

Submitted via the Planning Portal (PP-05428719)

London Borough of Camden
Planning Department
5 Pancras Square
London
N1C 4AG

23rd August 2016

Dear Sir/Madam,

Full Planning Application
59-61 Leighton road, NW5 2QH

On behalf of my client, Chaim Freed please find enclosed an application for planning permission to erect an additional floor on the northern building accommodating one additional dwelling (2 bed 3 person) and changes to the external staircase.

The following information has been submitted in support the application:

- Application Form
- Site Location Plan
- Existing & Proposed Drawings
- Design & Access Statement
- Arboricultural Report plus Addendum
- Code of Construction Impact Management
- Code of Construction Practice
- Daylight & Sunlight Assessment
- Sustainability Statement
- Transport Note
- CIL Liability Form

The application fee (£385) has been paid on-line.

Background

Although recommended for approval, the Planning Committee refused permission (2012/5996/P) for 11 reasons in January 2013 for the:

Erection of two buildings, one x five storey mixed use with office (B1) at the basement and ground floor level, and residential with 5 x 2 and 1 x 3 beds (Class C3) at first,

second, third and fourth floor level; one x four storey residential building with 2 x 2 and 2 x 3 (Class C3) at basement, ground, first, second and third floor level [following the demolition of existing public house (A4) and residential (C3) building]

Following revisions to the scheme, planning permission (2013/1614/P) was granted in June 2013 for the:

Erection of two buildings, one four storey mixed use with office (B1) at part basement and part ground floor level, and residential with 2x 2 and 3x 3 bedroom units (Class C3) at part basement, part ground, first, second and third floor levels; one three storey residential building with 4x 2 bedroom units (Class C3) at basement, ground, first and second floor levels following demolition of existing public house (A4) and ancillary residential use building.

In May 2014, non-material amendments were approved (2014/0582/P) namely:

..amendment to bin and cycle store and squaring of residential entrance, addition of step in site boundary, brown zinc cladding instead of copper and slate cladding, increase of parapet height by 100mm, curved wall to rear of main building changed to chamfered corner and amendment to window sizes.

The development is nearing completion.

Proposal

It is now proposed to create an additional floor on the northern building, including alterations to the existing staircase to accommodate a 2 bed 3 person dwelling.

There can be no objection to the principle of additional residential development on this site subject to the normal development control criteria.

The proposal has been carefully designed to ensure it compliments the existing development and sits comfortably in the surrounding context. In this respect, I draw attention to the refused scheme committee report which states in paragraph 6.15:

The (3 ½ storey above ground) height of the rear block is acceptable in design terms as it is clearly secondary to the front block, and is also clearly subservient in scale to the higher (4 ½) mansion block and (6 storey) post war developments to either side. The rising rearward ground level also further diminished the impact of this height.

The proposal has also been considered in terms of daylight and sunlight impact. In this respect, the report prepared by Price & Myers concludes:

The assessment was carried out on the windows of the residential properties along the Leighton Road located within the BRE assessment boundary. It also includes the windows of the adjacent residential buildings 1-6 Margaret house, 1-10 Dunne Mews, Kennistoun House and 1-32 Willingham Close.

The results of the daylight assessment indicate that all the identified windows of the surrounding properties either have VSC values above the recommended levels, or have a reduction in their VSC values from the baseline scenario that is within the limits set by BRE. This means that the rooms associated with these windows will continue to receive good level of daylight even with the proposed development in place. Therefore, it can be concluded that the proposed extension is likely to have no impact on the surrounding existing buildings.

The sunlight assessment indicates that all the tested windows associated with the adjacent properties will receive adequate level of sunlight throughout the year including winter months as the APSH and WPSH values are more than the levels recommended by BRE. Therefore, it is concluded that proposed extension will have no impact on the surrounding buildings.

The overshadowing analysis confirms that the amenity space associated with 1-32 Willingham Close and Christians church Hall will receive adequate amounts of sunlight without any obstructions from the proposed extension.

The assessment thus indicates that the proposed single storey extension on the rear blocks of 59-61 Leighton Road development will have no impact on the daylight and sunlight availability within the surrounding existing buildings and amenities.

With regard to affordable housing, we draw attention to paragraph 31 under the heading *planning obligations* of the Planning Practice Guidance, which states:

As set out in the [Starter Homes Written Ministerial Statement](#) of 2 March 2015, starter homes exception sites should not be required to make affordable housing or tariff-style section 106 contributions.

There are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the [Written Ministerial Statement of 28 November 2014](#) and should be taken into account.

These circumstances are that;

- contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm*
- in designated rural areas, local planning authorities may choose to apply a lower threshold of 5-units or less. No affordable housing or tariff-style contributions should then be sought from these developments. In addition, in a rural area where the lower 5-unit or less threshold is applied, affordable housing and tariff style contributions should be sought from developments of between 6 and 10-units in the form of cash payments which are commuted until after completion of units within the development. This applies to rural areas described under [section 157\(1\) of the Housing Act 1985](#), which*

includes National Parks and Areas of Outstanding Natural Beauty

- *affordable housing and tariff-style contributions should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home*

On this basis affordable housing is not required.

I trust you have sufficient information to validate the application and look forward to receiving confirmation accordingly.

Yours sincerely



Mark Pender
PPM Planning Limited