



**The Old Postman's Office, 30 Leighton Road, NW5 2QE**

**PLANNING STATEMENT IN SUPPORT OF PROPOSED DEVELOPMENT**

AUGUST 2015

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## SUMMARY

This Planning Statement has been prepared by DP9 Ltd (hereafter referred to as 'DP9') on behalf of The Trustees of T W David & Sons Ltd 1991 Trust ('the applicant'), in support of an application for full planning permission and listed building consent, for the refurbishment of The Old Postman's Office, 30 Leighton Road, NW5 2QE ('the site').

It has assessed the proposals against the provisions of the Development Plan, supplementary planning guidance and national planning policy. It is considered that overall, the proposal accords in all material respects with the relevant policies. The proposed development will result in a number of economic, social and environmental benefits, including:

- Redevelopment of an existing brownfield site to provide a more sustainable development and efficient use of land;
- Refurbishment and enhancement of a listed building and improvement of its relationship with the wider Conservation Area and public environs;
- Enhancement of the character and appearance of the Conservation Area;
- Refurbishment of existing office (B1a) floorspace on site to provide a qualitative uplift of space to meet modern standards;
- Delivery of 2 No. Live/Work units to provide high quality flexible office and residential space;
- Delivery of 7 No. high quality dwellings;
- Provision of associated landscaped open space, cycle parking facilities and a car free development; and,
- An improvement in sustainability and energy efficiency of the site.

In conclusion, the proposal is considered to be in accordance with national, regional and local planning policies, and therefore, represents an appropriate development for this site.

## 1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by DP9 Ltd (hereafter referred to as 'DP9') on behalf of The Trustees of T W David & Sons Ltd 1991 Trust ('the applicant'), in support of a full planning application and listed building consent for the refurbishment of The Old Postman's Office, 30 Leighton Road, NW5 2QE ('the site').
- 1.2 This Statement provides a general description and an evaluation of the proposed development against relevant national, strategic and local planning policy guidance.
- 1.3 The remainder of this Planning Statement comprises the following sections:
- Section 2 – Site Description;
  - Section 3 – The Proposed Development;
  - Section 4 – Planning Policy Framework;
  - Section 5 – Planning Policy Assessment; and
  - Section 6 – Conclusions & Scheme Benefits.
- 1.4 It should be read in conjunction with the following documents submitted as supporting material to the application:

<b>Document Title</b>	<b>Prepared By</b>
Planning Application Drawings, including: <ul style="list-style-type: none"> <li>• Location Plan</li> <li>• Site Plan</li> </ul>	Studio Mackereth (SM)
Design & Access Statement	Studio Mackereth (SM)
Heritage Statement	KMHeritage
Daylight & Sunlight Assessment	Hawkins Environment
Energy Statement	Build Energy
Contamination Report	Your Environment

## **2. SITE DESCRIPTION**

### **The Site**

- 2.1. The Old Postman's Office is located at 30 Leighton Road, NW5 2QE. Built in 1903, the Postman's Office is a Grade II listed commercial building and within the Kentish Town Conservation Area.
- 2.2. Alongside the Postman's Office, the overall site has been subject to more recent development. Currently on site there is the original Postman's Office that fronts onto Leighton Road, to the rear there are a range of modern buildings built of late C20, early C21 design. These buildings cannot be seen from Leighton Road.
- 2.3. The site operates as a studio and offices and is accessed from Leighton Road only.
- 2.4. The total site area as shown on the accompanying Site Location Plan is approximately 0.11ha.

### **Surrounding Area**

- 2.5. The site fronts onto Leighton Road and is bounded to the rear by Kentish Town railway station. The surrounding area is predominately residential in use. Buildings are generally 2 – 4 storey period dwellings. Notable exceptions are; the five storey period Kensington House to the north east of the site and the modern three storey Peckwater GP centre immediately south east of the site.
- 2.6. Kentish Town Road is located approximately 100m west of the site and which Leighton Road joins. At this junction, both Kentish Town railway station and Kentish Town underground station are located and provide train and underground services into central London. Kentish Town Road provides a focal point for amenities that serve the surrounding area.
- 2.7. The site and surrounding area are described in detail in the Design and Access Statement and Heritage Report.

### **Accessibility**

- 2.8. Public Transport Accessibility Levels (PTALs) are a theoretical measure of the accessibility within London and are categorised in six levels, from 1a to 6b, where 1a represents a 'Very Poor' level of accessibility and 6b indicates an 'Excellent' level of accessibility. The site benefits from a PTAL score rating of 6a ('Excellent').

### Planning History

- 2.9. Following an online search of registered planning applications on London Borough of Westminster's website, a summary of the planning history for the site is provided below:

Proposal	Date Registered	Status	Application Number
Erection of a single storey structure at the rear of the site for use as a garden room.	12 <sup>th</sup> November 2003	Permitted	<a href="#">2003/2999/P</a>
Removal of end section of existing prefabricated building and erection of a green PVC coated chain link fence 1800mm high with 3 runs of double twist security wire along the top the fence post are to be pre-cast reinforced concrete and incorporating a gate. (Plans submitted)	9 <sup>th</sup> June 1995	Permitted	<a href="#">9500975</a>
Partial demolition of a prefabricated building as shown on drawing nos. 95023/010 020.	30 <sup>th</sup> May 1995	Permitted	<a href="#">9560125</a>
Change of use from G.P.O. sorting office to studio/ office/workshop with ancillary warehouse/storage accommodation within Class B1 use as defined by the Town and country Planning (Use Classes) Order 1987 as shown on location plan.	7 <sup>th</sup> March 1995	Permitted	<a href="#">9500344</a>
Alterations at the rear of the existing building at 30 Leighton Road and the erection on land at the rear of 26-30 Leighton Road of a single storey pre-fabricated building for use as welfare accommodation for Post Office Staff.	8 <sup>th</sup> February 1982	Permitted	<a href="#">33695</a>

- 2.10. The planning history for the Postman's Office demonstrates that the site has been subject to a number of unsympathetic developments as discussed in the Heritage Report.

### 3. THE PROPOSED DEVELOPMENT

- 3.1. The application seek full planning permission and listed building consent for the following (the 'proposed development'):

*“Refurbishment of the Old Postman’s Office to provide B1a offices, and the redevelopment of the rear of the site for 2 live/work units and 7 residential units, with associated landscaping and cycle parking provision”*

- 3.2. The proposed internal alterations to the Postman’s Office will provide high quality flexible employment floorspace that is more efficient in its layout and function than the current property and meets the modern day requirements of office use. Furthermore the proposals, once developed, will deliver 9 high quality homes, including 4x two bed dwellings which are in “very high demand” according to the Camden Dwelling Size Priorities Table. Overall, the proposal ensures continued economic activity on site, and the delivery of residential floorspace which is the priority land use in Camden.
- 3.3. The internal alterations to the Postman’s Office will be supported by external refurbishment and maintenance to the building. The building is Grade II listed and within the Kentish Town Conservation Area. The proposal is to sympathetically refurbish the whole building and maintain the principal front façade. This will enhance the heritage asset and improve the relationship of the building with the public environs - its setting. The character of Kentish Town Conservation Area will subsequently also be enhanced.
- 3.4. Lastly, the removal of the additions to the rear of the site that have been assessed to have no heritage significant for the provision of sympathetically designed residential units will also be beneficial to the setting of both the listed building and conservation area.
- 3.5. The table below sets out the overall quantum of development for the proposed development informed by the pre-application discussions:

	<b>Existing (Net lettable) (sq.m.)</b>	<b>Proposed (sq.m.)</b>	<b>Difference from Existing (sq.m.)</b>
<b>Office (B1A)</b>	<b>510</b>	<b>458</b>	<b>- 52</b>
<b>Residential</b>	<b>0</b>	<b>645</b>	<b>+ 645</b>

#### Access

- 3.6. The residential units to the rear will be accessed via a section of the main hall that will be partitioned off to create a dedicated arcade that leads from the communal entrance to the properties at the rear.
- 3.7. The commercial space will be accessed by the communal entrance.

#### **Car and Cycle Parking**

- 3.8. There are no car parking spaces proposed as part of the development.
- 3.9. For each residential unit proposed, one covered cycle space (a total of 9) will be provided to the rear of the site in a purpose built enclosure as part of the landscaping. For the refurbished office space, cycle storage spaces will be provided in place of the existing car parking to the front of the site.

#### **Servicing and Waste Collection**

- 3.10. The building will be serviced from Leighton Road. A refuse area will be located in place of the existing parking to the front of the site.
- 3.11. Full details relating to the design of all elements of the proposed development are provided in the accompanying Design and Access Statement and Heritage Statement prepared by SM and Kevin Murphy respectively.



## 4. PLANNING POLICY FRAMEWORK

- 4.1. This section provides an overview of planning policy relevant to the site at national, regional and local level.

### National Policy

- 4.2. National planning policy is set out in the National Planning Policy Framework (NPPF) which was adopted on 27 March 2012. The NPPF establishes overarching principles of the planning system, including the requirement of the system to “drive and support development” and supports “approving development proposals that accord with the development plan without delay”. There is also a “presumption in favour of sustainable development... [which] should be seen as a golden thread running through both plan-making and decision-taking”.

- 4.3. The NPPF sets out key policies on delivering sustainable development, which include:

- Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.
- Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- Housing applications should be considered in the context of the presumption in favour of sustainable development. Local Planning Authorities (LPA) should normally approve applications for change to residential use and any associated development from commercial buildings, provided that there are not strong economic reasons why such development would be inappropriate.
- 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 or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness. Planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

### Development Plan

- 4.4. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended), states that the determination of planning applications should be in accordance with the Development Plan (UDP) unless material considerations indicate otherwise.

- 4.5. The relevant statutory development plans for the site comprises the: Core Strategy (November 2010), Development Policies (November 2010) and the London Plan (July 2011 (as amended)).
- 4.6. The Mayor and LBC have also published Supplementary Planning Guidance (SPG) documents which expand upon policy within the London Plan and are material considerations. These are considered where necessary and relevant.

#### **London Plan (2011)**

- 4.7. The London Plan was formally adopted in July 2011 and is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. The London Plan has recently been revised by the revised early minor alterations (REMA) (2013) and more recently Further Alterations to the London Plan (FALP) (2015) to reflect key housing and employment issues within London.
- 4.8. The London Plan contains a number of key policies relevant to the development proposals including:
- London Plan Policy 3.3 seeks to increase housing supply and the Mayor 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.
  - London Plan Policy 3.4 requires housing development to take into account local context and character amongst other design principles and optimise housing output through new development.
  - Policy 3.5 examines the quality and design of housing developments and states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. The design of all new housing development should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open space;
  - London Plan Policy 3.8 concerns housing choice in London and that Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments;
  - London Plan Policies 3.10 – 3.13 address the subject of affordable housing and the negotiation of such housing on private residential and mixed use schemes. The maximum reasonable amount of affordable housing should be sought when negotiating on such schemes and these negotiations should take account of their individual circumstances including development viability, the availability of public subsidy and other scheme requirements;

- London Plan Policy 4.1 seeks to address the development of the London economy and support its continued development, ensuring the availability of sufficient and suitable workspaces and suitable environments for larger employers and small and medium enterprises;
- London Policy 4.2 addresses London's office stock and its development, encouraging the renewal and modernization of the existing office stock in viable locations to improve its quality and flexibility and supporting the mixed use development and redevelopment of office provision;
- London Plan Policy 6.1 seeks to reduce the need to travel while Policy sets out the requirements in relation to cycle parking;
- London Plan Policy 7.2 relates to an inclusive environment that the Mayor will require all new development in London to achieve the highest standards of accessible and inclusive design and supports the principles of inclusive design;
- London Plan Policy 7.4 relates to local character and states that development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area; and,
- London Plan Policy 7.8 outlines the Mayor's approach to heritage assets and states that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

#### **London Borough of Camden Core Strategy (2010)**

- 4.9. The Core Strategy and Development Plan Policies Document were adopted in November 2010. In addition, further guidance is provided in the form of the Council's and Mayor's Supplementary Planning Guidance ('SPG') or Supplementary Planning Documents ('SPD') as well as Camden Planning Guidance notes ('CPG').
- 4.10. The Core Strategy sets out the Council's spatial vision, strategic objectives and spatial strategy on how the borough should develop. Key policies within the document relevant to the development proposals are as follows:
- Policy CS1 aims to focus Camden's growth in the most suitable locations while achieving sustainable development, and providing in the region of 12,250 additional homes between 2011/11 and 2024/25;
  - Policy CS5 aims to manage the impact of growth and development in Camden by ensuring that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents;

- Policy CS6 of the Core Strategy relates to housing and has the key aim to provide quality homes within Camden. Housing is regarded as a priority land use within the LDF;
- Policy CS8 of the Core Strategy seeks to safeguard existing employment sites and premises in the Borough that meet the needs of modern industry and other employers. Paragraph 8.8 states that the future supply of offices in the Borough can meet projected demand and that consequently the Council will consider proposals for other uses of older office provision if they involve the provision of permanent housing and community uses.
- Policy CS10 of the Core Strategy supports the retention and enhancement of existing community, leisure and cultural facilities.
- Policy CS13 will require all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation;
- Under Policy CS14 the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by requiring development of the highest standard, seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible; and
- Under Policy CS18 the Council will seek to make Camden a low waste borough and make sure that developments include facilities for the storage and collection of waste and recycling.

#### **LB Camden Development Policies Document (November 2010)**

4.11. The DPD supports the Core Strategy and London Plan, setting out the detailed policies for managing development within the borough. Key policies relevant to the development proposals are considered to be:

- Policy DP2 aims to make full use of Camden's capacity for housing and seeks to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing. The Council will expect the maximum appropriate contribution to the supply of housing and resist alternative development of sites considered particularly suitable for housing;
- Policy DP3 demonstrates that the Council will expect all residential developments with a capacity for 10 or more additional dwellings and/or a floorspace of 1,000 sq m (gross) which is capable of accommodating 10 family dwellings will expect all residential developments that would provide additional built residential floorspace of 1,000 sq m (gross) to make a contribution to the supply of to make a contribution to the supply of affordable housing. The

Council will expect the affordable housing contribution to be made on site, but where it cannot practically be achieved on site, the Council may accept off-site affordable housing, or exceptionally a payment-in-lieu.

- Policy DP6 states that all housing development should meet lifetime homes standards and that 10% of homes developed should meet either wheelchair housing standards, or be easily adapted to meet them;
  - Policy DP13 of the Development Policies seeks to retain land and buildings that are suitable for continued business use and resists a change to non-business use unless: a) it can be demonstrated to the Council's satisfaction that a site or building is no longer suitable for its existing business use; and b) there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time;
  - Policy DP13 states that when it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential use or community use;
  - Policy DP16 seeks to ensure that development is properly integrated with the transport network and is supported by adequate walking, cycling and public transport links. The Council will resist development that fails to assess and address any need for movements to, from and within the site and additional transport capacity off-site where existing or committed capacity cannot meet the additional need generated by the development;
  - The Council will promote walking, cycling and public transport use under Policy DP17 and development should make suitable provision for pedestrians, cyclists and public transport use. The Council will resist development that would be dependent on travel by private motor vehicles;
  - Policy DP25 seeks to conserve the heritage of Camden. Development affecting conservation areas should take account of conservation area statements and will only be permitted if it preserves and enhances the character of the conservation area. It seeks to preserve trees and garden spaces which contribute to the character of the conservation area; and
  - Policy DP26 aims to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity such as visual privacy, overshadowing, noise & vibration and microclimate. The Council will also require developments to provide an acceptable standard of accommodation (dwelling and rooms' sizes etc), facilities for the storage of waste, bicycle storage and outdoor space for private or communal amenity space wherever practical.
- 4.12. The Council is preparing a new draft Local Plan to ensure Camden has robust and up-to-date planning policies. The Local Plan will replace the existing Core Strategy and

Development Policies documents. The Council intends on publishing the draft of the Local Plan for comment in late 2015. As the preparation of a plan is at a very early stage, this application will continue to be assessed against the Development Plan outlined in 6.3.

#### **Other Relevant Guidance**

4.13. There is a range of local planning guidance that would be used alongside the aforementioned documents to help determine the application. These include the Camden Planning Guidance (CPG) documents as follows:

- Camden Planning Guidance 1: Design (2015)
- Camden Planning Guidance 2: Housing (2015)
- Camden Planning Guidance 3: Sustainability (2015)
- Camden Planning Guidance 5 Town Centres, Retail and Employment (2013)
- Camden Planning Guidance 6: Amenity (2011)
- Camden Planning Guidance 7: Transport (2011)
- Camden Planning Guidance 8: Planning Obligations (2015)

4.14. Within CPG 5, the guidance provides specific information on employment sites and business premises. The guidance outlines the following criteria which the Council will take into account when considering proposals for the loss of office use:

- The age of the premises. Some older premises may be more suitable for conversion.
- Whether the premises include features required by tenants seeking modern office accommodation.
- The quality of the premises and whether it is purpose built accommodation. Poor quality premises that require significant investment to bring up to modern standards may be suitable for conversion.
- Whether there are existing tenants in the building, and whether these tenants intend to relocate.
- The location of the premises and evidence of demand for office space in this location; and
- Whether the premises currently provide accommodation for small and medium businesses.

## 5. PLANNING POLICY ASSESSMENT

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires proposals to be determined in accordance the Development Plan unless material considerations indicate otherwise.

5.2. This section therefore assesses the proposals against the development plan and other relevant planning policy at national and local level with particular regard to the following:

- **Principle of Development**
- **Residential Quality**
  - **Amenity Space**
  - **Accessibility**
  - **Affordable Housing**
  - **Housing Mix**
- **Design, Heritage & Conservation**
- **Sunlight/Daylight**
- **Transport, Parking and Servicing**
- **Other Matters**

5.3. The proposals have been informed by discussions with LBC. The proposals have been revised accordingly as per the comments made by LBC on the original scheme. The following revisions were made;

- Removal of the flat proposed in the Postman's Office
- Reorganisation of the proposed employment floorspace to be flexible and able to accommodate small to medium sized businesses
- Reduction in and reorganization of the proposed residential dwellings; Increasing the amount of 2 bed units on site.
- Revised design to address the relationship between the proposed residential units and the listed building
- Improved landscaped area and provision of cycle storage

5.4. Following these revisions, the proposed development, in terms of land use, and design, heritage and conservation was accepted in principle. No significant changes have been made to the scheme that was discussed.

### **Principle of development**

- 5.5. The site is currently in B1a use. The Proposed Development seeks to refurbish the existing office (B1a) floorspace and introduce residential (C3) floorspace. This will amount to the loss of 52sqm of B1a floorspace and the delivery of 645sqm of C3 floorspace across 7 dwellings and 2 live/work units

#### *Employment Floorspace*

- 5.6. Policy CS8 seeks to secure a strong economy in the Borough by safeguarding existing office premises which meet the needs of modern industry and employers. DP13 outlines that the Council will retain land and buildings that are suitable for continued business use and will resist the change to non-business use unless it can be demonstrated that the building is no longer suitable for its existing business use and where there is evidence that the possibility of retaining or redeveloping the site or building for similar or alternative use has been fully explored.
- 5.7. The existing premises are in a poor and dilapidated state. Consequently, they require extensive refurbishment to bring them into line with the modern standards expected and needed by businesses occupiers of the site, existing and future. The impact of the standards of the current premises are illustrated by the supporting letter from the existing tenant submitted in support of this application. The current tenant is vacating the premises and relocating.
- 5.8. Furthermore, the current layout and access to the building have led to an inefficient use of the site. There is no access to the rear of the site and it is in effect landlocked via the railway station to the rear and surrounding properties, with access available only through the listed building, itself constrained by its heritage designation. Rear access via the GP centre to the rear was explored, as explained during pre-application discussions, however it was not forthcoming. As a result, only a proportion of the site is used for employment space, as the majority of the rear of the site is in fact a landscaped courtyard, due to the limited access the buildings cannot be let separately and the Postman's office cannot be easily adapted or amended.
- 5.9. Where the site is being used as employment space, as shown within the design and access statement and discussed with LBC, the majority of employment space, given the various constraints has meant that of the existing 510sqm of employment space on site 135sqm is unlettable as it circulation, plant rooms etc. This equates to 26.5% of the existing employment space which is unlettable.
- 5.10. Overall, the site represents an inefficient use of an employment site that has little potential for improvement in its current state for any possible use.



- 5.11. It is proposed to focus on the listed building, ensure its retention and on-going use by refurbishing this building to provide a good standard of flexible employment space that can accommodate a range of uses and meet the modern day requirements of employers. This element of the scheme will provide 400sqm of employment space. In addition, there will be two live work units to the rear that each provide a further 27.5sqm of employment space. Therefore the total of 455sqm of employment space is proposed. Whilst this is a loss of 55sqm, it represents only an 11% loss and should be considered in context.
- 5.12. It is apparent that there is flexibility in applying Camden's planning policy relevant to this matter as it acknowledges certain criteria should be considered, namely, the quality, age and existing features of the existing premises, and the opportunity to secure accommodation for small and medium businesses.
- 5.13. The pre-application discussions with LBC stated that *"the proposals are a pragmatic solution to the difficulties in developing this restricted site"*. Overall, we agree and consider that the proposals are in accordance with policies CS8, DP13 and CPG6 of the development plan.

#### *Residential Floorspace*

- 5.14. The NPPF seeks to significantly boost the supply of housing. Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 5.15. Housing is regarded as the priority land-use within the LDF and a residential development which seeks to maximise the supply of additional homes in the borough.
- 5.16. Therefore, given the above, it is considered that the proposed introduction of residential land use meets the requirements of, and accords with the London Plan and CS10 and DP15.

#### **Residential Quality**

##### *Amenity*

- 5.17. Policy CS5 of the Core Strategy requires development to protect and enhance the amenity and quality of life of local communities.
- 5.18. Policy DP26 contained within the Development Policies document requires outdoor space for private or communal amenity space wherever practical.
- 5.19. The proposals will deliver 9 high quality homes across 7 dwellings and 2 live/work units that all comply with CPG space standards and internal storage requirements. Each dwelling will be provided with private amenity space and

all units will have access to the landscaped areas and communal gardens. The larger maisonettes will be served by private courtyards and the smaller 1 bed apartments will have private balconies. Privacy of the courtyards will be via the use of high quality hard and soft landscaping. Full details are given in the design and access statement.

#### *Accessibility*

- 5.20. London Plan Policy 3.8 requires all new housing to be built to 'Lifetime Homes' standards. The 'Camden Planning Guidance Housing' SPD reiterates this requirement and provides advice on how proposals can be designed in an inclusive manner and be accessible to all by incorporating 'lifetime' home standards. All residential dwellings have been designed to meet the Lifetime Homes standards and a checklist is provided in the design and access statement.
- 5.21. Furthermore, all maisonettes have level access (including the access from the street) which complies with the Approved Document Part M and Wheelchair Homes requirements.

#### *Affordable Housing*

- 5.22. Policy DP3 of the Council's Development Policies document sets the threshold of 10 units (1000sq.m gross residential floorspace) at which point the requirement for affordable housing provision is triggered.
- 5.23. The proposed development seeks 7 residential units, and as such the threshold as set by policy is not triggered. Consequently, the provision of no affordable housing was accepted by LBC in pre-application discussions.

#### *Housing Mix*

- 5.24. The unit mix to be included within the scheme is demonstrated in Table 1 below.

**Table 1: Unit Mix**

<b>Unit Size</b>	<b>Private</b>
1 bed	2
2 bed	4
3 bed	1
<b>Total</b>	<b>7</b>

- 5.25. Policy DP5 seeks to provide a range of unit sizes to meet demand across the Borough. The Dwelling Size Priority Table included within Policy DP5 demonstrates that there is a 'very high' priority for private two bed units and

that developments should aim for 40% of two beds. The scheme also provides one family sized three bed dwelling which are considered a 'medium priority' in Camden. The mix provided is considered appropriate as it contributes to the creation of mixed and inclusive communities by containing a mixture of large and small homes in line with Policy DP5. The mix has been designed to suit the existing footprint and character of the building.

### **Design, Heritage and Conservation**

5.26. Further to our discussions with London Borough of Camden within which the proposed design response was accepted in principle, the impact of the proposals on heritage assets have been independently assessed by KM Heritage. The full assessment and conclusion is contained within the Heritage Statement which accompanies this document in support of the application.

5.27. In brief the proposal seeks to refurbish the existing listed building, remove the unsympathetic modern additions to the rear and introduce high quality residential units. To summarise, the Heritage Statement concludes that:

*"The proposed scheme has been designed to make minimum intervention into the historic building whilst providing modern and viable accommodation for the future... The affect of the works and new buildings on the heritage significance described earlier is therefore positive... for these reasons, the proposed scheme complies with the law, and national and local policy and guidance for listed buildings and conservation areas"*

5.28. We agree with this independent conclusion, and it is considered that the Proposed Development ensures the delivery of high quality design and will make a positive contribution to the listed building and Kentish Town Conservation Area. The proposed development is considered to fully accord with local and national planning policies in relation to design and heritage by:

- Maintaining the façade of the Old Postman's Office that is considered of high significance to the listed status of the building;
- Providing an appropriate architectural response to the site's context having regard to the site's location within the setting of a listed building and the Kentish Town Conservation Area;
- Providing a building which uses materials of the highest architectural quality that will preserve the character and appearance of the Conservation Area;
- Ensuring that proposed new design features are necessary pragmatic solutions and will not negatively impact on the significant architectural

features of the Postman's Office or the character and appearance of Kentish Town Conservation Area;

- Ensuring a legible and an inclusive design which will be accessible to all; and,
- Improving the sustainability and efficiency of the site in terms of its design and materials proposed.

5.29. Consequently, it is considered that the 'Proposed Development' accords with the NPPF and Policies CS14, DP24, DP25 and 7.1 of the development plan.

### **Sunlight/Daylight**

5.30. In accordance with Policy DP26, a Daylight and Sunlight report has been undertaken by Hawkins Environmental (HE) to consider the sunlight and daylight impact on neighbouring residential buildings.

5.31. The daylight and sunlight report provides an assessment of the effect that the proposed development will have on the daylight and sunlight of surrounding properties and also the level of interior daylight within the proposed dwellings.

5.32. This daylight, sunlight and overshadowing report has carefully considered the surrounding residential properties and technical assessments have been undertaken for all the relevant habitable rooms. All of the windows meet the BRE Guidelines in respect of the VSC and ADF.

5.33. The results show that for all of the relevant surrounding properties, the changes in values are 'negligible'. HE have outlined within their report that the proposed development will have no material impact to the daylight and sunlight levels to the surrounding residential accommodation.

5.34. With regards to the proposed residential accommodation, HE outline in their report that all rooms are considered to have a good level of interior daylight appropriate for the room's use.

5.35. For further detail in this regard please refer to the accompanying Daylight and Sunlight Report and Internal Daylight Assessment provided by HE.

### **Transport, Parking and Servicing**

5.36. The proposed development will not provide any car parking on site. Residents would not be permitted to apply for on-street car parking permits for themselves or visitors. The proposed development therefore accords Policy DP18 which expects development to be car free.

- 5.37. The development proposes cycle parking spaces for the 7 residential units to the rear and further spaces to the front to serve the office space. Camden's development policy DP18 outlines that 1 storage or parking space should be provided per unit. The proposed cycle parking will meet this standard.
- 5.38. In line with policy, a waste and recycling store has been provided to the front of the site near the entrance to allow for safe, hygienic storage and easy kerbside collection.
- 5.39. The communal passageway allows for residential and commercial bins to be brought out to the storage area for collection. The waste and recycling store is proposed in a separate designated space to reduce the visual impact.
- 5.40. The mix of units are provided with 2 x 1100l Eurobins that will be located in the bin store. One bin will be for recycling and the other, general waste.
- 5.41. The proposed refuse and servicing strategy is outlined further within the Design and Access Statement.

### **Sustainability and Energy**

- 5.42. The NPPF states that local planning authorities should approve planning applications if their impacts are (or can be made) acceptable in sustainability terms. Policy 5.2 of the London Plan states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy; 1) Be lean: use less energy 2) Be clean: supply energy efficiently 3) Be green: use renewable energy.
- 5.43. An Energy Statement has been prepared and carried out in line with Camden's guidance CPG3 – Sustainability. The report considers a wide range of CO2 reduction measures and outlines the proposed energy strategy to comply with Building Regulations Part L 2010 and the appropriate planning requirements.
- 5.44. Please refer to the Energy assessment prepared in support of this application for further details.

### **Other Matters**

#### *Secured by Design*

- 5.45. The proposed development has been informed by the principles of secured by design. For further details are contained within the design and access statement.

#### *Planning obligations/Heads of terms*

5.46. CPG8 adopted in provides guidance of what may be required when the Council considers that a development proposal needs a planning obligation to be secured through a legal agreement. Planning obligations can be used positively and to address some of the negative impacts of development which would otherwise make a development unacceptable.

5.47. The draft S106 Heads of Terms will include;

- Demolition and Construction Management Plan
- Local Training and Procurement
- Car free development

## 6. CONCLUSIONS & SCHEME BENEFITS

- 6.1. This Planning Statement has been prepared to accompany an application for full planning permission and listed building consent for the refurbishment of the Old Postman's Office, 30 Leighton Road, London, NW5 2QE.
- 6.2. The Planning Statement has assessed the proposals against the provisions of the Development Plan, supplementary planning guidance and national planning policy. It is considered that overall, the proposal accords in all material respects with the relevant policies.
- 6.3. The proposed development will result in a number of economic, social and environmental benefits, including:
- Redevelopment of an existing brownfield site to provide a more sustainable development and efficient use of land;
  - Refurbishment and enhancement of a listed building and improvement of its relationship with the wider Conservation Area and public environs;
  - Enhancement of the character and appearance of the Conservation Area;
  - Refurbishment of existing office (B1a) floorspace on site to provide a qualitative uplift of space to meet modern standards;
  - Delivery of 2 No. Live/Work units to provide high quality flexible office and residential space;
  - Delivery of 7 No. high quality dwellings;
  - Provision of associated landscaped open space, cycle parking facilities and a car free development; and,
  - An improvement in sustainability and energy efficiency of the site.
- 6.4. In conclusion, the proposal is considered to be in accordance with national, regional and local planning policies, and therefore, represents an appropriate development for this site.