgms.co.uk)**

## **CgMs Consulting**

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<image001.jpg><image002.jpg><image003.jpg>

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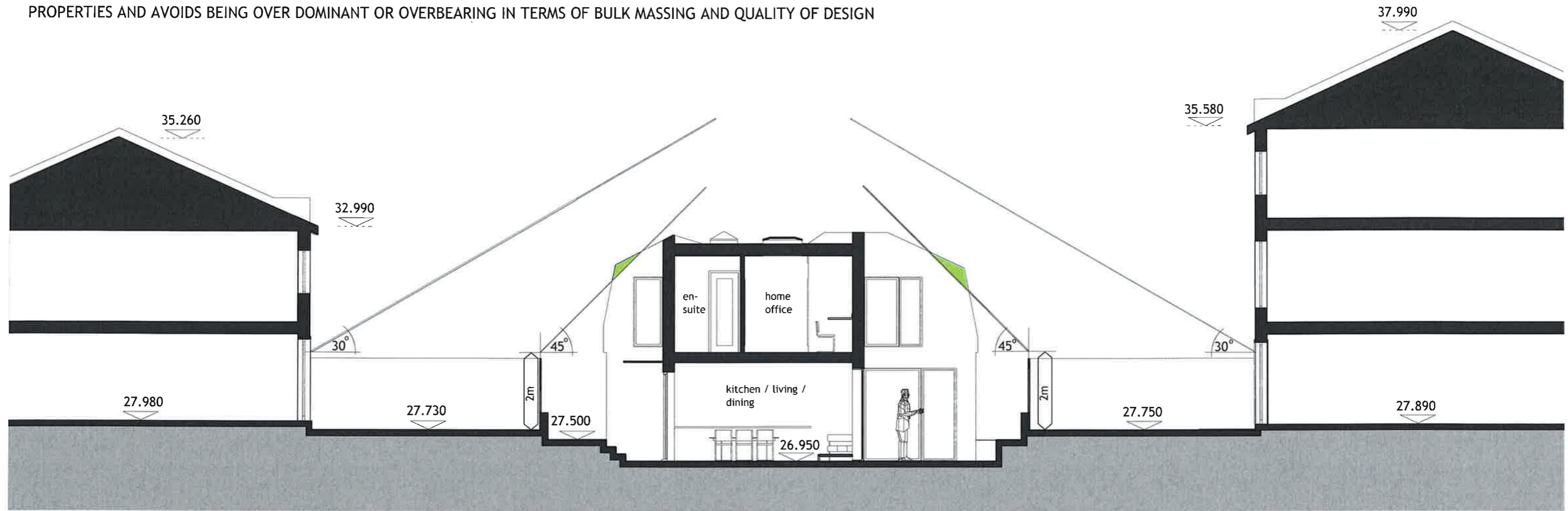
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DEMONSTRATION THAT THE PROPOSAL RESPECTS THE OUTLOOK AND AMENITY OF NEIGHBOURING PROPERTIES AND AVOIDS BEING OVER DOMINANT OR OVERBEARING IN TERMS OF BULK MASSING AND QUALITY OF DESIGN



SPG 17 BE 9 (e) IN THE BRENT HOUSING DESIGN GUIDE DEALS WITH THE IMPACT OF NEW PROPOSALS ON THE AMENITY AND OUTLOOK OF EXISTING NEIGHBOURS.

BRENT IS GENERALLY A MORE SUBURBAN LEAFY BOROUGH THAN CAMDEN HOWEVER WE HAVE TESTED OUR PROPOSAL AGAINST THESE GUIDELINES TO AIDE THE OTHERWISE SOMEWHAT SUBJECTIVE NATURE OF THIS TYPE OF ASSESSMENT.

**30 DEGREE LINE**

' IN GENERAL, THE BUILDING ENVELOPE SHOULD BE SET BELOW A LINE OF 30 DEGREES SET FROM THE NEAREST REAR HABITABLE ROOM WINDOW OF AN ADJOINING EXISTING PROPERTY MEASURED FROM A HEIGHT OF 2M ABOVE FLOOR LEVEL '

**THE PROPOSED DWELLINGS ARE SET SIGNIFICANTLY BELOW THIS LINE AND CLEARLY SATISFIES THIS TEST.**

**45 DEGREE LINE**

' WHERE PROPOSED DEVELOPMENT ADJOINS PRIVATE AMENITY / GARDEN AREAS THEN THE HEIGHT OF NEW DEVELOPEMT SHOULD NORMALLY BE SET BELOW A LINE OF 45 DEGREES AT THE GARDEN EDGE, MEASURED FROM A HEIGHT OF 2M '

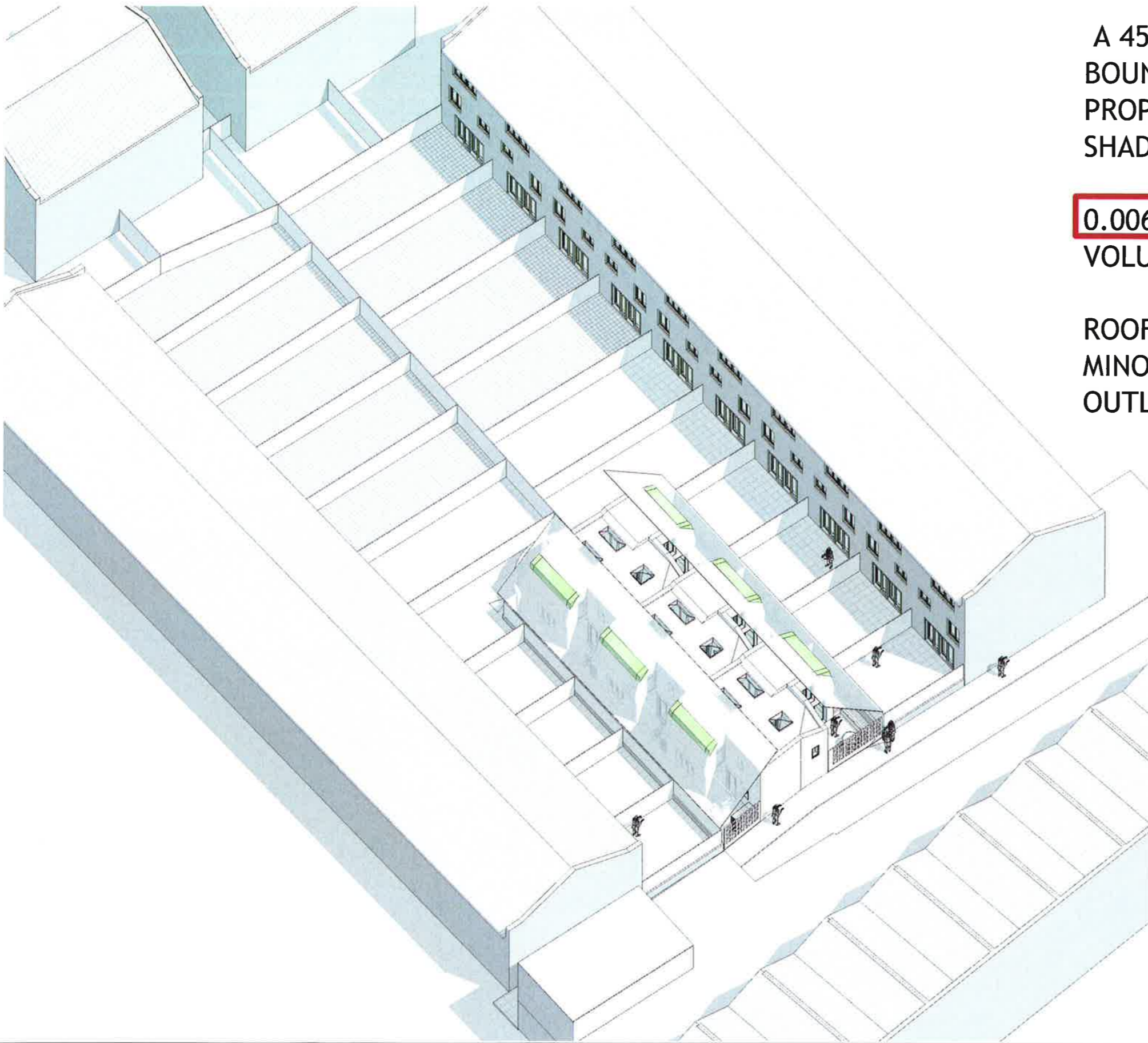
**THE PROPOSED DWELLINGS ARE GENERALLY SET BELOW THE 45 DEGREE LINE.**

**1.27 CUBIC METERS OF ROOF PER HOUSE ( SHADED GREEN ) SITS ABOVE THIS ANGLE.**

**THIS MINOR INFRINGEMENT EQUATES TO 0.006% OF THE TOTAL PROPOSED BUILDING VOLUME.**

**THE ROOF IS PLANTED TO PRESENT A PLEASANT OUTLOOK TO NEIGHBOURS IN LINE WITH CPG 6 AMENITY.**

<table border="1"> <thead> <tr> <th>rev</th> <th>date</th> <th>description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	rev	date	description				<p>This line measures 100mm when this drawing is printed @ A3</p> <p>25/07/2013 21:53:29</p>	<p>Project Hawley Mews, Camden NW1 8BF PLANNING 01 Drawing Title OUTLOOK TEST</p> <p>Date: 07/25/13 Drawing #: <b>5358</b></p> <p>Scale: 1 : 100 <b>/P1.21</b></p>	<p><b>GOLDCREST</b> architects</p> <p>3 Hurlingham Business Park Sullivan Road SW6 3DU T 0207 731 7111 F 0207 371 7782 E architects@goldcrestland.com</p>
rev	date	description							



A 45 DEGREE ANGLE FROM ADJACENT GARDEN BOUNDARIES IS ILLUSTRATED, THE AREA OF PROPOSED ROOF ABOVE THIS PLANE IS SHOWN SHADED GREEN.

**0.006%** OF THE TOTAL PROPOSED BUILDING VOLUME SITS ABOVE THE 45 DEGREE LINE

ROOFS ARE PLANTED TO MITIGATE THIS VERY MINOR INFRINGEMENT PROVIDING A PLEASANT OUTLOOK FOR ADJOINING NEIGHBOURS.

AERIAL VIEW LOOKING NORTH EAST

rev	date	description

This line measures 100mm when this drawing is printed @ A3

25/07/2013 22:07:57

Project  
 Hawley Mews, Camden  
 NW1 8BF  
 PLANNING 01  
 Drawing Title  
 OUTLOOK 01- view NE

Date:  
 07/25/13  
 Drawing #:

Scale:

**5358 /P1.22**

**GOLDCREST**  
 architects

3 Hurlingham Business Park  
 Sullivan Road SW6 3DU  
 T 0207 731 7111  
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 E architects@goldcrestland.com

Where an existing layout is no longer considered appropriate, perhaps due to a justifiable increase in density, it may be acceptable to develop to the full width of the site, and to a greater building depth - provided that it does not unreasonably affect the conditions in adjoining properties.

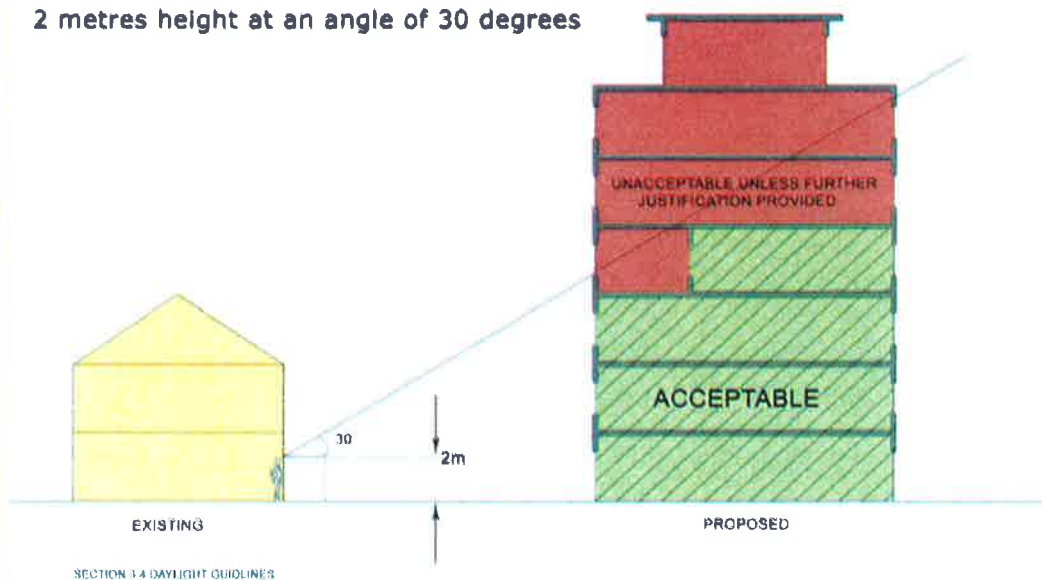
### 3.2 Size and Scale

In areas of satisfactory existing quality, it may be important that the size and scale of new development should respect (though not necessarily replicate) the height of the adjoining buildings and immediate area. In town centres, civic and high street locations, or areas in close proximity to good public transport provision (see section 2.3), high quality, denser forms of development than existing may be encouraged.

However, whilst encouraging higher density development it is important that the relationships created between (and within) buildings, and between buildings and private amenity spaces, does not become detrimental by being over-dominant or overbearing in terms of the overall quality of design.

1. In general, the building envelope should be set below a line of 30 degrees from the nearest rear habitable room window of adjoining existing property, measured from height of 2m above floor level.
2. Where proposed development adjoins private amenity / garden areas then the height of new development should normally be set below a line of 45 degrees at the garden edge, measured from a height of 2m.

2 metres height at an angle of 30 degrees

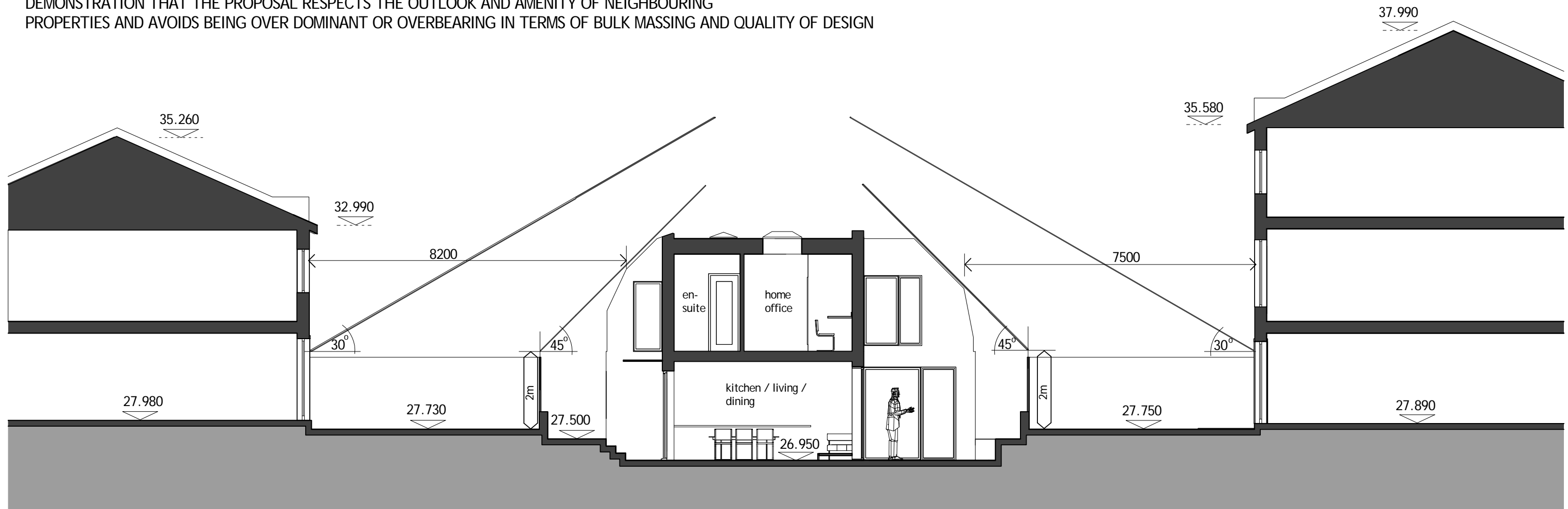


BE 9  
H 14

BE 9  
(e)

EXTRACT FROM BRENT DESIGN GUIDE  
FOR NEW DEVELOPMENT.  
SPG 17 BE 9

DEMONSTRATION THAT THE PROPOSAL RESPECTS THE OUTLOOK AND AMENITY OF NEIGHBOURING PROPERTIES AND AVOIDS BEING OVER DOMINANT OR OVERBEARING IN TERMS OF BULK MASSING AND QUALITY OF DESIGN



SPG 17 BE 9 (e) IN THE BRENT HOUSING DESIGN GUIDE DEALS WITH THE IMPACT OF NEW PROPOSALS ON THE AMENITY AND OUTLOOK OF EXISTING NEIGHBOURS.

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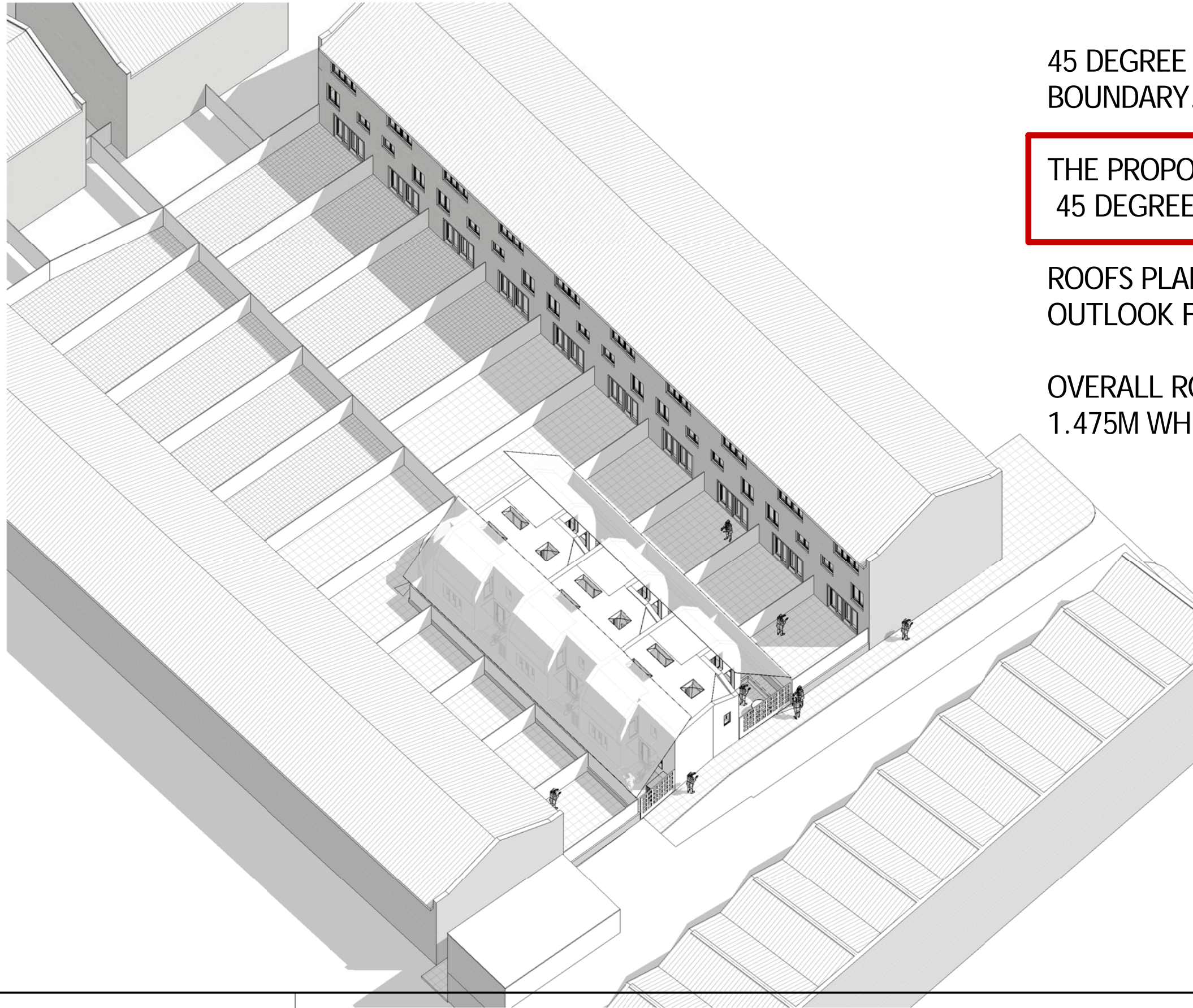
THE PROPOSED DWELLINGS SIT BELOW THE 45 DEGREE LINE AND CLEARLY SATISFY THIS TEST.

THE ROOF IS PLANTED TO PRESENT A PLEASANT OUTLOOK TO NEIGHBOURS IN LINE WITH CPG 6 AMENITY.

THE OVERALL BUILDING HEIGHT HAS BEEN REDUCED BY AN ADDITIONAL 200mm WHEN COMPARED TO PLANNING APPLICATION and is 1.475M LOWER THAN THE PRE APPLICATION SCHEME.

<table border="1"> <thead> <tr> <th>rev</th> <th>date</th> <th>description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	rev	date	description				<p>This line measures 100mm when this drawing is printed @ A3</p> <p>13/08/2013 15:45:06</p>	<p>Project Hawley Mews, Camden NW1 8BF PLANNING 01 Drawing Title OUTLOOK TEST</p> <p>Date: 07/25/13 Drawing #: 5358</p> <p>Scale: 1 : 100 /P1.21 A</p>	<p><b>GOLDCREST</b> architects</p> <p>3 Hurlingham Business Park Sulivan Road SW6 3DU T 0207 731 7111 F 0207 371 7782 E architects@goldcrestland.com</p>
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45 DEGREE ANGLE FROM ADJACENT GARDEN BOUNDARY.

THE PROPOSED HOUSES SIT BELOW THE 45 DEGREE LINE AND SATISFY THIS TEST

ROOFS PLANTED TO PROVIDE A PLEASANT OUTLOOK FROM ADJOINING NEIGHBOURS.

OVERALL ROOF HEIGHT HAS BEEN REDUCED BY 1.475M WHEN COMPARED WITH PRE-APP SCHEME

VIEW LOOKING NORTH EAST

rev	date	description

This line measures 100mm when this drawing is printed @ A3

13/08/2013 15:45:37

Project  
Hawley Mews, Camden  
NW1 8BF  
PLANNING 01  
Drawing Title  
OUTLOOK 02 - view NE

Date:  
07/25/13  
Drawing #:

Scale:

5358 /P1.22A

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