

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

PLANNING STATEMENT

**In support of an application proposing the construction
of a first floor extension and change of use of the
building to form one dwelling house at:-**

**150 Haverstock Hill
Hampstead
London
NW3 2AY**

References:

**CTP Ref: ITP/5792
LPA Ref: TBA**

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1.0 Introduction

- 1.1 Cunnane Town Planning has been instructed by Mr A Kirkwood to prepare and submit a planning application proposing a first floor extension and conversion of this property to form a 2-bed house together with a roof terrace at the rear.
- 1.2 This planning application has been devised and amended in consultation with the architects, a heritage consultant, daylight/sunlight consultant and energy assessors to produce a scheme that is of an appropriate scale for this location, respectful of adjoining properties, and compliant with local and national planning policies. This statement sets out the planning merits of the proposals.
- 1.3 The statement will describe the nature of the existing site and its surroundings as well as its limited planning history, and noting the history of adjoining properties where relevant. The application proposals are described in more detail and the relevant local planning policies are set out. The proposals are then assessed against those policies and it is concluded that planning permission should be granted subject to appropriate conditions.

2.0 The Site and its Surroundings

- 2.1 The application site is located on the north-east side of Haverstock Hill close to its junction with Upper Park Road in Belsize Park, north-west London. The site is outlined in red on the Ordnance Survey extract enclosed at Appendix 1.
- 2.2 The site is presently occupied by a single storey flat-roofed building that has a frontage onto the main road of 4.1 metres and an overall depth of 14.4 metres. The building is approximately 3.8 metres in height behind the front parapet wall, and it covers the entire area of the site. The building is presently occupied by a hair and beauty salon, but the tenancy will come to an end in the near future.
- 2.3 The building is presently of rather unkempt appearance with stall risers and pilasters finished in white painted render surmounted by a high parapet wall at roof level. Much of the shop front is glazed with an internally illuminated fascia sign above, a projecting sign, awning, cctv camera, alarm box and advertising material, all contributing to the rather unattractive façade.
- 2.4 The application building is adjoined by three different properties. On the right hand side, No. 148 Haverstock Hill is a 3-storey residential property and a listed building, and it shares a party wall with the application site. On the left hand side, No. 152 is a 5-storey semi-detached property which is separated from the application building by a narrow gated passageway. The building is occupied by a dry cleaners on the ground floor with the upper storeys converted into two self-contained flats, comprising a 1-bed flat at first floor level and a 2-bed maisonette above that. The third adjoining property is No 150A and this is known as Spring Cottage, sharing the passageway at the side of the application site. This property is a 3-storey building abutting the rear of the application site and No. 152, and it is occupied as a dwelling house. At the rear of the site the application building adjoins the back garden of No. 2 Upper Park Road.
- 2.5 The wider area is dominated by residential property in various forms. Along the east side of the main road, there are quite a few 3-storey 19th century town houses extending for some distance to the north and south, although a couple of these have been redeveloped to provide blocks of flats. On the opposite side of Haverstock Hill, most of

the original town houses have been demolished and replaced by very substantial flatted developments. Development along Upper Park Road immediately behind the application site comprises a short terrace of 1960's town houses, the remainder of the street being dominated by larger and older semi-detached town houses similar to those along the main road.

- 2.6 Haverstock Hill is a main thoroughfare linking Camden and Hampstead and, as such, it is served by a number of bus routes. There is also readily available access to Belsize Park underground station and the London Overground at Hampstead Heath station. The PTAL rating of the application site is Level 4 and details of local public transport services are included at Appendix 3.

3.0 Planning History

- 3.1 The application property has a very limited record of previous planning applications.
- 3.2 The earliest record on the Council's website relates to a proposal in 1962 for the erection of a builders' works office, stores and workshop on the site and this was refused permission by the former London County Council on the grounds that the proposal did not accord with the zoning for the area for residential purposes and the development would not comply with the Council's daylighting standards in relation to the rear and side boundaries.
- 3.3 In September 1964 permission was refused for a similar proposal concerning the erection of a 2-storey builders' workshop and office. Planning permission was refused for similar reasons as before, but additionally it was considered that the proposal would involve an undesirable expansion of a use out of character with that of the immediate vicinity which is largely residential and therefore detract from the amenities of residents, and the building would be likely to prejudice future development of this and adjoining land and would be unduly obtrusive.

The decision also carried an informative to the effect that the Council would be prepared to consider favourably an application for lock-up garages on this site, and at this point it should be noted that the street numbering of properties may have been different at that time as evidenced by the Ordnance Survey extracts included on Page 4 of the Heritage Statement included with this application.

- 3.4 With regard to the adjoining properties, there does not seem to be any material planning history relating to No. 148, which is the listed building to the south of the application site. A planning history search on No. 150A adjoining to the north (also known as Crown Cottage) reveals a permission in December 1985 for internal and external alterations and the construction of a new dormer window. These records have been lost by the local planning authority.
- 3.5 No. 152 adjoining to the north is currently occupied as a dry cleaners on the ground floor with two flats above. Planning permission for the flat conversion was granted in 1985

and extracts from the approved plans are included at Appendix 4. A mansard roof extension to this property to create an additional bedroom for the existing flat was approved in February 2013 (reference 2012/6700/P). A copy of the Delegation Report, which includes an assessment of the impact of the proposal on the Conservation Area and the adjoining listed building, is included at Appendix 5.

- 3.6 Most recently, the Council has granted planning permission for a change of use at No. 152 from the existing drycleaners shop to a dental practice within Class D1 (reference 2015/2999/P). The Council is currently considering a planning application for a change of use from Class A1 shop to A3 restaurant.

4.0 The Application Proposals

4.1 This planning application proposes the partial demolition of the existing building on the street frontage and the construction of a new extension at first floor level measuring 4.2 metres wide at the front and narrowing to 2.8 metres at the rear, with an overall depth of 9.9 metres. The extended building would be converted to provide a 2-bed dwelling. The overall height of the extended building would be 5.3 metres.

4.2 The proposed dwelling would have an overall gross internal floor area of 58.8 sqm and this would comprise the following:

- Front reception room
- Kitchen / Dining room
- Bedroom 1
- Bedroom 2

The layout incorporates a WC and under-stairs storage cupboard on the ground floor and a separate WC/bathroom on the first floor. At the rear of the extension at first floor level it is proposed to provide a roof terrace area which will incorporate a glazed roof light to provide daylighting to the kitchen area below. The roof terrace area would be enclosed by 1.6 metre high opaque glass screening.

4.3 A small forecourt area is to be created at the front of the new dwelling and this will provide external storage space for refuse and recycling bins, as well as secure storage for 2 bicycles.

4.4 Details of the proposed materials are included in the Design and Access Statement.

4.5 This planning application comprises the following documents:

- (i) Covering letter
- (ii) Planning application form
- (iii) Certificate B and Notice No. 1 with covering letter
- (iv) Drawing HH14 01A – existing plan and elevation

- (v) Drawing HH14 06B – proposed plans, sections and elevations
- (vi) Design and Access Statement
- (vii) Planning Statement
- (viii) Heritage Statement
- (ix) Energy Statement
- (x) Daylight and Sunlight Study

The proposals have not been the subject of pre-application discussions with the Council.

5.0 Planning Policies and Government Guidance

- 5.1 The adopted development plan for the area including the application site comprises the London Plan (March 2015), the Camden Core Strategy (2010-2025) and the Camden Development Policies (2010-2025). The Council has also prepared a number of Supplementary Planning Documents referred to as “Camden Planning Guidance” and the relevant CPG’s for this application are those dealing with design, housing, sustainability and amenity.
- 5.2 In addition to the above mentioned planning policy documents, guidance in the National Planning Policy Framework (2012) is also of relevance to the consideration of this proposal.
- 5.3 The London Plan provides overarching policies for new development in the capital and so its provisions are rather more of a strategic nature. However, the following policies would be applicable to the application proposals:

Policy 3.3 Housing – this policy recognises the pressing need for more homes in London and it seeks to ensure that identified housing need in each borough is fulfilled, if not exceeded. Part D of the policy sets out targets for each London borough in an accompanying table and Part E of the policy sets out various measures by which additional housing can be achieved, particularly through intensification and the use of brownfield sites.

Policy 3.4 Optimising Housing Potential – taking into account local context and character, design principles and public transport capacity, this policy encourages new development to optimise housing output within density ranges set out in an accompanying table.

Policy 3.5 Quality and Design of Housing Developments – this policy seeks to ensure that new developments should be of the highest quality internally and externally and in relation to their context and the wider environment. Part B of the policy seeks to ensure that new housing developments enhance the quality of local places taking into account context, local character, density, tenure and land use mix, and Part C of the policy

encourages local authorities to incorporate minimum space standards for new housing that conform with the accompanying table. These standards are incorporated into Supplementary Design Guidance produced by the Mayor's office.

Policy 5.1 Climate Change Mitigation – the policy seeks to achieve an overall reduction in London's carbon dioxide emissions of 60% below 1990 levels by 2025.

Policy 5.2 Minimising Carbon Dioxide Emissions – Part A of the policy includes an energy hierarchy to encourage the use of less energy and Part B of the policy includes minimum targets for new developments. Part D of the policy sets out the requirements for energy assessments to accompany planning applications.

Policy 5.3 Sustainable Design and Construction – encourages high standards for new development to improve environmental performance and adapt to the effects of climate change. In making decisions on development proposals it should be demonstrated that sustainable design standards are integral to the scheme including its construction and operation.

Policy 7.4 Local Character – new 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. Part B of the policy seeks to ensure high quality design for new development in response to 5 criteria listed in the policy.

Policy 7.8 Heritage Assets and Archaeology – in making decisions on planning applications developments should identify value, conserve, restore, re-use and incorporate heritage assets where appropriate. Development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

Extracts from the London Plan are included at Appendix 6.

5.4 The Camden Core Strategy includes the following policies of relevance to this proposal:

CS1 – this policy identifies the most appropriate locations for growth within the borough, which will be focussed at a number of key locations with more limited change elsewhere. The Council will also promote the most efficient use of land and buildings in the borough by seeking development that makes full use of its site taking into account quality of design, surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations that are relevant.

CS5 – the Council will manage the impact of development in the borough by, amongst other things, providing sustainable buildings, protecting and enhancing the environment and heritage, and protecting the amenity of residents by making sure that the impact of developments on their occupiers and neighbours is fully considered.

CS6 – this policy seeks to maximise the supply of additional housing to meet or exceed the target in the London Plan as housing is the priority land use for the borough.

CS13 – this policy requires all developments to take measures to minimise the effects of, and adapt to, climate change by ensuring patterns of land use that minimise the need to travel by car, promote the efficient use of land and buildings, minimise carbon emissions and ensuring buildings are designed to cope with climate change.

CS14 – this policy encourages development of the highest standard of design that is respectful of local context and character and where appropriate preserves and enhances heritage assets and their settings including conservation areas and listed buildings.

CS18 – this policy seeks to ensure that developments include facilities for the storage and collection of waste and recycling.

Extracts from the Core Strategy are included at Appendix 7.

5.5 The Camden Development Policies provide detailed development management policies to guide developers in formulating proposals, and the following policies are of relevance to this application:

DP2 – the Council will seek to maximise the supply of additional homes in the borough particularly by a contribution to a supply of housing on sites that are under-used or vacant.

DP6 – all housing developments should meet Lifetime Home standards and 10% of homes developed should either meet wheel-chair housing standards or be easily adapted to meet them.

DP18 – the Council will seek to ensure that developments provide the minimum necessary car parking provision in accordance with the Council's parking standards.

DP22 – the Council will require development to incorporate sustainable design and construction measures including the measures set out in the Plan and incorporation of green or brown roofs where suitable. Development should also fulfil the Code for Sustainable Homes criteria.

DP24 – the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and take into account character, setting, context and the form and scale of neighbouring buildings, the character and proportions of the existing building, the quality of materials, etc.

DP25 – in considering development within conservation areas the Council will take into account conservation area statements and appraisals, and will only permit development that preserves and enhances the character and appearance of the area. With regard to listed buildings, the Council will not permit development that would cause harm to the setting of a listed building.

DP26 – the Council requires that new development should protect the quality of life of occupiers and neighbours by not granting permission for development that might harm amenity such as privacy, overlooking, overshadowing, loss of sunlight or daylight, etc. The policy also requires developments to provide an acceptable standard of accommodation in terms of internal arrangements, room sizes and amenity space, waste, storage and bicycle storage.

An extract from the Camden Development Policies Document is included at Appendix 8.

- 5.6 The Policies Map adopted by the Council shows that the site is not zoned or identified for any particular land use or development proposal. The site does however lie within the Parkhill and Upper Park Conservation Area and the adjoining property (No. 148) is a statutorily listed building. The Environment Agency maps show that the site does not lie within an area liable to flooding.
- 5.7 The National Planning Policy Framework was published by the Department of Communities and Local Government in March 2012. The NPPF incorporates a “presumption in favour of sustainable development” which for decision-taking means that proposals according with the adopted Development Plan should be approved without delay. Sustainable development comprises economic, social and environmental roles, and these should not be undertaken in isolation as they are mutually dependent.
- 5.8 Paragraph 17 of the NPPF includes twelve core planning principles including, amongst other things:
- A requirement to proactively support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
 - Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
 - To take account of the different roles and character of different areas, promoting the vitality of our main urban areas.
 - To support the transition to a low carbon future in a changing climate and encourage the use of renewable resources.

- To encourage the effective use of land by re-using land that has been previously developed.
- Conserve heritage assets in a manner appropriate to their significance.
- To actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.

5.9 There are three main sections of the NPPF that are particularly relevant to these proposals, namely housing, design and conservation. The following extracts are of importance in this case:

- To boost significantly the supply of housing. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- Planning policies and decisions should aim to ensure that developments will function well and add to the overall quality of the area, establish a strong sense of place using streetscapes and buildings to create attractive and comfortable places to live, optimise the potential of the site to accommodate development, respond to local character and history and reflect the identity of local surroundings and materials while not preventing or discouraging appropriate innovation; create safe and accessible environments and ensure developments are visually attractive as a result of good architecture and appropriate landscaping.
- 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.
- Local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. They should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses

consistent with their conservation, and the desirability of new development making a positive contribution to local character and distinctiveness.

- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

6.0 Planning Assessment

Introduction

6.1 This planning application has two principal elements, namely the extension of the building at first floor level and a change of use from Class A1 to Class C3 dwelling house. As such the proposal gives rise to a number of planning issues as follows:

- (i) The principle of the change of use of the property and particularly the loss of the existing shop unit.
- (ii) The acceptability of a residential land use.
- (iii) The impact of the extension in relation to neighbouring properties.
- (iv) Whether the proposals would provide a satisfactory standard of living accommodation.
- (v) The impact of the development on the adjoining listed building and the Conservation Area setting.
- (vi) The energy efficiency and sustainability credentials of the proposals.
- (vii) Car parking

Each of these issues is considered in turn below.

6.2 In preparing and submitting this application the design has gone through several iterations in terms of both the intended land use and the scale of development. It was recognised at a very early stage that the proposed development would give rise to a number of issues as outlined above, and so appropriate expertise has been brought to bear on the design process in order to ensure that all of these issues are thoroughly addressed. It will be concluded that the application proposals can justifiably be recommended for approval as the relevant planning policies are complied with.

Principle of the Change of Use

- 6.3 The existing land use comprises a hair and beauty salon within Class A1 although the tenancy of the premises will shortly come to an end. The application building is located in a short parade of three commercial properties comprising the application site, the adjoining dry cleaners and the hotel/bar on the corner with Upper Park Road.
- 6.4 This parade of commercial premises is not specifically identified in the development plan as a protected shopping frontage of any description. The Council's recent decision to grant planning permission for a change of use at No. 152 adjoining demonstrates that the units are not protected by adopted planning policy, and so the Council did not therefore raise objection to the change of use. The same considerations should apply in the case of the subject premises, and so in land use planning terms there is no land use objection to the principle of changing the use of this site. For the avoidance of doubt however, there are a number of similar uses within a short radius of the application premises that could fulfil the needs of residents in the locality. A map showing the distribution and proximity of these uses is included at Appendix 9.
- 6.5 The proposed change of use to form a new dwelling house is similarly acceptable in planning terms. The Council's Core Strategy Policy CS6 seeks to maximise the supply of additional housing to meet or exceed the target in the London Plan, and this policy also states that housing is the priority land use for the borough. Policy DP2 in the Camden Development Policies document also seeks to maximise housing supply, in particular by a contribution on sites that are under-used or vacant.
- 6.6 The application site is well suited to the proposed land use. It is most certainly suitable for an extension in order to optimise the opportunity to create new residential floorspace on the site, and to that extent it can be regarded as an under-used property. The site is, of course, also surrounded by residential land uses with flats above No. 152, the garden of an end-of-terrace house at the rear, and a listed building in residential use adjoining to the south. The overwhelming character of the surrounding area is also dominated by residential land uses in the form of large blocks of flats and substantial three storey town houses along the main road and the side roads.

- 6.7 The proposed land use is acceptable in planning terms and would support adopted development plan policies.

The Proposed Extension

- 6.8 The design of the proposed extension has been constrained by the need to respect the amenities of adjoining occupiers at No. 150A and No. 152, the relationship with the listed building at No. 148, and of course, the visual impact on the streetscene, and in the Conservation Area. The latter issues are dealt with later in this statement.
- 6.9 In designing the extension a major concern has been the impact of the proposal in relation to windows in the adjoining buildings, and a survey of those windows was undertaken as a precursor to the design process. It is particularly unfortunate that the flat conversion at No. 152 was poorly designed by including two habitable room windows in the flank wall of that building so that they rely for aspect and daylight across the application site, and so particular attention has been paid to the bedroom window at first floor level. (Refer to approved layout plans in Appendix 4). In respect of No. 150A, it is noted that the owner of the property has elected to enclose the passageway that once existed between the application site and that property, and that space is now served by three roof lights. However, the accommodation at first floor level is served by windows in the west, south and east facing elevations of that building, albeit they were shuttered at the time of the applicant's site visit as shown in the photographs in Appendix 2.
- 6.10 The proposed extension has been designed so that the existing walls at ground floor level can be extended upwards, but the height of the building has been minimised so that the overall increase in height in comparison to the existing front elevation is no more than about 1.5 metres. The extension does not, therefore, conceal the flank bedroom window in the adjoining property. In respect of No. 150A, the rear building line of the proposed extension has been positioned to align with the edge of the existing glazed doorway in the side wall of that property, which presently provides unauthorised access to the roof of the application site. The remaining space on the rear roof of the application property is intended as a terrace enclosed by an opaque glass screen with the intention of enabling daylight and sunlight to reach the glazed door in the adjoining

property but at the same time protect the amenities of the occupants of the existing house and the new house from loss of privacy.

- 6.11 This application is accompanied by a Daylight and Sunlight Assessment of the windows in the adjoining buildings and this report confirms that none of the habitable room windows in those properties would be adversely affected by the proposed development.
- 6.12 Consideration has also been given to the visual impact of the proposed extension to the extent that it may partially obstruct aspect from habitable room windows in the adjoining buildings to the north. There is of course no right to a view across the application site. In respect of the bedroom window to the first floor flat at No. 152 it has already been noted that the extension does not conceal that window, and so it is considered likely that the occupiers of that room would still have some aspect over the roof of the extension. Notwithstanding this consideration it should be noted that this is a bedroom window only and so arguably it is less important for this room to have an open aspect. The adjoining building at No. 150A is believed to have habitable accommodation at first floor level and, as already noted, there are windows on three elevations. The proposed extension would not unduly impact upon the aspect from the window and door in the west and south elevations of that building and there would be no impact at all on the window in the east elevation. There are no habitable room windows in the flank wall of No. 148 that would be affected by the proposals.
- 6.13 It is concluded that the proposed extension would have no adverse impact upon the amenities of adjoining occupiers and so Policy DP26 is satisfied.
- 6.14 The design and appearance of the extension must also have regard to the streetscene, notwithstanding its location adjacent to a listed building and within a Conservation Area. The Design and Access Statement demonstrates that a great deal of attention has been paid to the detailed design of the extension and its relationship with adjoining properties on both sides. In the applicant's view the proposed increase in height by the addition of one storey at first floor level is entirely appropriate. At present the existing building is rather dwarfed by those on either side and the application site has the appearance of a "missing tooth" in the streetscene. The extension would marginally increase the height of the building so that it sits more comfortably with those on either side. The architect

has been particularly careful to design the extension so that it is respectful of the adjoining listed building in terms of its height and parapet levels, and the overall composition is respectful of the proportions of the existing building and the scale of neighbouring buildings. The proposed development is therefore respectful of its local context and compliant with Policies CS14 and DP24.

The Standard of Accommodation

- 6.15 The proposed extension and conversion would provide a three-person, two storey house incorporating generous living accommodation on the ground floor together with a double bedroom and a single bedroom on the first floor.
- 6.16 The design and layout has had regard to Camden Planning Guidance 2 which provides Supplementary Planning Guidance on Housing developments, with particular reference to Section 4 therein. The following observations are applicable:
- (i) The new house is self-contained (para 4.6)
 - (ii) Living and sleeping accommodation is segregated between the ground and first floors. The room layouts have been designed to be of reasonable size and shape to facilitate their intended use. All rooms with the exception of the kitchen/diner will be served by windows in the east and west elevations to provide daylight, aspect and ventilation. The kitchen/diner will be served by a large roof light and borrowed light from the front reception room and this space will be mechanically ventilated (para 4.7).
 - (iii) All internal ceiling heights will be 2.3 metres minimum (para 4.10).
 - (iv) The overall gross internal floor area will be 58.8 sqm (para 4.14).
 - (v) Ground floor level living accommodation totals 27.75 sqm which even exceeds the London Plan SPG standard for a four-person dwelling. The proposed bedrooms measure 10.2 sqm and 7.7 sqm which, in combination, will slightly exceed the CPG2 standard (para 4.16).

- (vi) Internal storage space is provided beneath the staircase with an additional cupboard in the main bedroom. Secure bicycle parking would be provided on the front forecourt together with refuse storage space (para 4.19).
 - (vii) Party walls at ground and first floor levels would be lined internally for acoustic and thermal insulation purposes (para 4.28).
 - (viii) A private outdoor amenity space is proposed at first floor level in the form of a roof terrace with an overall area of 8.3 sqm. This will be enclosed by an opaque glass screen to a height of 1.6 metres to provide privacy for the occupants of the proposed house and to protect the amenities of adjoining residential occupiers. It will be an attractive sunlit space of benefit to the occupiers of the new dwelling (para 4.29).
- 6.17 The new house has been designed to achieve Lifetime Homes standards (with the exception of car parking provision).
- 6.18 The development would provide a satisfactory standard of living accommodation in accordance with the requirements of Policy 3.5 in the London Plan and the proposals also broadly comply with the requirements set out in CPG2 and DP6.

Conservation Area and Listed Building Issues

- 6.19 From the outset the applicant has recognised that the application proposals will have implications for the setting of the adjoining listed building and the character and appearance of the Conservation Area. In light of this, it was considered necessary to bring the appropriate expertise to bear on the matter in accordance with long standing government advice in order to assess the heritage assets most likely to be affected. The applicant has appointed Conservation Architecture and Planning to prepare a thorough report on the merits of the proposals and a copy of their report is appended to the application.

- 6.20 The assessment of the proposals by CAP has significantly influenced the design of the scheme and, as a consequence, CAP are able to conclude that there is little justification for the assessment of the existing building as making a positive contribution to the Conservation Area, the proposed development would replace a poorly designed shop front with a well-designed and attractive house, and the proposals overall will enhance the setting of the adjoining listed building and the character and appearance of the Conservation Area. There would be no harm caused to any heritage asset and so the proposals comply with London Plan Policy 7.8, Camden Core Strategy Policy CS14 and Camden Development Policy DP25.

Energy and Sustainability

- 6.21 The development plan includes a number of policies setting out requirements for sustainable development and energy efficient development and the application proposals have been produced with these requirements in mind. In particular, the applicant has appointed Envision Eco to produce a report addressing these matters and a copy is included with the application.
- 6.22 The proposals do, of course, entail the retention of the existing building thereby minimising the need for demolition and consequent production of waste material. It is not clear at this stage whether the small area of demolition that is required at the front of the building will enable re-use of materials, principally bricks, because they have been rendered and/or painted, but further details can be secured by a condition.
- 6.23 The proposals also involve the internal lining of the existing building to achieve an appropriate standard of thermal and acoustic insulation and the new extension and front elevation would be designed and built to achieve the appropriate standards set out in the Building Regulations. The main roof of the structure is proposed as a green roof and, again, the detailed design can be secured by a planning condition.
- 6.24 The Sustainability Assessment and Energy Statement provide greater detail addressing the requirements set out in adopted policies and, in particular, CPG3 – Sustainability, and it may be concluded that the proposals comply with London Plan Policies 5.1, 5.2 and 5.3, Camden Core Strategy Policy CS13 and Camden Development Policy DP22.

Car Parking

- 6.25 The existing building on the application site occupies all of the available area and the shop use does not therefore include off-street car parking. It is similarly proposed that the new house would not have an off-street car parking space.
- 6.26 The Council's car parking standards at Appendix 2 of the Camden Development Policies document specifies a maximum provision of 0.5 spaces per dwelling in low parking provision areas, and the latter include areas within Controlled Parking Zones that are easily accessible by public transport. The new house does not include car parking provision, but it is located within a CPZ and is easily accessible by public transport, as evidenced by the PTAL documentation included at Appendix 3. Under these circumstances it is considered that the development need not comply with car parking standards and is acceptable.
- 6.27 The proposals include provision for two secure cycle parking spaces on the front forecourt of the new dwelling and this would comply with the Council's standards for cycle parking.
- 6.28 The proposals comply with Policy DP18 in the Camden Development Policies Document.

7.0 Conclusions

- 7.1 The application proposals have evolved over the last few months as a result of careful consideration by the scheme architect, a heritage consultant, energy assessor and town planners, to produce a scheme that can secure a lasting future for this existing building.
- 7.2 The carefully designed extension and conversion would secure the provision of an additional dwelling for which there is great need in the London area, and this can be achieved without undue detriment to the amenities of adjoining residential occupiers whilst achieving the necessary standards for new residential development.
- 7.3 In addition, an important benefit of the proposal is the significant improvements to the design and appearance of the property and the improvements to the visibility of the adjoining listed building. Significant weight can be attached to these considerations in view of the Conservation Area setting of the site.
- 7.4 The development has also been designed to achieve the sustainability and energy efficiency requirements of adopted policies.
- 7.5 It is concluded that the application proposals should be recommended for approval subject to appropriate conditions.