
Planning Statement

Maryon House, 115-119 Goldhurst Terrace, NW6
3EY



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1. Introduction

- 1.1. This statement has been prepared on behalf of Hive 1 Limited, and is submitted to accompany a full planning application in relation to the following works at 115 – 119 Goldhurst Terrace (the Site);
- a) Demolition of Maryon House, a 1960s block of flats comprising 6 duplex apartments over four stories (Ground, 1st, 2nd & 3rd).
 - b) Provision of a new five storey building to provide 10 residential flats (Basement, Ground, 1st, 2nd & 3rd).
- 1.2. The proposed description of development is:
- “Demolition of 115-119 Goldhurst Terrace and the construction of new four storey residential block over basement to provide 10 residential flats (2 x 1 bed, 5 x 2 beds and 3 x 3 beds), associated landscaping and refuse store to the front of the site ”.*
- 1.3. This statement provides an introduction to the application site and the surrounding area as well as an assessment of the proposals against the prevailing planning policies of the London Borough of Camden (the LPA).
- 1.4. This document is set out under the following subheadings:
- **Section 2** describes the existing site and surrounding area;
 - **Section 3** outlines the planning history of the site and the adjacent properties;
 - **Section 4** provides a description of the proposed development;
 - **Section 5** provides an outline of pre-application discussions held with the LPA;
 - **Section 5** outlines the relevant Planning Policy Framework;
 - **Section 6** analyses the main planning and design considerations in the determination of the application; and
 - **Section 7** draws together our conclusions in respect of the overall proposals.
- 1.5. The proposed development has been assessed against planning policy contained within the LPA's adopted Core Strategy and Development Policies documents and guidance contained within Supplementary Planning Guidance as well as other material considerations.
- 1.6. This statement is supported by the following documents:
- *Drawing Pack prepared by KSR Architects*
 - *Design & Access Statement prepared by KSR Architects*

- *Daylight/Sunlight Study prepared by GVA*
- *Energy Statement prepared by Intergration*
- *Acoustic Planning Compliance Report prepared by KP Acoustics*
- *Arboricultural Report prepared by Landmark Trees*
- *Basement Impact Assessment prepared by Site Analytical Services Ltd*
- *Construction Management Plan prepared by Motion Ltd*
- *Structural Engineering Report and Subterranean Construction Method Statement prepared by Elliot Wood*
- *SuDS Drainage Statement prepared by Elliot Wood*
- *Surface Water and Flood Risk Assessment prepared by Elliot Wood*
- *Construction Management Plan prepared by Motion Ltd*
- *Landscape Plan and Proposals prepared by John Davis Landscaping*

2. Site and Surroundings

- 2.1. The site is comprised of a 1960s block of flats comprising 6 duplex 2 bed apartments over four storeys (Ground, 1st, 2nd & 3rd).
- 2.2. Maryon House was built in the 1960's to replace the terraced properties that once stood and which were destroyed by a WWII bomb.
- 2.3. The site has an overall area of 580sqm. The building has a footprint of 175sqm GEA excluding the single storey storage buildings in the rear garden.



Figure 1: Front view of Maryon House

- 2.4. Maryon House is accessed from Goldhurst Terrace leading to a covered brick stairwell which serves the flats. The "front" doors to the flats are accessed from rear of the site at garden level and also along deck walkways at second floor level to serve the upper 3 duplex units.
- 2.5. The existing building displays little or no architectural merit and appears incongruous within the streetscene. It is of poor visual appearance and is indicative of its time. The building lacks architectural detail whilst the PVC windows, street facing balconies and large areas of render prominent on the front façade do not have a close relationship to the neighbouring buildings. Nevertheless, the building has a contextual relationship to the neighbouring terraces in terms of overall height and the front building line.
- 2.6. Regarding the existing building form, Maryon House is set back from the street by a distance of 7.5m
- 2.7. This front building line is set inline with the adjacent terraced buildings along Goldhurst Terrace.
- 2.8. To the rear, a large communal garden area is laid to grass, with some areas of hardstanding. The rear boundary of the site consists of an existing 2 storey high brick wall which forms the rear elevation of a terrace of three houses, accessed from Fairfax Place.

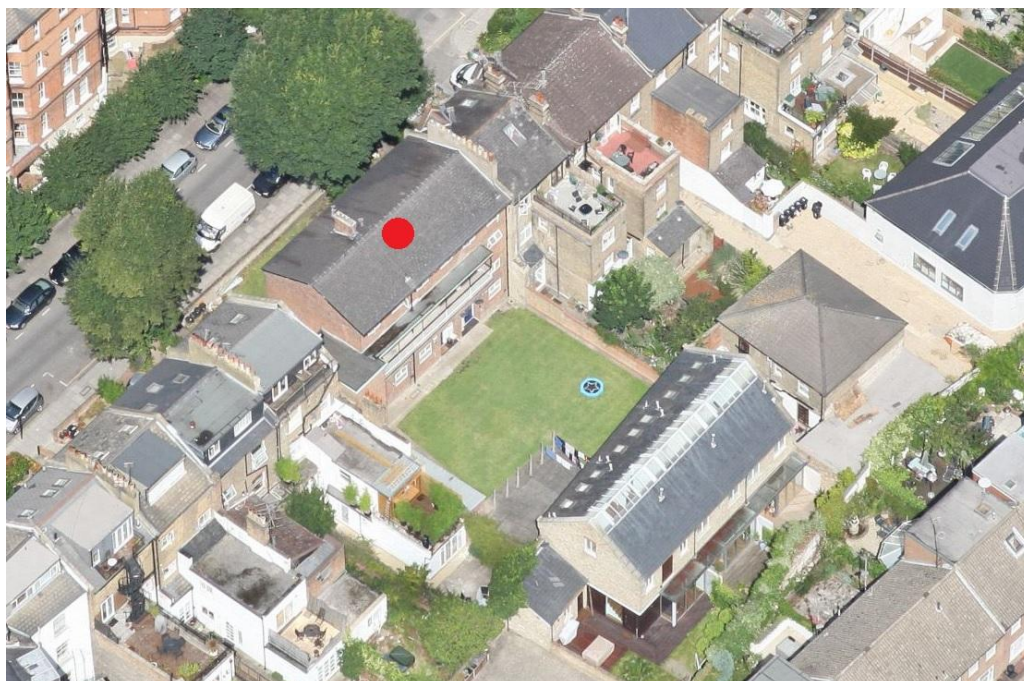


Figure 2: Rear view of Maryon House

- 2.9. There are two trees located within or adjacent to the site to the site. The first, a mature English Oak is positioned in the front garden close to the boundary of No.113. The second, a Lime tree, is located within the front garden of No.121



Figure 3: Goldhurst terrace streetscene

- 2.10. There are no off street parking spaces within the site, however all existing 6 properties are currently eligible to receive on-street residents parking permits.
- 2.11. The application site is not listed but is located within the South Hampstead Conservation Area. The South Hampstead Conservation Area Character Appraisal and Management Strategy (2011) has NOT identified the site as being a positive contributor.
- 2.12. The Management Strategy Townscape Map (map 9) identifies the site to be a “*neutral contributor*” to the conservation area. In our assessment however, the poor architectural quality of the building detracts from the character and appearance of the conservation area.
- 2.13. In general terms, the Conservation Area is described by this statement in the following terms; (para 3.1)
- “South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick, with a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys. Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass”*
- 2.14. Adjoining the site to the north-east is No. 113 Goldhurst Terrace. This is a 3 storey dwelling house, subdivided into flats of red brick construction and forms part of the unbroken terrace of similar properties along this side of the street. To the rear of this property is a two storey rear projecting wing extension. All of the other properties within this terrace have a similar extension and this forms a key part of the urban grain in this area.



Figure 4: No.113 Goldhurst Terrace

- 2.15. Adjoining to the south west of the site is No.121 Goldhurst Terrace. This too is a 3 storey building (with a loft conversion) and forms part of a terrace running south to the junction of Fairhazel Gardens and Goldhurst Terrace.
- 2.16. This property has a series of large extensions along the boundary wall to the application site at ground and first floor, projecting a notable distance to the rear of the principal building line. In addition, a flank wall projects above first floor level and in effect encloses the application site to some height. The existing brick stair core serving the site also lies immediately adjacent on the boundary wall to this property and projects beyond the main rear building line of No.121.



Figure 5: No.121 Goldhurst Terrace

- 2.17. Goldhurst Terrace is a residential street with buildings that range in age. To the north of the application site, the properties appear to be Victorian, whilst to the south, the properties are more modern, appearing to be early twentieth century.
- 2.18. Goldhurst Terrace has a strong rhythm as residential terraces run either side of the road. Maryon House interrupts this rhythm and therefore appears incongruous when viewed in context.
- 2.19. The site is within a few minutes walk of both South Hampstead Overground Station and Swiss Cottage Underground station which is served by the Jubilee line. Numerous buses also pass along Finchley Road, resulting in an excellent public transport accessibility rating (PTAL 6a).

3. Planning History

Nos.115-119 Goldhurst Terrace

- 3.1. A review of the LPA's online planning register indicates that a number of applications have been made to the LPA with regards to works to trees within the application site. Aside from these historic tree works applications, there is no other relevant planning history associated to the site.
- 3.2. Searches on the adjacent properties indicate the following relevant planning history.

No.113 Goldhurst Terrace

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2007/5218/P	Flat C 113 Goldhurst Terrace London NW6 3HA	The provision of railings, raised parapet and a door [replacing a previously existing window] in connection with the use of rear second floor flat roof as terrace in connection with second and third floor maisonette.	FINAL DECISION	16-11-2007	Granted
19781	113 Goldhurst Terrace, NW6	Change of use to three self-contained flats, including works of conversion.	FINAL DECISION	14-11-1974	Permission

No.121 Goldhurst Terrace

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2010/2439/P	121 Goldhurst Terrace London NW6 3EX	Erection of a single storey glazed rear extension at first floor level to existing residential dwelling, replacement of window to upper floor of existing rear extension and replacement of trellising to roof terrace (Class C3).	FINAL DECISION	04-06-2010	Granted
2007/0041/P	Flat 3 121 Goldhurst Terrace London NW6 3EX	Installation of dormer window with inset terrace in rear roofslope in connection with existing second/third floor level flat.	FINAL DECISION	09-01-2007	Granted
PW9802448	121 Goldhurst Terrace, NW6	Conversion of flat roof at the rear second floor level to use as a roof terrace and the alterations to the window to form a door, as shown on drawing numbers: 1615/01 and one unnumbered plan showing existing.	APPEAL DECIDED	03-07-1998	Refuse Planning Permission
8400594	121 Goldhurst Terrace NW3	Continued use of the ground floor as a self-contained flat and change of use and works of conversion to form a self-contained flat on the first floor and a self-contained maisonette on the second/attic floor including the utilization of the loftspace for habitable purposes	FINAL DECISION	02-04-1984	Grant Full or Outline Planning Permissn.

4. Pre-application Consultation Process

- 4.1. A pre-application meeting took place at the site on 30 March 2016 with Zenab Haji-Ismail and Alfie Stroud of the LPA and the applicant's representatives.
- 4.2. The proposed demolition of the existing building and the erection of a four storey building over basement to include 11 flats (4 x 1 bedroom, 5 x 2 bedroom and 2 x 3 bedroom) was discussed.
- 4.3. Following the pre-application site meeting, an additional set of revised drawings were submitted to the LPA, addressing points raised in the meeting concerning the design of the front and rear elevations and proposed unit mix.
- 4.4. On the 29 May, the LPA issued a formal written response, the main points of which are summarised below:
- *The principle of demolishing the existing poor quality building, replacing it with a building of high architectural quality that rationalises the space to provide 3 additional units was considered acceptable.*
 - *The proposed unit mix of 5 x 1 bedroom, 4 x 2 bedroom flats and 2 x 3 bedroom flats was considered to be acceptable.*
 - *Concerns were raised regarding the proposed internal layouts, in particular, the single aspect lower ground floor front facing units.*
 - *The proposed scale of the replacement building was considered to be appropriate for the setting.*
 - *Officers requested that the massing to the rear at ground and first floor is set back by a further 0.2m.*
 - *Officers favoured the lowering the stone articulation to the second storey.*
 - *Officers requested that the projection of the window bays be reduced.*
 - *The proposed palette of materials was considered to be acceptable.*
 - *Officers requested that a full landscaping scheme be submitted alongside any planning application.*
 - *Officers requested that the following supporting reports submitted with any full planning application:*
 - *Noise Impact Assessment*
 - *Daylight Sunlight Report*
 - *Basement Impact Assessment*

- *Construction Management Plan*
- *Sustainability and Energy Statement*

4.5. All of the guidance and feedback received during the pre-application process has been used to inform and shape the development proposal subject to this planning application.

5. The Proposals

- 5.1. It is proposed to demolish Maryon House, a 1960s block of flats comprising 6 x 2 bed duplex apartments over four storeys (ground, 1st, 2nd & 3rd).
- 5.2. In its place, it is proposed to develop a new 4 story building, over basement level providing 10 residential flats.
- 5.3. The proposed residential unit mix is as follows:
- 2 x 1-bed units;
 - 5 x 2-bed units;
 - 3 x 3-bed units.
- 5.4. The proposals have been designed to not only sit comfortably and respectfully within the urban context of the conservation area but also enhance it.
- 5.5. The scale of the proposals has been carefully designed to complement the surrounding buildings. The existing principal building lines (front and rear) of the neighbouring buildings have therefore been carefully considered and the proposed building matches this context. Accordingly, the front elevation follows the principal front building lines of the adjacent terraces. Similarly, the principal rear building line follows the prevailing principal rear building line of the adjacent terraces. The height of the proposed roof also follows the prevailing roof line within the terrace.
- 5.6. In addition to the existing building lines, the window lines and existing ridge and eave heights of Nos. 113 and 121 are reflected in the replacement building's profile. As such, the proposals have been designed to reinstate the strong rhythm of the street pattern that exists along Goldhurst Terrace. Accordingly, the proposed building will return the concept of expressed bays and a central entrance so prominent along the streetscape.
- 5.7. To the rear, a stepped arrangement extends beyond the principal rear building line above ground floor. This reduces in depth as the building rises in height and is reflective of the prevailing projecting wings common to all neighbouring terraced properties. The massing of the rearward projections are largely concealed from No. 113 by virtue of the substantial height and massing of the properties to the rear of that property as described in Section 2 of this statement.
- 5.8. The proposed building is accessed from Goldhurst Terrace via a landscaped front garden area and via a centrally placed front entrance door.
- 3 flats are located at basement level. To the front is a 2 bed unit, served by two lightwells / small patio areas within the front elevation. To the rear, 2 x 1 bed unit each served by lightwells / small patio areas within the rear elevation.

- 2 flats are located at ground floor level, with access to a private rear garden area.
 - 2 flats are located at 1st and 2nd floor levels, all being served by private terrace spaces to the rear.
 - A single flat is provided at 3rd floor level (within the proposed roof form) and is again served by rearward terraces.
- 5.9. In terms of materials, it is proposed to introduce a building that will be predominantly finished in brick in order to complement the existing appearance of surrounding buildings, whilst cast stone surrounds at ground and first floor level provided articulation and framing to the window, reflective of the neighbouring bay windows.
- 5.10. The building presents itself with a vertical emphasis with vertical bay subdivision across the front elevation to respond to the vertical proportions and widths of the prevailing terraced dwellings.
- 5.11. The 3rd floor is housed within the main roof form.. 3 dormers serve the upper floor flat and these windows are well aligned and positioned to respond to the building below. the roof form will be clad in zinc.
- 5.12. Window frames will be made from high performing metal which will provide an abundance of light into the apartments whilst being thermally efficient and provide natural ventilation.
- 5.13. No on-site car parking is proposed.
- 5.14. A cycle store will be provided at lower ground floor level with the capacity to store 18 bikes. The cycle store will be accessible via the internal lift or a separate staircase.
- 5.15. A dedicated refuse store will be located externally, positioned within the front garden area adjacent to Goldhurst Terrace. The store will have capacity to store 110L of residual waste and 1100L recycling provision.
- 5.16. A comprehensive landscape strategy is proposed. To the front, Taxus baccata evergreen hedging and a range of woodland edge shade tolerant plant species will be introduced to soften the boundary edges. The main entrance will be paved to match both the building's stone surrounds and the internal entrance floor treatments. To the rear of the site, a range of woodland edge shade tolerant planting will be introduced, whilst it is also proposed to plant a range of trees and other soft landscaping species. Regarding the hard surface treatment, flame textured natural stone paving and hardwood decking is proposed at ground floor garden level.
- 5.17. A comprehensive energy strategy is proposed on site, with the following measures proposed:
- *Use of building fabric with good thermal performance and air permeability;*
 - *Low energy building services systems; and*
 - *Network of photovoltaic cells located at roof level and orientated to maximise power generation throughout the year.*

- 5.18. Overall, the development proposal will deliver a significant architectural enhancement of Goldhurst Terrace. The development proposal will establish a complete and unified piece of architecture that is not only respectful of its surroundings but greatly enhances the streetscape. As such, the proposed building will be a considerable improvement compared to the appearance of the existing building on site.

6. Planning Policy Framework

6.1. The 2004 Planning & Compulsory Purchase Act requires that determination of any planning application must be in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan comprises;

- *The London Plan (As amended, including by the Minor Alterations to the London Plan (MALP) published in March 2016);*
- *The London Borough of Camden Core Strategy and Camden Development Policies (both adopted November 2010).*

6.2. Other documents of relevance to the application are:

- *The National Planning Policy Framework, adopted March 2012;*
- *The Planning Practice Guidance, first published March 2014;*
- *Various Camden Planning Guidance documents which offer more detailed advice with regard to specific aspects of development in the Borough; and*
- *South Hampstead Conservation Area Character Appraisal and Management Strategy (2011).*

The National Planning Policy Framework

6.3. The development that is the subject of this application has been considered in light of the National Planning Policy Framework (NPPF), which provides a direction for planning on a national scale and the expectation that all local planning documents will be in general conformity with the NPPF.

6.4. One of the most important aspects of the NPPF is the 'golden thread' of a presumption in favor of sustainable development that runs through all of the policies contained within.

6.5. Paragraph 7 of the NPPF indicates that there are three dimensions to sustainable development: economic, social and environmental, and that these dimensions give rise to the need for the planning system to perform a number of roles:

- **'an economic role** – *contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- **a social role** – *supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*

- **an environmental role** - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimize waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

6.6. Having regard also to paragraph 14 of the NPPF, the second half of this paragraph refers specifically to how the presumption in favour of sustainable development should be seen as a 'golden thread' running through decision-taking. Specifically it refers to:

- 'approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - a) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - b) specific policies in this Framework indicate development should be restricted.'

6.7. With regard to the relationship between the NPPF and existing local planning policies, paragraph 215 of the NPPF sets out that where local policies have been adopted since 2004:

'...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework [the NPPF] (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).'

6.8. Although Camden's Local Plan documents were adopted prior to the publication of the NPPF, it is considered that policies relevant to this application are predominantly in accordance with the key principles laid down within the NPPF. As such, considerable weight should still be given to these policies in determining this application.

6.9. It is acknowledged that a submission draft of Camden's Local Plan was published for public consultation in early 2016. However, given the stage in assessment of this replacement policy document, which has not yet been submitted for formal examinations, it is not considered necessary to give any significant or material weight to this at the current time.

7. Planning Considerations

7.1. Consideration and assessment of the proposed development with regard to local and national planning policies and guidance is set out under the following headings:

1. Principle of the Demolition of Existing Building

2. Proposed Design, Form and Massing

3. Principle of Class C3 Residential Use

- a) Affordable Housing

4. Quality of Proposed accommodation

- a) Internal and External Space Standards and Accessibility
- b) Residential Mix
- c) Internal Daylighting/ Sunlighting

5. Residential Amenity

- a) Daylight/Sunlight
- b) Noise
- c) Privacy and Overlooking
- d) Outlook

6. Basement Considerations

7. Car Parking, Cycle Parking and Servicing

- a) Car Parking
- b) Cycle Parking
- c) Servicing (inc refuse and recycling)

8. Arboricultural Matters and Landscaping

- a) Arboricultural Matters
- b) Landscaping

9. Sustainability & Energy

10. Planning Obligations

11. Community Infrastructure Levy

1. Principle of Demolition of the Existing Building

7.2. It is proposed to demolish Maryon House, replacing the existing 1960's buildings with a modern 4 storey building (over basement) that is more responsive to the urban context of the streetscape and Conservation Area.

7.3. As set out in Section 4 of this statement, the LPA supported the principle of complete demolition within their pre-application report which stated:

'the principle of demolishing the existing poor quality building with a building of high architectural quality that rationalises the space to provide 3 additional units is considered acceptable'.

7.4. We now turn to assess the acceptability of demolition in the context of the building, the Conservation Area and the guidance set within the NPPF.

Heritage Assets and their Context

7.5. Maryon House is located within the residential suburb of South Hampstead. The site is positioned along Goldhurst Terrace, a residential street characterised by terraced housing. The site is located within the South Hampstead Conservation Area which is a "*Designated Heritage Asset*" as defined by the NPPF.

7.6. The South Hampstead Conservation Area Management Strategy Townscape Map (map 9) identifies the site to be a 'Neutral' contributor to the Conservation Area.

7.7. Maryon House is not statutory or locally listed and there are no listed buildings within close proximity to the application site. As such, Maryon House is not a "Heritage Asset" as defined by the NPPF.

7.8. The application site does not lie within a "Site of Archaeological Importance" or an "Archaeological Priority Area", as designated by the Development Plan .

Assessment of Significance

Application Site, Existing Building & Architectural Interest

7.9. The building is identified to be a neutral contributor to the South Hampstead Conservation Area.

7.10. However, Maryon House is of poor quality, built in the 1960's as a replacement of a bomb damaged Victorian building, and was therefore built quickly, with little regard for its context with poor quality materials.

- 7.11. The 1960's building does not respond well to the neighbouring terraces. The existing ridge heights do not match the adjacent properties, whilst the existing windows and balconies positioned within the front elevation do not reflect the strong rhythm of the street pattern that exists along Goldhurst Terrace.
- 7.12. However, in general terms the height and principal building lines of the existing building do have a complementary relationship to the existing neighbouring terraces.
- 7.13. The existing building is notably unremarkable in terms of design, form, styling, detailing and execution. The building does not display any features that could be assumed to be of a traditional form indicative of South Hampstead.
- 7.14. Internally, as is to be expected from a building of this age, there are no features of architectural or decorative detailing
- 7.15. The materials are standard in all respects and do not present a quality feel or finish, indeed they are plain, somewhat drab and give rise to a low quality external finish.
- 7.16. As a built form, there are no architectural or historic features which provide any form of positive contribution to the Conservation Area. The external appearance of the building is incongruous to the surrounding townscape and the Conservation Area as a whole.
- 7.17. It is the opinion of the applicant team that, in many respects, the existing building detracts from the character and appearance of the conservation area and offers a negative contribution.

Summary

- 7.18. The existing building cannot be considered as a heritage asset of significance, given that it displays no architectural or historic significance in terms of layout, form, detailing, style or use of materials. The Conservation Area is of course a Designated Heritage Asset. The existing building itself makes no positive contribution to the character or appearance of the conservation area.
- 7.19. In light of the foregoing comments, the applicant has complied with NPPF paragraph 128, in that this statement combined with the description of the site, these planning considerations and the Design and Access Statement has provided information that is proportionate to the significance of the asset.

Assessment of Impact

- 7.20. On the basis that Maryon House is not a heritage asset in its own right, it is considered that the demolition of the existing building is acceptable, subject to the following key points of assessment;
- *impact upon the heritage asset of the conservation area*
 - *impact upon the setting of the site*
 - *impact upon the prevailing characteristics of the conservation area*
 - *the quality of the proposed development.*

- 7.21. Having regard to the assessment of the significance of the heritage assets, the following discussion sets out a review of the application proposals in these terms. The proposed new development has been formulated having key regard to the heritage assets identified.

2. Proposed Design, Form and Massing

- 7.22. The development proposals will see Maryon House demolished, replaced with a new building that, when viewed in-situ within the wider streetscape, will be a complete and unified piece of architecture that will greatly enhance the streetscene of Goldhurst Terrace.
- 7.23. A considered and robust design approach has been adopted, with all comments received during the pre-application process reflected in the formal planning application submission.
- 7.24. A detailed appraisal of the changes made to the scheme following the pre-application process is provided on pages 18- 21 in the Design and Access Statement.
- 7.25. The development would replace one residential flatted block with another of broadly the same height and front building line. The proposed building has several key characteristics that seek to preserve and enhance the heritage asset significance of the Conservation Area.
- 7.26. Maryon House is positioned within a cohesive and regular terrace line. The existing building lines (front and rear) have therefore been carefully considered and are integrated within the new build development.
- 7.27. The new development would adopt a very similar front building line, maintaining the front garden area to the street and responding to the line of the neighbouring terraces. The proposed height would be broadly similar to existing neighbouring roof lines.
- 7.28. To the rear, a stepped arrangement extends beyond the principal rear building line above ground floor. This reduces in depth as the building rises in height and is reflective of the projecting wings common to all neighbouring terraced properties. The massing of the rearward projections are largely concealed from No. 113 by virtue of the substantial height and massing of the extensions and properties to the rear of that property. In line with the pre-application guidance received, it is proposed to set back the rear projection at ground and first floor levels by a further 0.2m. This will further reflect the adjacent projecting wings.
- 7.29. In terms of form, the proposals will preserve the integrity and significance of the Conservation Area as a heritage asset. Where the existing building ignores the rhythm and form of the terrace properties along Goldhurst Terrace, the proposed building will return a central entrance flanked by window bays, whilst the ridge and eave heights of Nos. 113 and 121 will be reflected in the replacement buildings profile. The proposal retains the general prevailing urban grain of the neighbouring terraces set behind private front gardens. In terms of layout, form and positing therefore, the proposals preserve the integrity and significance of the Conservation Area as a heritage asset.
- 7.30. The retention of the tree within the front garden is important to the setting of the Conservation Area and this matter is addressed elsewhere within this Statement, but the retention of this tree and careful landscaping of the garden ensures that the layout of the site and its setting will be positively maintained.

- 7.31. Full details of design matters are set out within the Design and Access Statement submitted in support of this planning application. In line with the Design and Access Statement however, the following key points are of consideration.

Elevation and Façade Treatment

- 7.32. The proposed building will have an exceptional quality of design and detailing. The building will be of a contemporary form, but will pick up on detailing and finishes from properties across Goldhurst Terrace and the wider Conservation Area. The proposals will reflect the strong rhythm along Goldhurst Terrace.
- 7.33. The front façade will have a central entrance flanked by bays to reflect the symmetry and rhythm of neighbouring properties. The front façade will introduce a modern interpretation of bay windows, with three modest projecting bays being introduced. The bays will sit comfortably between the plane of the front building façade and will reflect the line of the projecting bay windows of the adjacent properties.
- 7.34. The window lines, ridge and eave heights of neighbouring properties will also be reflected in the development proposal, whilst stone surrounds will be introduced to frame the windows and provide a sense of proportion to the façade that is common place along Goldhurst Terrace.

Roof Design

- 7.35. The proposed front dormer windows are a contemporary interpretation on the wide variety of roof forms found along Goldhurst Terrace. The proposed dormer windows and roof design will utilise angular shapes of contrasting sizes to provide context to the roofscape whilst being united in overall scale and position with neighbouring properties.

Materials

- 7.36. The proposed palette of materials and detailing will be of the highest standard and will reflect the traditional appearance of properties along Goldhurst Terrace and the wider conservation area.
- 7.37. Red brick is proposed and will be the prominent finish. Simple stone sills will be used to articulate the façade, whilst glazing and timber infill panels will add context, resulting in a crisp contemporary finish. The roof of the building will be clad in zinc.
- 7.38. The palette of materials proposed was supported by officers during pre-application discussions.
- 7.39. Overall, the proposed design will offer a significant architectural enhancement to Goldhurst Terrace whilst also responding to the appearance of neighbouring properties. The design, form and massing principals were fully supported by officers during pre-application discussions, who stated that the:

'proposals would see the existing building of little architectural merit replaced with a contemporary but contextual building'.

- 7.40. The development proposal is therefore considered to be fully in line with the Council's policy position as it will enhance and preserve the setting of Goldhurst Terrace and the Conservation Area.

Summary

- 7.41. The proposals will not harm the character or appearance or significance of the Conservation Area. There would be no harm to the designated heritage asset. On the contrary, the Conservation Area will be preserved and enhanced by these proposals. On this basis, there can be no objection to the loss of the existing building as it will comply with national policy set out in the NPPF and local policies and guidance set out in the Development Plan.
- 7.42. The demolition of the existing building is acceptable and its replacement will be of sufficiently high quality. The application therefore accords fully with the provisions of Policy DP25 as the designated heritage asset is conserved and the application accords with paragraph 128 of the NPPF

3. Principle of Class C3 Residential Use

- 7.43. Maryon House currently comprises 6 x 2 bed duplex apartments and as such the residential use of the site is well established.
- 7.44. The development proposal would see an additional 4 residential units added at the site. The residential use on site would increase, as it is proposed to develop 10 units in total.(2 x 1 beds, 5 x 2 beds and 3 x 3 beds).
- 7.45. The NPPF sets out that the Government expects the planning system to deliver homes, businesses, infrastructure and to improve local places, whilst at the same time protecting and enhancing the natural and historic environment. Paragraph 17 specifies that the planning system should proactively drive and support sustainable development to deliver the new homes that the country needs.
- 7.46. Paragraph 47 of the NPPF identifies measures to “*boost significantly the supply of housing*”. Local Plans should meet the objectively assessed need for housing in that area, whilst paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development
- 7.47. At a regional level, Policy 3.3 of the London Plan (Minor Alterations) identifies the need to increase housing supply.
- 7.48. Policy CS6 states that the Council will aim to make full use of Camden’s capacity for housing by maximising the supply of additional housing to meet or exceed Camden’s target of 5,950 homes from 2007-2017, including 4,370 additional self-contained homes.
- 7.49. Policy DP2 states that *‘the council will seek to maximise the supply of additional homes in the borough.’*
- 7.50. As outlined in Section 4 of this statement, this quantum of residential development and making a more efficient use of this brownfield site, was fully supported by officers during pre-application discussions.
- 7.51. The development proposal would deliver a meaningful contribution towards meeting the goals of National, Regional and Local planning policy to deliver additional residential accommodation to meet the ongoing demands of the local population.

7.52. In line with all tiers of planning policy and the pre-application guidance received, the proposed residential use and density is entirely in accordance with all aspects of the Development Plan.

a) Affordable Housing

7.53. Policy DP3 states that in proposing more than 1,000sqm of additional residential floorspace or 10 or more net additional residential units there is a requirement to provide a contribution towards the provision of affordable housing.

7.54. Given the nature of the development proposal and that 6 dwellings already exist at the site, the proposed net uplift of residential dwelling is 4. Furthermore, the development proposal does not exceed the 1000sqm net up lift of additional residential floorspace, as the floorspace increase is 887sqm.

7.55. As such, the development proposal does not trigger an affordable housing requirement, a view shared by officers during pre-application discussions.

4. Quality of Proposed accommodation

7.56. Delivering a development proposal that is of the highest quality standard is of paramount importance to the design team. Due care and attention was therefore given to amenity standards, internal light levels and unit mix.

a) Internal and External Space Standards and Accessibility

7.57. The total area of each residential unit will exceed the minimum areas set out in the London Plan, whilst all of the units have been designed to offer a good quality of layout to assist usability and enjoyment of each unit.

7.58. The residential units have been designed to mitigate against noise transmission where appropriate. The stacking of rooms has been carefully considered, as bedrooms are located above bedrooms and living rooms are located above living rooms wherever possible.

7.59. With regard to external amenity space, all units are provided with areas of private space. The basement flats will be served by small patio areas (lightwells). The 2 flats located at ground floor level will have access to private rear garden areas, whilst all flats on the upper floors will be served by rearward terraces. The proposed amenity spaces will be in accordance with the minimum requirements of 5 sqm for a 2-person dwelling plus 1 sq m more for each additional occupant set out within the London Plan and its supporting Housing SPG (as updated in March 2016). The development proposal therefore offers high quality solutions for both internal and external space standards.

7.60. Following the rescinding of the Lifetime Homes Standards as a part of the adoption of the Nationally Described Space Standards in March 2015, accessibility for residential development is now based upon relevant Building Regulations. Specifically, as set out under Policy 3.8 of the updated London Plan it is a requirement that 90% of new residential units meet Part M4(2) 'accessible and adaptable dwellings' and 10% meet Part M4(3) 'wheelchair user dwellings' where units are easily adaptable for a wheelchair user.

7.61. A full assessment of the proposed development with reference to these Regulations is included within the Design and Access Statement that forms part of this submission (page 30). This confirms that the proposed development can meet the Regulations in full. On this basis, the application fully accords with Policy DP6.

b) Residential Mix

7.62. Development Policy DP5 sets out the size of units which are considered to be most required within the Borough. The policy encourages developments which include a mix of large and small homes.

7.63. The proposed unit mix is as follows:

- 2 x 1-bed units (20%);
- 5 x 2-bed units (50%); and
- 3 x 3-bed units (30%).

7.64. In line with the expectations of Policy DP5, the proposed unit mix will deliver a range of unit sizes, with a focus on 2-bed units (50%), this being above the target of 40%. The proposed unit mix will therefore meet the requirements and aspirations of the LPA and is fully in line with the guidance received during pre-application discussions. On this basis, the application accords with Policy DP5.

c) Internal Daylighting / Sunlighting

7.65. The Council's approach to daylight and sunlight assessment is set out in Camden Planning Guidance 6 (CPG6). This document applies the requirements of the BRE's *Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2011)*.

7.66. The policy also seeks to ensure that appropriate living conditions are delivered not only for new residents of buildings but also for those already living in adjacent properties. As such, a daylight and sunlight assessment of all relevant surrounding buildings has been undertaken by GVA and their formal report is submitted as a part of this application.

7.67. In summary, the daylight and sunlight assessment confirms that all rooms within the development will have good levels of direct light penetration and will be well lit. The proposals are therefore fully compliant with Policy DP26 and CPG6

5. Residential Amenity

a) Daylight/Sunlight

7.68. As outlined above, the Council's approach to daylight and sunlight assessment is set out in Policy DP26 with further guidance provided by CPG6.

- 7.69. The proposed development has been assessed in respect of the relationships to the residential amenity neighbouring properties; the Daylight Sunlight Assessment that accompanies this application confirms that the proposed development would have no adverse effects to existing Daylight and Sunlight amenity enjoyed by adjacent neighbours.
- 7.70. The proposals therefore accord with Policy DP26 in these regards.
- b) *Noise*
- 7.71. Policy DP28 sets out that the Council will control development to ensure that it does not lead to inappropriate levels of noise to either new or existing residents. Maximum noise levels are provided and all new development has been assessed against these.
- 7.72. It is proposed to house most plant in a dedicated plant room at lower ground floor level, whilst it is proposed to locate a chiller unit at roof level.
- 7.73. A Background Noise Assessment has been undertaken by KP Acoustics and is submitted with this application. The results of the survey have enabled criteria to be set for noise emissions. Using manufacturer noise data, noise levels have been predicted at the nearby noise sensitive receivers for compliance with current requirements. The calculations show that noise emissions from the proposed plant unit installations would meet the requirements of the London Borough of Camden and the relevant British Standards.
- 7.74. Further information is provided within the acoustic assessment submitted as part of this application.
- c) *Privacy and overlooking*
- 7.75. Again, as with matters relating to daylight and sunlight, considerable attention has been paid to ensure that no loss of privacy would occur to existing neighbouring residents.
- 7.76. To the front elevation, the proposed building replicates the normal terrace relationship across the street, and as such and given the distances involved there is no possibility of overlooking or loss of privacy from within the front elevation.
- 7.77. To the rear, there are no windows directly facing any other existing windows within the rear aspects of the adjacent properties at Nos.113 and 121.
- 7.78. The principal rear-facing windows are all positioned so that there could be no overlooking at all into any neighbouring properties.

7.79. With regards to the outside amenity space, the location of external balconies and terrace areas has been selected to ensure that there would be no material or demonstrable harm by way of overlooking to any neighbouring property. In terms of the relationship to No.121, the external terraces sit adjacent to the massing of the adjacent boundary walls and structures that project rear-wards from that property. In terms of the relationship to No.113, the rear terraces have been set in from the boundary to his property. All terraces will have glass privacy screens to ensure that no overlooking can occur to neighbouring properties or between the proposed terraces themselves.

7.80. On this basis the application accords with Policy DP26 and the guidance set out within CPG6.

d) Outlook

7.81. Policy DP26 and CPG6 outlines the Council's approach to assessing outlook. The Council seeks to ensure that the proximity and massing of any buildings does not have an overbearing effect on neighbouring residents and new development should enable occupiers to have an acceptable level of outlook.

7.82. The rearward building lines have been designed to ensure that no undue sense of enclosure can occur to any neighbouring property.

7.83. In terms of the relationship to No.121, at ground level, the development sits on the footprint of an existing brick storage building. At 1st and 2nd floor levels, the massing and form of the proposal sits within the massing and form of the considerable rearward projections of No.121. At 3rd floor level, the proposed roof form is consistent with the building line of No.121. In this location, the new building form replaces the full height rear brick stair core which is currently located in this area.

7.84. In terms of the relationship to No. 113, the development at ground and 1st floor levels mirrors the relationship of rearward projecting wings to the terraces along Goldhurst Terrace and the building has been set back and pulled away from this boundary at 2nd and 3rd floor levels. In any event, windows within the rear closet wing facing the site, either serve a stair landing area or are a secondary window to a bedroom. The principal living rooms of these properties face Goldhurst Terrace and not the rear of the site.

7.85. On this basis, the proposed development will not cause any material or demonstrable harm to the living conditions of neighbouring residential properties, and will not give rise to an undue sense of enclosure or loss of outlook to any property. As such, the application accords with Policy DP26.

6. Basement Considerations

7.86. As part of the development proposal, it is proposed to introduce a single storey basement. Accordingly, the subterranean development proposal has been considered in the context of Policy DP27, CPG 4 Basements and Lightwells (2013), and specifically, the impacts of the proposed works upon drainage, groundwater conditions and structural stability.

- 7.87. Development Policy DP27 (Basements and Lightwells) specifies that in determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. The Council will require developers to demonstrate by methodologies appropriate to the site that schemes:
- a. maintain the structural stability of the building and neighbouring properties;*
 - b. avoid adversely affecting drainage and run-off or causing other damage to the water environment;*
 - c. avoid cumulative impacts upon structural stability or the water environment in the local area;*
- and the Council will consider whether schemes:*
- d. harm the amenity of neighbours;*
 - e. lead to the loss of open space or trees of townscape or amenity value;*
 - f. provide satisfactory landscaping, including adequate soil depth;*
 - g. harm the appearance or setting of the property or the established character of the surrounding area;*
 - and*
 - h. protect important archaeological remains.*
- 7.88. Policy DP27 goes on to specify that the Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. In determining applications for lightwells, the Council will consider whether:
- j. the architectural character of the building is protected;*
 - k. the character and appearance of the surrounding area is harmed; and*
 - l. the development results in the loss of more than 50% of the front garden or amenity area.*
- 7.89. CPG4 Basements and Lightwells (2013) is supporting guidance that should be read alongside the Borough Council's Development Plan Policy. CPG4 provides guidance, detailing the design principles that should be adhered to when introducing basement excavation works.
- 7.90. A Basement Impact Assessment (BIA), Structural Engineering Report, Subterranean Construction Method Statement, Ground Movement Assessment, SuDS Report, Flood Risk Assessment and Construction Traffic Management Plan have been submitted as part of this application.
- 7.91. The BIA assesses all of the key requirements of Policy DP27 and CPG4, concluding that:

- *The proposed subterranean development raises no issues with regard to surface water flows or groundwater flows;*
- *The structural integrity of neighbouring buildings will be maintained and where slight impacts may occur these can be mitigated through appropriate process during the construction phase, including adequate propping, regular site monitoring and skilled workmanship.*
- *The development proposal is fully compliant with the LPAs surface water management and flood risk Development Plan policy.*

- 7.92. In addition to the BIA, a Construction Traffic Management Plan (CTMP) and a Subterranean Construction Method Statement have been submitted in support of this planning application. Both of the reports outline the principles of the proposed construction and detail how the applicant will ensure that mitigation measures are in place to minimise disruption to the site, the surrounding area and neighbouring residents.
- 7.93. The BIA and supporting reports confirm that all relevant geotechnical and structural matters will be achieved to ensure the protection of drainage, groundwater and stability matters in accordance with the requirements of Policy DP27 and CPG4.

7. Car Parking, Cycle Parking and Servicing

a) Car Parking

- 7.94. Policy DP17 (Walking, cycling and public transport) seeks to promote sustainable travel options, whilst development Policy DP18 (Parking standards and limiting the availability of car parking) expects new developments to be car free.
- 7.95. No off street car parking is proposed on site.
- 7.96. The 6 existing flats are all eligible to receive on street resident's permits and it is reasonable that 6 of the proposed flats are entitled to continue to receive on-street residents parking permits from the Council. This results in no net change to parking demand within the CPZ as per the current site circumstances.
- 7.97. On this basis, the net additional 4 units would not be eligible to receive on-street residents permits. The applicant is therefore is not proposing to introduce additional on or off-street car parking on site and is prepared to enter into a legal agreement restricting the entitlement to further on-street car parking permits for 4 of the proposed flats.
- 7.98. Retaining the 6 existing spaces will have a neutral impact on the local highways network and would certainly not result in any harmful effect upon parking or highway conditions within this CPZ and will add no further stress to the car parking provision in the locality. On this basis, the application fully accords with the aims and objectives of Policies DP18.

b) Cycle Parking

- 7.99. The proposed scheme meets the London Plan cycle parking standards which the LPA now use in assessing planning applications. Camden therefore require two cycle parking spaces for residential units with more than 1 bedroom and 1 space for 1 bedroom units.
- 7.100. In line with these standards, 18 cycle spaces will be provide on site. The secure and enclosed cycle store will be positioned at lower ground floor level and will be accessible via the proposed lift and/ or stair core. The cycle store will have 2 x 9 tier double stacked cycle racks. The proposed cycle parking provision is therefore fully in line with the Mayor's current cycle parking standards.

c) Servicing, refuse and recycling

- 7.101. Recycling and waste storage has been carefully considered alongside Core Strategy CS18 (Waste and Encouraging Recycling) and DP26 (Managing the impact of development on occupiers and neighbours). More specifically, guidance set out in section 10 of CPG1 (Design) has informed the proposed refuse strategy on site.
- 7.102. A dedicated refuse store will be located externally, positioned within the front garden area adjacent to Goldhurst Terrace.
- 7.103. The store will have capacity to store 110L of residual waste and 1100L recycling provision.
- 7.104. Each flat will have sufficient under counter space for refuse to be stored within each flat before being transferred to the external refuse store.
- 7.105. The development proposals are fully inline with the Borough Council's policy requirement.

8. Arboricultural Matters and Landscaping

a) Arboricultural Matters

- 7.106. Policy DP24 specifies that in considering the design of new development, it is necessary to assess the provision for protecting existing natural features, such as trees and also encouraging the provision of appropriate hard and soft landscaping and boundary treatments.
- 7.107. The single tree on site is not subject to a Tree Preservation Order, however as the application site is within a Conservation Area, the trees on site are afforded protection. Accordingly, a detailed Arboricultural Impact Assessment (AIA) prepared by Landmark Trees is submitted in support of this application
- 7.108. Careful consideration has been given to preserve and protect the English Oak and Lime tree located within, and in close proximity to, the application site. It is not proposed to remove the tree within the site, and the development has been designed to protect and ensure its future life and health.

- 7.109. The report identifies that there are two trees of note, an English Oak (T1), positioned on site and a Common Lime tree (T2), located adjacent the site. Both trees are identified to be in “good to fair” condition respectively. The report establishes that the primary impact from the scheme would be a result of the excavation works and the encroachment of the basement into the theoretical Root Protection Area of T1 and T2. The report also identifies possible impacts from the proposed gas meter housing and associated hard surfacing.
- 7.110. The report goes on to conclude, however, that the roots of both trees could sustain the envisaged impacts and with suitable mitigation measures (including design and precautionary measures) the advice of the tree specialist, as detailed below, is that the proposals would have no material or harmful effect upon any proximate tree;

“The site has potential for development without impacting significantly on the wider tree population or local landscape. Thus, with suitable mitigation and supervision the scheme is recommended to planning”.

b) Landscaping

- 7.111. It is proposed to comprehensively landscape both the front and rear gardens of the application site.
- 7.112. To the front of the site, it is proposed to plant taxus baccata evergreen hedging in front of the dwarf boundary wall. This will help to screen the bin store. It is also proposed to plant a range of woodland edge shade tolerant plant species to soften the boundary edges and ‘green’ the site. The main entrance pathway will be paved to match both the building’s stone surrounds and the internal entrance floor treatments.
- 7.113. The rear of the site, a range of woodland edge shade tolerant planting will be introduced, whilst it is also proposed to plant a range of trees and other soft landscaping species to help screen the site. Regarding the hard surface treatment, flame textured natural stone paving and hardwood decking will be introduced at ground floor garden level.
- 7.114. On this basis, the application accords with Policy DP24 in that the application has had regard to securing high quality design with full consideration in respect of the existing natural features of the site and neighbouring properties and that a high quality landscaping scheme has been integrated within the development. This helps to enhance the character and appearance of the streetscene and conservation area, and is therefore in accordance with Policy DP25.

9. Sustainability & Energy

- 7.115. Core Strategy Policy CS13 seeks to tackle climate change by requiring 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. Carbon emissions should be minimised by implementing in order the energy hierarchy: using less energy; making use of energy from efficient sources; and generating renewable energy on site. This hierarchy follows that found in the London Plan which requires development to be lean: use less energy; be clean: supply energy efficiently; and be green: use renewable energy.

- 7.116. Development Policy DP22 requires all new development to incorporate sustainable construction and design methods.
- 7.117. Following the publication by the Government of new technical standards in light of the Deregulation Act taking effect in March 2015, it is no longer a requirement to undertake a full Code for Sustainable Homes Assessment as part of a planning application.
- 7.118. An Energy Statement prepared by Intergration, submitted in support of this planning application outlines the energy strategy that will be adopted at the site.
- 7.119. To achieve the carbon dioxide emissions reduction targets it is proposed to:
- Use building fabric with good thermal performance and air permeability, exceeding the requirements of the Building Regulations Part L1A (2013);
 - Utilise low energy building services systems, i.e. lighting, mechanical ventilation with heat recovery, high efficiency condensing boilers for heating systems; and
 - Provide a network of photovoltaic cells located at roof level and orientated to maximise power generation throughout the year.
- 7.120. The above measures can achieve an average reduction of CO2 emissions over the TER of 35%, whilst the photovoltaic panels will provide a 20% reduction in CO2 emissions over the energy use of the entire development.
- 7.121. With regards to water conservation, to reduce potable water demand and use the resource efficiently, a combination of the following strategies will be adopted:
- Rainwater harvesting and reuse for garden irrigation and façade cleaning.
 - Specification of water efficient appliances, including washing machines and dishwashers, all white goods provided will have maximum water efficiency ratings.
 - Dual and low flush toilets; flow restrictors on piped water supplies to sinks and basins.
 - A pulsed water meter will be installed to each dwelling.
- 7.122. The above measures will reduce potable water demand to 110 litres / person per day.
- 7.123. Inline with the above, the development proposals are fully inline with aims and objectives of policies CS13 and DP22.

10. Planning Obligations

- 7.124. Following the adoption of Camden's local Community Infrastructure Levy (CIL) in April 2015, it is not expected that any significant further financial contributions will be requested through S106 legal obligations.

7.125. It is noted however that it is normal practice within Camden that a legal agreement will be required to restrict the entitlement to further on-street car parking permits as per our comments at paragraphs 7.94 – 7.98 of this statement and also to secure the delivery of a completed Construction Management Plan prior to the commencement of development.

7.126. The applicant is not averse to accepting these obligations and it is proposed that an appropriate legal agreement is prepared in the event that a recommendation to grant planning permission for the proposed development is forthcoming.

11. Community Infrastructure Levy

7.127. Following the adoption of Camden's CIL, this development will be liable for both this and the Greater London Mayoral CIL. In accordance with the relevant regulations, in the event that planning permission is granted, CIL would be liable to be paid upon implementation of that permission.

7.128. When assessing the total contribution towards CIL that any development is required to make, as set out within the Community Infrastructure Levy Regulations 2010 (as amended), it is possible to discount the existing floorspace on a site in some circumstances. Of most relevance in this case is that where existing floorspace has been in continuous use for a period of six months in the thirty-six months preceding the grant of planning permission, the equivalent floorspace can be excluded from the liable floorspace within the new development. Effectively, the area of floorspace that is liable for CIL is the net uplift in floorspace from the existing to the proposed buildings.

7.129. In this case, all of the flats will be occupied upon the date which any planning permission would be granted.

7.130. As a result and in accordance with the CIL Regulations it is assumed that only the 'uplift' in floorspace will be used to calculate the appropriate CIL contributions in this case. In this instance, the proposed net uplift is 713sqm (GIA) .

8. Conclusions

- 8.1. This development proposal would see Maryon House, a 1960's block of flats displaying no architectural or historic significance demolished, replaced with a new residential block of sufficiently high quality.
- 8.2. The proposals will not harm the character, appearance or significance of the Conservation Area. There would be no harm to the designated heritage asset. On the contrary, the Conservation Area will be preserved and enhanced by the proposals, which will see a contemporary but contextual building built.
- 8.3. A comprehensive landscape strategy is also proposed, whilst the development proposals have been designed to protect the health of the English Oak Tree that is located on site. This will further help to enhance the character and appearance of the Conservation Area.
- 8.4. The quantum of residential development would result in a more efficient use of this brownfield site. The 6 existing units on site would be replaced with 10 high quality residential units, with a focus on 2-bed units (50%). All of the units will be provided with some private external amenity space.
- 8.5. The proposed subterranean development will raise no issues with regards to surface water flows or groundwater flows, whilst the structural integrity of neighbouring buildings will be maintained.
- 8.6. The development proposals have been designed to protect the living conditions of neighbouring residential properties, whilst the CTMP and the Subterranean Construction Method Statement that have been submitted in support of this planning application outline the proposed construction methods that will be used to minimise disruption to the site, the surrounding area and neighbouring residents.
- 8.7. It is proposed to retain the 6 existing on street residents car parking permits, although the net additional 4 units would not be eligible to receive on-street residents permits. Accordingly, there will be no harmful effect upon parking or highway conditions within the CPZ.
- 8.8. 18 cycle parking spaces will be provided on site, whilst a dedicated refuse store will be positioned within the front garden area adjacent to Goldhurst Terrace. The proposals are fully in accordance with the Borough Council's policy requirements.
- 8.9. Given the nature of the proposed works and the sensitive design approach that has been adopted, the development proposal is considered to be entirely in accordance with the provisions of the Development Plan.