
27 WEST END LANE

West Hampstead, London, NW6 4QJ

Planning Statement

September 2015

Revision: R1

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Contents

Redevelopment of the site at 27 West End Lane, with the demolition of the existing eight garages and the erection of a two to four storey building providing 6 residential (Class C3) (2x1-bed, 2x2-bed and 2x3-bed) units.

Contents	Page
1. Introduction	1
About	1
2. Background	2
Site and Surroundings	2
Planning History	2
3. Proposed Development	3
4. Pre-application advice	4
5. Planning Policy Context	5
6. Assessment	7
Principle of Development	7
Design	7
Mix of Units	9
Density	9
Residential Amenity	10
Accommodation Standards	12
Transport	12
Sustainability	13
Planning Obligations	13
7. Conclusions	14

1.0 About

1.1 Planning Permission is sought for the redevelopment of the site at 27 West End Lane with the demolition of the block of eight single lock-up garages and the erection of a two to four storey building providing six new residential units of residential accommodation (Class C3).

1.2 The application is supported by the following materials:-

- Full Planning Application Form, signed and completed.
- CIL form, signed and completed.
- Design & Access Statement prepared by StreetPlot Ltd.
- Application drawings by prepared by StreetPlot Ltd.
- Daylight, Sunlight and Overshadowing Assessment prepared by Rights of Light Consulting Ltd.
- Sustainability and Energy Statement (including Code for Sustainable Homes Assessment and water efficiency statement) prepared by Syntegra Group Ltd.
- Draft Construction Management Plan prepared by StreetPlot Ltd.

2.0 Site and Surroundings

- 2.1 The application site is located on the Northern side of West End Lane close to its junction with Mutrix Road.
- 2.2 The site area is approximately 298m². The site is currently vacant and occupied by eight single storey flat roofed brick garages and a tarmac car park. The existing car park spaces were previously allocated to Camden tenants prior to being relocated within the existing local estate parking provision by Camden Council when the site was sold to the open market in December 2014.
- 2.3 The immediate surrounding area is predominantly residential, characterised by a mix of 3-5 storey houses and flats.
- 2.4 The site is not subject to any specific Local Plan designations. The site is not in a conservation area and there are no listed buildings nearby.
- 2.5 The site has excellent access to public transport with a PTAL rating of 6a.

3.0 Planning History

- 3.1 There is no relevant planning history on the site. Upon deciding to sell the site in 2014, the council provided an assessment that detailed the site's suitability for residential development.

4.0 The Proposed Development

- 4.1 Planning permission is sought for the demolition of the existing eight single storey brick garages and the erection of six new units of residential accommodation (Class C3). This will comprise of the following;
- 2 no. 1-Bed Units
 - 2 no. 2-Bed Units
 - 2 no. 3-Bed Units
- 4.2 Further details of the proposed development with photographs of the site, images of the new building and an explanation of the design process are set out in the Design and Access Statement.

5.0 Formal Pre-Application Advice

- 5.1 A submission for pre-application advice was made in June 2015. A meeting with the case officer was held on 1st July 2015 and the council's written pre-application advice issued subsequently on 28th August 2015.
- 5.2 The pre-application response from the Council has been generally positive and re-iterated the Council's identification of the site as being suitable for residential development. Specific detailed commentary was given in relation to the design and impacts of the residential amenity of neighbouring properties:
- The stepped approach to the west site of the building should be reduced to acknowledge the design of the surrounding buildings.
 - The use brick in a similar tone to the existing buildings is supported.
 - The roof height should be reduced to be in line with the eaves of the neighbouring building at Sycamore Court as far as possible.
- 5.3 Section 6 of this statement provides details of how these specific points have been addressed.
- 5.4 The advice requested the following statements to be submitted with the planning application:
- Draft Construction Management Plan.
 - Sustainability Statement (including energy efficiency statement and water efficiency statement).
 - Daylight, Sunlight and Overshadowing Assessment.

6.0 Planning Policy

- 6.1 Section 38(6) of the Town and Country Planning Act 1990 (as amended) state that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 Paragraphs 2, 14 and 196 of The National Planning Policy Framework (March 2012) (NPPF) confirm that the NPPF is a material consideration in planning decisions.
- 6.3 Paragraph 215 of the NPPF provides that due weight should be given to relevant policies in development plans adopted before the publication of the NPPF according to the degree of consistency with the Framework.
- 6.4 At the heart of the NPPF is a presumption in favour of sustainable development.
- 6.5 For decision making this means, unless material considerations indicate otherwise, approving development proposals that accord with the development plan without delay.

7.0 Development Plan

- 7.1 The development plan in this case comprises the following:
 - The London Plan, July 2011 incorporating as Revised Early Minor Alterations October 2013 and Further Alterations March 2015
 - Camden Core Strategy 2010-2025, Development Plan Document, adopted November 2010
 - Camden Development Plan Policies 2010-2025, Development Plan Document, adopted November 2010
 - Camden Site Allocations Development Plan Document, adopted September 2013

8.0 Supplementary Planning Documents / Guidance (SPDs / SPGs)

8.1 Further relevant guidance in the determination of this application is provided in the following documents;

- Supplementary Planning Guidance and Best Practice Guidance published by the Greater London Authority:
- Housing, Supplementary Planning Guidance (SPG), November 2012
- Sustainable Design and Construction, SPG, April 2014)
- Accessible London: Achieving an Inclusive Environment, SPG, October 2014
- Wheelchair Housing, BPG, September 2007
- The Control of Dust and Emissions from Construction and Demolition BPG, November 2006

Supplementary Planning Guidance published by Camden Council:

- Camden Planning Guidance (CPG) 1 Design, as amended, adopted 4th September 2013
- CPG2 Housing, as amended, adopted 4th September 2013
- CPG3 Sustainability, as amended, adopted 4th September 2013
- CPG6 Amenity, as amended, adopted 7th September 2013
- CPG7 Transport, as amended, adopted 4th September 2013
- CPG8 Planning Obligations, as amended, adopted 4th September 2013

9.0 Principle of Development

- 9.1 The principle of the development is to contribute to the supply of the housing using brownfield land in accordance with the NPPF, The London Plan and Camden Core Strategy.

10.0 Design

- 10.1 This section provides an assessment of the scheme against relevant policy context and relevant material considerations.
- 10.2 The NPPF identifies seeking to ensure high quality design as one of 12 core planning principles. It advises that good design is a key aspect of sustainable development and indivisible from good planning. Good planning decisions should aim to ensure that development responds to local character, whilst not preventing or discouraging appropriate intervention. (NPPF, paragraph 17 and 58).
- 10.3 London Plan Policies 3.5 (Quality and design of housing developments); 7.1 (Building London's neighbourhoods and communities); 7.4 (Local character); and 7.6 (Architecture) express the same objectives in requiring high quality design, responding to local character and delivering high quality architecture.
- 10.4 Camden Plan Policies CS1 (Distribution of growth); CS14 (Promoting high quality places and conserving our heritage); and DP24 (Securing high quality design) require development of the highest standard of design that respects local context and character. Detailed guidance on the delivery of good design is set out in CPG1 – Design.
- 10.5 The scale, form and height of the proposed development is a result of a design-led approach to create a new development that completes the streetscape and relates to the neighbouring building. The high quality proposals comprise a sensitively designed scheme which responds effectively to the site's location, capacity and the character of the surrounding area.
- 10.6 The pre-application advice states the proposed contemporary design approach is welcomed in the context of the surrounding area.
- 10.7 The initial scheme has been modified following pre-application advice which suggested that the height should be reduced as much as possible to match the eaves line of Sycamore Court. Whilst not completely matching the eaves line of Sycamore Court in elevation, the proposed roof line is as low as possible considering the site constraints, the minimum internal ceiling heights and the provision of good quality internal accommodation.

- 10.8 The proposed bulk, form and massing has been guided by Daylight, Sunlight and Overshadowing parameters and by precedents in the local area. For more detailed analysis please refer to the Daylight, Sunlight and Overshadowing report prepared by Rights of Light Ltd.
- 10.9 Following the suggestion in the pre-application advice which sought for the stepped approach to be reduced, the design has been modified to comprise of a sloped roof form on the Western side and flat roof on the Eastern side of the scheme. The sloped roof references the existing sloped roofs of Sycamore Court and Mutrix Road.
- 10.10 Overall, the height of the development is justified in the context of the surrounding four and five storey mansion blocks typical of this part of West End Lane. A building heights study is provided in the accompanying Design and Access Statement (Page 6).
- The floor space provided within this scale enables the addition of two bedroom and three bedroom housing marked as High & Medium priority in the Camden Policies Priorities table (DP5).
 - The scheme maximises the sustainable re-use of this vacant site as housing.
 - The roof level is significantly lower than the apex roof level of the neighbouring Sycamore Court building.
- 10.11 The pre-application advice suggests that the front facade should reference the curvature in West End Lane. In the proposed design, the front facade has staggered vertical set-backs which address the slight curve in the road. The vertical set-backs create a visually interesting facade which relates directly to its immediate context.
- 10.12 Responding the suggestions in the pre-application advice the ground floor building line has been set back to reference the end elevation of No 2. Mutrix Road. This set-back marks the entrance to the building and improves the appearance and character of the design. This enabled the provision of landscaping surrounding the entrance of the building.
- 10.13 Overall, the proposed scheme relates well to the street scene in its scale, form and height and the appearance would be suitable within this setting.

Materials

- 10.14 The building will be constructed from a warm toned dark brick which will reference the warm, dark and red shades of brick at Sycamore Court and Mutrix Road. The proposed dark grey roof will reference the existing grey slate roof of Mutrix Road and Sycamore Court.

11.0 Density

- 11.1 The London Plan encourages high density development in areas of good public transport accessibility. The application site has a PTAL rating of 6a (excellent), and therefore is a location where higher density development is supported by planning policy; as these locations are inherently sustainable.
- 11.2 The proposed development comprises of 6 residential units on 0.0298 ha. This calculates to a density of 201.34 units/ha.
- 11.3 The proposed development comprises of 18 Habitable Rooms / 0.0298 Hectares = 604 Habitable Rooms per Hectare
- 11.4 This density accords with the London Plan's density range which seeks higher density development in areas with good public transport accessibility.

12.0 Mix of Units

- 12.1 Requirements and/or expectations in respect of housing tenure, mix, size and layout are set out in London Plan Policies 3.5 (Quality and design of new housing developments); 3.8 (Housing choice); and 3.11 (Affordable housing thresholds) and Camden Plan Policies CS6 (Providing quality homes); DP5 (Homes of different sizes); DP6 (Lifetime homes and wheelchair housing); and Camden CPG2 Housing.
- 12.2 The scheme provides a mix of dwelling sizes in accordance with Camden Plan policy DP5.
- 12.3 The proposed mix is outlined as 2 x 1 Bedroom Flats (33%), 2 x 2 Bedroom Flats (33%) and 2 x 3 Bedroom Flats (33%).
- 12.4 Policy DP5 seeks to encourage the provision of mixed housing developments. The council has produced a 'Dwelling Size Priorities Table' and seeks all new residential developments to contribute towards meeting the priorities set out in this table. For market housing, this table sets a 'very high' need for 2 bed units and a 'medium' need for three bedroom units. The proposed mix is therefore provided in accordance with these needs.

13.0 Residential Amenity

Sunlight/ Daylight

- 13.1 Core Strategy Policy CS5 states that the Council will protect the amenity of Camden's residents ensuring that the impact of the development on occupiers and neighbours is fully considered. This aim is addressed in greater detail by Policy DP26.
- 13.2 Camden Plan Policy DP26 (Managing the impact of development on occupiers and neighbours) includes four light factors – daylight, sunlight, overshadowing and artificial light – among the criteria to be examined in protecting the quality of life of occupiers and neighbours. Camden CPG1 (Design) advises that consideration should be given to avoiding significant overshadowing of open space and amenity areas.
- 13.3 Camden CPG2 (Housing) advises that design should maximise sunlight and daylight both within the new development and to neighbouring properties. Developments should meet site layout requirements set out in the Building Research Establishment (BRE) Site Layout for Daylight and Sunlight – A Guide to Good Practice (1991).

- 13.4 The Council's pre-application advice calls for the planning application to be accompanied by a daylight and sunlight report.
- 13.5 The accompanying Daylight, Sunlight and Shadowing Analysis prepared by Rights of Light Ltd. in accordance with Building Research Establishment (BRE) Guide to Good Practice – Site Layout Planning for Daylight and Sunlight 2011 – demonstrates:
- The quantity, quality and distribution of light within the rooms of neighbouring residential dwellings in Mutrix Road, Sycamore Court, Holmesdale House and West End Lane will remain BRE Compliant.
 - All habitable rooms within the scheme will be fully compliant with the BRE Guidelines.
 - There will be no adverse effect on neighbouring residential amenity in shadowing terms.

Overlooking

- 13.6 Windows have been avoided on the lower levels of the West Elevation which directly face the housing lining Mutrix Road.
- 13.7 Windows facing West towards Mutrix Road at higher levels are specified as semi-opaque to prevent overlooking and allow natural light to penetrate.
- 13.8 There are no windows which directly face the Sycamore Court building.
- 13.9 The windows with transparent glazing are compliant with the 18m rule. Overlooking from other elevations are at an oblique angle.

14.0 Standard of proposed accommodation and accessibility

- 14.1 Policy DP6 requires that all housing developments meet lifetime home standards, and that 10% of homes developed should either meet wheelchair housing standards, or be easily adapted to meet them.
- 14.2 All the dwellings comply with the minimum floor space standards set out in the CPG6, the adopted CPG2 (Housing) and Policy 3.5 of the London Plan.
- 14.3 The table below illustrates that the proposed internal floor space exceeds minimum standards:

Unit No.	Dwelling Type	Net Internal Area m ²	Camden Minimum m2 (CPG2 Housing)	The London Plan Minimum Space Standards
Flat 01	2 Bed, 3 Person	80	61	61
Flat 02	1 Bed, 2 Person	59	48	50
Flat 03	3 Bed, 6 Person	120	93	92
Flat 04	2 Bed, 4 Person	77	75	70
Flat 05	1 Bed, 2 Person	64	48	50
Flat 06	3 Bed, 6 Person	71 (SF) + 68 (TF) = 139	93	92
		539	400	393

- 14.5 The proposed flat layouts are described in the pre-application advice as spacious with good levels of lights and outlook.
- 14.6 All apartments are designed to be fully lifetime homes compliant. Please refer to the design access statement for further details.

15.0 Transport

- 15.1 The NPPF identifies the management of growth to make the fullest possible use of public transport, walking and cycling as one of twelve core planning principles (NPPF, paragraph 17).
- 15.2 The scheme incorporates a lockable bicycle store at ground floor level. Provision is made for at least ten bicycles in accordance with London Plan Standards.
- 15.3 The development is car free. The location of the site enjoys an excellent Public Transport Accessibility Level of 6a, with access to numerous bus routes, the underground system (Kilburn Park), and main rail services (Kilburn High Road Overground) within easy walking distance.

16.0 Sustainability

- 16.1 The NPPF explains that the environmental dimension of sustainable development includes designing to mitigate and adapt to climate change and moving towards low carbon economy. Local planning authorities are advised that new development should be steered to areas with the lowest probability of flooding and they should expect new development to minimise energy consumption (NPPF, paragraphs 7, 49, 96 and 101).
- 16.2 Policy DP22 requires development to incorporate sustainable design principles and construction measures wherever it is suitable. The Council will expect new build housing to meet Code for Sustainable Homes Level 4 and encouraging Code Level 6 (zero carbon) by 2016.
- 16.3 All new developments are expected:
- To reduce carbon emissions in accordance with the energy hierarchy – Be Lean, Be Clean, Be Green
 - To achieve a 40% improvement on the 2010 Building Regulations
 - To achieve Code Level 4 of the Code for Sustainable Homes
 - Following the application of stages 1 and 2 of the energy hierarchy to target a 20% reduction in CO2 emissions from renewable technologies unless it can be demonstrated that this is not technically feasible or viable.
- 16.4 As per the Code for Sustainable Homes Pre-Assessment the design provides for internal water use not to exceed 105 litres per person per day, and surface water drainage will be in accordance with Sustainable Urban Drainage System principles.
- 16.5 Details for waste management in the scheme are discussed in the Design and Access Statement (Page 24). The statement illustrates the refuse usage forecast and sufficient capacity for 1x1,100 litre Eurobin for general refuse and 1x240L recycling bin for general refuse.

17.0 Planning Obligations

- 17.1 The applicant is willing to enter into a Section 106 Agreement with the Council which accords with Regulation 122 of The Community Infrastructure Levy Regulations 2010.

18.0 Conclusions

18.1 The application is supported by a comprehensive package of technical documents, including this Planning Statement which demonstrates the acceptability of the proposals and allows the Council to make a considered and informed decision.

18.2 In conclusion, the proposed development is acceptable for the following reasons:

- The proposed development would see a vacant site in a highly accessible location brought back into a sustainable use for housing.
- The proposed development would resolve the dead frontage that the current garage layout provides onto West End Lane and significantly improves the pedestrian environment.
- The site has a excellent accessibility to public transport (PTAL 6a) and in accordance with the Council policies it will be a 'car free' development.
- The design has been pro-actively developed alongside LB planning officers.
- The proposed scheme relates well to the street scene in its scale, form height and with a suitable mix of materials in keeping with the character of the area and the appearance of the building would be suitable in this setting.
- The proposed development will achieve Code for Sustainable Homes Level 4 and it complies with minimum unit size standards as laid out in the London Plan;
- The proposed density of 201.34 units/ha accords with the London Plan's density range which, seeks higher density development in areas with good public transport accessibility
- There will be no adverse impacts on the neighbouring residential developments in terms of potential overlooking outlook, noise or daylighting/sunlight impacts.

18.3 In conclusion, the proposed development accords with the aims and objectives of national, regional and local planning policies, the application site is a suitable location for the proposed scheme and permission should be granted.