



PLANNING STATEMENT

129 MALDEN ROAD, LONDON, NW5 4HS

April 2016

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1.0 INTRODUCTION

- 1.1 This report has been prepared by DP9 Ltd (DP9) on behalf of the Simon Community (“the Applicant”) in support of a planning application for a single-storey roof extension, an enlarged two-storey rear extension and other external works and alterations (“the Proposed Development”) at 129 Malden Road, London Road, NW5 4HS (“the Site”).
- 1.2 The Simon Community is a charity targeted at helping break the long-term cycle of homelessness including through; the provision of emotional and practical support; and helping with budgeting and finding accommodation. Further information about the Simon Community is available at: www.simoncommunity.org.uk.
- 1.3 The Site provides accommodation for both the Applicant’s full-time volunteers and homeless people, who work together in a spirit of acceptance, tolerance and understanding. The property also acts as a base from which the charity’s other operations, including outreach and support programmes in Camden, are managed.
- 1.4 The Site, providing accommodation for both the Community’s full-time volunteers and homeless people, does not operate within a specific Use Class and is therefore classified as being Sui Generis.
- 1.5 The Proposed Development is intended to slightly extend and comprehensively improve the existing facility and transform the Applicant’s ability to do its important work in the area.
- 1.6 This Planning Statement has been completed in order to explain the nature of the Proposed Development and assess the Proposed Development against relevant planning policy and demonstrate its acceptability.

The Scheme

1.7 The application seeks Planning Permission for the Proposed Development, which includes:

- A single-storey roof extension at third floor level to provide an additional 35 sq.m gross floorspace;
- An increase in the existing rear extension to provide an additional 5 sq.m gross floorspace at first floor level and 1 sq.m gross at ground floor level;
- Infilling of the current stepped external rear entrance area to provide an additional 15 sq.m gross at basement level and create a new double-height kitchen and communal space;
- Works associated with lowering the level of part of the garden and demolition of the existing shed / storage room to create a basement level ‘garden room’.
- External alterations including the installation of new, replacement doors and windows throughout and the improvement and *making-good* of brickwork and other materials.

1.8 The proposed extensions, alterations and replacement doors and windows are considered to be of a sustainable and high quality design and an appropriate response to the character of the existing building, the wider Site and immediate area.

The Planning Application

1.9 The planning application has been submitted in full to London Borough of Camden (“LBC”) and seeks planning permission for the following development:

“Single-storey roof extension, an enlarged two-storey rear extension and other external works and alterations to the existing homeless support facility (Sui Generis)”.

1.10 The Planning Application comprises of the following:

- Complete Application Forms and Ownership Certificates;
- Application Plans and Drawings (April 2016) prepared by Scott Whitby Studio;
- Design & Access Statement (April 2016) prepared by Scott Whitby Studio;
- Planning Statement (April 2016) prepared by DP9;
- Daylight, Sunlight and Rights of Light Letter Report (February 2016) prepared by GIA;
- Sustainability & Energy Statement (April 2016) prepared by Sweco;
- Structural Stage 3 Report (April 2016) prepared by Davies Maguire + Whitby; and
- Construction Methodology Statement (April 2016) prepared by Sir Robert McAlpine.

1.11 Against this background, this Statement provides an overview of all aspects of the Proposed Development and an assessment of its appropriateness against the Development Plan and other material considerations. The scope of this Statement is as follows:

- Section 2 describes the Site, the main features of the surrounding area and the Site’s planning history.
- Section 3 describes the main components and features of the Proposed Development.
- Section 4 outlines the relevant planning policy context of the Site and the Proposed Development

- Section 5 sets out a planning assessment of the Proposed Development against policy requirements.
- Section 6 provides a summary and our conclusions on the Proposed Development.

2.0 THE SITE AND SURROUNDING AREA

- 2.1 The Site extends to 149 sq.m (0.015ha) and comprises a 3-storey plus basement (4 levels) terraced property on Malden Road. The property contains a mix of bedrooms, communal space and office / administrative rooms associated with its use providing accommodation for both the Community's full-time volunteers and homeless people. As established in Section 1 of this Planning Statement, the Site does not operate within a specific Use Class and is therefore classified as being Sui Generis.
- 2.2 To the rear of the property is an area of turfed garden accessible via steps from the existing building. This garden is in need of improvement, something that will be delivered as part of the renovation and refurbishment works proposed.
- 2.3 The Site is located on Malden Road (B517), a predominantly residential street with some commercial uses (shops, services and restaurants / pubs). Either side of the Site are residential properties (127 and 131 Malden Road), both of which have had roof extensions (similar to that proposed as part of this application) and single or double height extensions to the rear of the properties (similar to that proposed in this instance). Opposite the Site is a service station and associated forecourt hand car wash.
- 2.4 Further detail of the Site, these adjacent properties and the wider area is included in the Design & Access Statement and in the supporting plans and drawings submitted as part of this planning application.
- 2.5 The Site is easily accessible by public transport with the nearest bus stops located on Malden Road including a stop opposite the Site. These primarily support local services and those providing connections into Central London (The City and Westminster) and north to Hampstead. The Site is also well served by train

(overground and underground) with Belsize Park, Hampstead Heath, Gospel Oak, Chalk Farm and Kentish Town West stations all within 1km of the Site. As a result, the Site has a Public Transport Accessibility Level (PTAL) of 3 / 4 (with 6b being the highest).

Site Planning History

- 2.6 The Site's planning history records are limited. There have been no planning applications submitted in relation to the Site since the late 1980s. Although of limited relevance due to their age and the changing context since then, these applications are summarised below. Limited detail is provided on LBC's online planning applications register.
- 2.7 An Established Use Certificate was granted in March 1988 for the use of the building as a "*house of hospitality / hostel*" (LBC Ref: 8802168). This followed an initial refusal in October 1986 where a lack of evidence of the historic use was provided (LBC Ref: 8601903). The Use Classes order has changed since this time and as set out previously in this Statement, the existing use is considered to be Sui Generis.
- 2.8 An application to re-build the existing rear extension including the erection of an additional floor (at first floor level) was refused in January 1987 (LBC Ref: 8700031). The reason(s) for refusal are not known and, as set out in paragraph 2.6, the change in context since this application and more recent permissions to nearby and adjacent properties, renders the reasons for refusal as immaterial.
- 2.9 An application for a rear extension at first / second floor level was withdrawn prior to determination in June 1986 (LBC Ref: 8601108).
- 2.10 No further applications have been submitted in relation to the Site.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The component parts of the Proposed Development are set out in Section 1 of this Planning Statement, with additional information in the application plans and drawings and Design & Access Statement submitted as part of this planning application.
- 3.2 As set out, the proposals relate to the erection of a single-storey roof extension, an enlarged two-storey rear extension, an extension to the basement dining area and garden room and other external works and alterations.
- 3.3 Overall, the proposed extensions will provide an additional 56 sq.m gross across the property. This is broken down as follows: 15 sq.m at basement; 1 sq.m at ground floor; 5 sq.m at first floor; and 35 sq.m at third floor level. As part of the proposed internal works, 11 sq.m gross will effectively be lost as part of a void level associated with the creation of the double-height kitchen and communal area.
- 3.4 External changes to the front and rear façades will comprise the installation of replacement doors and windows and making good any damage to the existing brickwork (and other materials).
- 3.5 As set out in the Design & Access Statement, the Proposed Development introduces modern yet complimentary architecture and will utilise the highest quality materials to create a visually attractive façade onto Malden Road. At the rear of the property, a high quality and more useful space will be created, in conjunction with substantive garden and landscaping improvements.

4.0 PLANNING POLICY CONTEXT

- 4.1 Paragraph 11 of the National Planning Policy Framework (NPPF) requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Site comprises the London Plan (Consolidated version, March 2015); the LBC Core Strategy (November 2010); LBC Development Policies DPD (November 2010); and LBC Site Allocations DPD (September 2014).
- 4.2 LBC are currently in the process of preparing a Local Plan. A submission draft was published for public consultation in February 2016 for public consultation. The Local Plan is not adopted and therefore should be given limited weight in the determination of this application. In any event, the draft policies therein are consistent with adopted Development Plan policies of relevance to the Proposed Development.
- 4.3 This section sets out the planning policy framework relevant to the Site and Proposed Development.

National Planning Policy Framework

- 4.4 The NPPF was published in March 2012 and sets out the Government's objectives for achieving sustainable development. The NPPF establishes a presumption in favour of sustainable development. Paragraph 7 confirms there are three dimensions to sustainable development: economic, social and environmental.
- 4.5 When making planning decisions, paragraph 14 of the NPPF confirms that there should be a presumption in favour of sustainable development and that planning permission should be granted where development proposals accord with the development plan. This approach is applied in the assessment of the Proposed Development.

4.6 The NPPF then outlines a series of considerations against which development should be assessed. In terms of the Proposed Development the relevant considerations are:

- Chapter 7 – Requiring Good Design;
- Chapter 8 – Promoting Healthy Communities; and
- Chapter 11 – Conserving and Enhancing the Natural Environment.

4.7 In terms of design generally, the NPPF requires high quality design and good architecture. Paragraph 60 seeks to promote or reinforce local distinctiveness through planning applications and also look for *“opportunities available for improving the character and quality of an area”* (paragraph 64).

4.8 The aspirational role of planning in *“facilitating social interaction and creating healthy, inclusive communities”* is recognised in paragraph 69 of the NPPF. The work of the Applicant in addressing these issues associated with homelessness and supporting such members of the local community is considered to be consistent with this aim.

4.9 Development should be appropriate to its location and it is important that planning decisions *“avoid noise from giving rise to significant adverse impacts”* (paragraph 123).

4.10 The NPPF encourages Local Planning Authorities to determine applications positively to foster the delivery of sustainable development (Paragraph 186). LPAs are advised to look for solutions rather than problems and decision-takers are asked to approve applications for sustainable development where possible (Paragraph 187).

Planning Policy Guidance

- 4.11 In March 2014 the Government launched the Planning Practice Guidance (PPG) as an online web-based resource. This is a material consideration in planning decisions. Due to the nature and scale of the Proposed Development, the PPG provides limited additional direction to the NPPF in terms of the relevant planning issues.

The Development Plan

The London Plan (March 2015)

- 4.12 The following London Plan policies are of relevance to the Site and Proposed Development:

- Policy 3.9 (Mixed and Balanced Communities) supports mixed and balanced communities as a strategic strategy, with specific reference in the supporting text (paragraph 3.58) to the need for homelessness strategies to deliver the aims of the policy.
- Policy 5.3 (Sustainable Design and Construction) states that “*development proposals should demonstrate that sustainable design standards are integral*”.
- Policy 7.4 (Local Character) 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.*”
- Policy 7.6 (Architecture) sets out a number of criteria for the architectural quality of new development to ensure that it makes a positive contribution to public realm and streetscape.
- Policy 7.15 (Noise) is consistent with the NPPF (paragraph 123) in requiring new development to avoid “*significant adverse noise impacts on health and quality of life*”.

Camden Core Strategy (November 2010)

4.13 The following Core Strategy policies are of relevance to the Site and Proposed Development:

- Policy CS1 (Distribution of Growth) supports *“development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.”*
- Policy CS4 (Area of More Limited Change) states that even those area of more limited change, development will be considered acceptable where it *“respects the character of its surroundings, conserves heritage and other important features.”*
- Policy CS6 (Providing Quality Homes) supports the provision of new quality housing with reference made to *“seeking a variety of housing types suitable for different groups, including ... homeless people ...”*
- Policy CS13 (Tackling Climate Change Through Promoting Higher Environmental Standards) sets out that all development should *“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”*.
- Policy CS14 (Promoting High Quality Places and Conserving Our Heritage) requires *“development of the highest standard of design that respects local context and character”*.

Camden Development Policies DPD (November 2010)

4.14 The following Development Policies DPD policies are of relevance to the Site and Proposed Development:

- Policy DP8 (Accommodation for Homeless People and Vulnerable People) supports the development of accommodation for homeless people and

vulnerable people provided it is suitable for intended users and that it “contributes to creating a mixed and inclusive community”. Policy DP8 is clear that, “the Council will particularly support development of pathway accommodation for vulnerable people that provides support tailored to an individual’s needs and their progress towards independence.”

- Policy DP22 (Promoting Sustainable Design and Construction) requires development to “incorporate sustainable design and construction measures.”
- Policy DP24 (Securing High Quality Design) requires “all developments ... to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings ... [and] ... the character and proportions of the existing building”.
- Policy DP26 (Managing the Impact of Development on Occupiers and Neighbours) sets out that neighbor amenity will be protected in terms of overlooking, outlook and noise / vibrations. New development will also need to provide “an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space”.

Policy Conclusions

- 4.15 The Proposed Development is considered to be consistent with the NPPF, and the Development Plan, in terms of the principle of enhancing and improving the existing use and also in terms of design and sustainability.
- 4.16 Section 5 sets out a more comprehensive assessment of the Site and Proposed Development’s compliance with the Development Plan and other material considerations including the NPPF.

5.0 PLANNING ASSESSMENT

5.1 This section outlines our assessment of the proposed development against the planning policy context identified in Section 4. Reference is made to the Design & Access Statement, plans / drawings and other consultants' documents submitted in support of the Planning Application to avoid unnecessary repetition.

5.2 The principle of the enhanced and existing use of the Site to provide an improved service to the homeless community is expressly supported by planning policy, specifically Development Policies DPD Policy DP8, Core Strategy Policy CS6 and London Place Policy 3.8.

5.3 In terms of specific development management matters, the key issues to be tested as part of this assessment are:

- Design approach;
- Impact on neighbor amenity; and
- Sustainability.

Design Approach

5.4 The key planning issue is whether the design of the proposed extensions and associated external works are considered to be acceptable in terms of design, paying particular regard to the existing building and the immediate surroundings.

5.5 The design and layout approach of the Proposed Development is outlined in full in the submitted plans and drawings and Design & Access Statement (prepared by Scott Whitby Studios) which present the layout, scale and appearance of the Proposed Development.

- 5.6 The scheme has been designed to respond to meet the specific needs of the Simon community for their work and respond to the Site's setting. The design of the proposed works focus on improving the existing building and aim to improve relationships with adjacent properties (currently considered to be damaged by the quality and design of the current extensions and building and the poor quality of the large shed – which will be replaced by a high quality, permanent structure).
- 5.7 The proposed development has accordingly been designed to achieve the objectives of Sections 7 of the NPPF. It also complies with London Plan Policies 5.3, 7.4 and 7.6, Core Strategy Policies CS4 and CS14, Development Management Policies DPD Policies DP22 and DP24.

Impact on Neighbour Amenity

- 5.8 There are not considered to be any amenity concerns on neighboring properties arising from the proposals. There will be no negative outlook impacts, loss of light on adjacent properties, or any noise affects arising from the Proposed Development.
- 5.9 In terms of the impact on neighbour amenity, the Proposed Development is considered to be acceptable in principle due to the existing use being retained and just enhanced and improved. It is recognised, by neighbours and members of the local community, that the Simon Community is well managed and a good neighbour and that there are no recorded instances of disturbance or nuisance.
- 5.10 The proposals do not introduce any external seating or dwelling areas and therefore there will be no impact in terms of noise or overlooking from the property, beyond that already experienced.
- 5.11 In terms of the impact on rights of light of the built form of the proposed extensions on neighbouring properties, this is considered acceptable. GIA have

undertaken Daylight / Sunlight and Rights of Light analysis and their report submitted in support of this application concludes that *“all 29 rooms, served by 42 windows within 127 and 131 will retain sufficient levels of [light] ... [and] thus [the proposals] remain in full accordance with the 2011 BRE Guidelines”*.

- 5.12 As such the Proposed Development is considered to comply with London Plan Policy 7.15, Core Strategy Policy CS1 and Development Management Policies DPD Policy DP26.

Sustainability

- 5.13 Despite the limited scale of the Proposed Development a number of features are introduced to improve the performance of the building in terms of sustainability and energy consumption. These are described in further detail in the Sustainability & Energy Strategy prepared by Sweco and submitted with this application. In summary:

- Use of high efficiency boilers, control systems and energy-display thermostats;
- Use of LED lighting and lighting control systems;
- Improvements in the retained and extension elements building fabric;
- Enhance daylight usage to minimise energy use.
- Smart controls for high energy use household appliances such as dishwashers and washing machines;
- Use of natural ventilation where possible; and
- Photovoltaic panels for the generation of on-site electricity.

- 5.14 As such the Proposed Development is considered to comply with London Plan Policy 5.3, Core Strategy Policy CS13 and Development Management Policy DP22.

6.0 SUMMARY & CONCLUSIONS

- 6.1 The Proposed Development represents a positive investment in an existing important and well respected charity to enable it to operate more effectively and more successfully. This existing use is expressly supported in national, regional and local policy.
- 6.2 The Proposed Development delivers modern, sustainable and high quality design and associated improvements, representing an appropriate response to the character of the existing building, the Site and immediate area. The extensions have been designed to ensure that they are complimentary to existing and adjacent buildings and the surrounding area and that where possible it enhances these relationships.
- 6.3 It is recognised that the existing property performs poorly in terms of energy usage. The Proposed Development will deliver a number of sustainability improvements, including the introduction of many new features throughout the existing building and as part of the proposed extensions and other improvements.
- 6.4 On the basis that the supporting documents, including this Planning Statement, submitted as part of the Planning Application have demonstrated compliance with the requirements of the NPPF and the adopted Development Plan and in the absence of overriding harm, it is therefore entirely appropriate to grant Planning Permission for the Proposed Development.