

**WARREN COURT INVESTMENTS
LLP**

**WARREN COURT, EUSTON ROAD,
LONDON, NW1 3AA**

PLANNING STATEMENT

AUGUST 2016

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1.0 EXECUTIVE SUMMARY

1.1 This report has been prepared by Montagu Evans, to accompany an application for an extension to provide two residential units at Warren Court, Euston Road, NW1 3AA (hereafter referred to as “the Site” or “this Site”) (**Section 2**).

1.2 The application for planning permission seeks approval for:

“Demolition of existing sixth floor 2 bed unit and replacement with two storey roof extension to accommodate two x 3 bedroom apartments (additional one unit)”.

1.3 The Site is located within the administrative area of London Borough of Camden (LBC). The Site is occupied by a 7 storey building (ground plus 6 storeys) as detailed in **Section 3**.

1.4 A review of LB Camden’s planning files was undertaken and the planning history for the site is set out within **Section 4**.

1.5 The proposals for the site are summarised in **Section 5**.

1.6 The proposal is designed to complement and assimilate with the existing building’s architectural form and style. Equally, the proposal is an appropriate addition to the area and serves to preserve the setting of nearby Designated Heritage Assets. The Planning Statement has assessed the proposals against the Development Plan as required by S38 (6) of the Planning and Compulsory Purchase Act 2004 (**Section 6**).

1.7 The proposals have been carefully designed in order that they accord with adopted and emerging development plan policies, other relevant guidance and previous planning decisions. **Section 7** provides an assessment of the Application against the policies and guidance contained within these documents.

1.8 In particular, the proposal has been formulated in accordance with the development plan as demonstrated in **Section 7**, including:

- London Plan March 2016;
- Camden Core Strategy (2010);
- Camden Development Policies (2010);
- Camden Site Allocations Plan (2013); and
- Fitzrovia Area Action Plan (March, 2014).

The following relevant planning guidance has also been considered;

- Camden CPG 1 Design (July, 2015);
- Camden CPG 2 Housing (July, 2015); and
- Camden CPG 6 Amenity (July, 2015).

Emerging Policy

- 1.9 LB Camden is in the process of producing and adopting a new Local Plan that will, upon adoption, replace the Core Strategy (2010) and Development Policies (2010) documents.
- 1.10 The plan is in draft form and the local authority undertook an initial round of public consultation until 17 April 2015. The council conducted a further consultation in early 2016. The resultant Submission Draft Local Plan was submitted to the Secretary of State on 24th June 2016 after which an Examination in Public is expected to take place during the latter half of 2016.
- 1.11 The emerging Local Plan has therefore not yet been the subject of scrutiny by a Secretary of State appointed Inspector nor has it been adopted. The emerging policies therefore should not be afforded weight.
- 1.12 **Section 8** concludes that the proposal is in accordance with the relevant national planning policy guidance, regional and local development plan policies.

2.0 INTRODUCTION

2.1 This report has been prepared by Montagu Evans, to accompany an application for an extension at Warren Court, Euston Road, NW1 3AA (hereafter referred to as “the Site” or “this Site”).

2.2 The application for planning permission seeks approval for:

“Demolition of existing sixth floor 2 bed unit and replacement with two storey addition to accommodate 2 x 3 bedroom apartments (additional one unit)”.

Applicant

2.3 The application is submitted on behalf of the Applicant, Warren Court Investments LLP.

Summary of Proposals

2.4 Full details of the proposals are set out in the Design & Access Statement, Heritage Statement and accompanying drawings.

2.5 This proposed development will involve the following changes to the existing building:

- Demolition and replacement of existing sixth floor;
- Erection of an additional setback seventh floor; and
- Creation of two x three bedroom units (one net additional unit).

Purpose of the Planning Statement

2.6 The purpose of this Statement is to provide an analysis of the proposed scheme in light of planning policy and guidance. The Statement sets out how the considerations material to the determination of the application have been taken into account.

2.7 The Planning Statement forms part of the supporting information which has been submitted for this application, and is to be read in conjunction with the following documents:

- Application Covering Letter;
- Planning Application Forms;
- Location Plan;
- Application Drawings – Moxley Architects;
- Design & Access Statement – Moxley Architects;
- Townscape and Heritage Assessment – Montagu Evans;
- Sunlight and Daylight Assessment – Bilfinger GVA;
- Environmental Noise Survey – Cole Jarman;

- Structural Assessment - MBP;
- Air Quality Assessment – Air Quality Consultants;
- Draft Construction Management Plan (within Design and Access Statement);
- Energy Statement – Ferguson Brown;
- Community Infrastructure Levy (CIL) Form.

2.8 This Planning Statement demonstrates that the proposed scheme:

- Is in accordance with relevant planning policy at national, regional and local level and delivers sustainable development;
- Will provide an extension of the highest design quality, rooted in the original architect's aesthetic intent, which relates well to its built context and enhances the building's contribution to the setting of the Fitzroy Square Conservation Area and nearby listed buildings;
- Delivers additional residential floorspace which is Camden's priority land use; and
- Delivers two x 3 bedroom residential units, identified as being a priority unit size.

3.0 SITE & SURROUNDING

- 3.1 A Site Location Plan is provided as part of this planning application.
- 3.2 The Site is located within the administrative area of London Borough of Camden (LBC) and accommodates a 7 storey brick built building containing a London Underground Station (Warren Street), retail floorspace at ground level and residential accommodation on upper levels.
- 3.3 The Euston Road bounds the site to the north, with Tottenham Court Road to the east and Warren Street to the south. The surrounding area includes a wide range of uses consisting primarily of retail, hotel, office, residential and healthcare / higher education uses.
- 3.4 The Site lies within the Central London Area and is adjacent to, not within, the Fitzroy Square Conservation Area which encompasses properties to the south of the Site on the opposite side of Warren Street, and properties located on the north western side of Warren Street. The Fitzroy Square Conservation Area boundary map is reproduced within Moxley Architects Design and Access Statement on page 6 and the relevant Camden Council Proposals Map extract is provided on page 1 of Montagu Evans' Heritage and Townscape Report.
- 3.5 The building is not listed nor is it identified as a building of merit, however there are listed buildings in the area including nos. 15-17 and 56-68 Warren Street. The proposals are therefore within the setting of Designated Heritage Assets.
- 3.6 The Site has a PTAL of 6b, which is the highest PTAL rating achievable.

4.0 SITE HISTORY

4.1 The planning files on London Borough of Camden website have been reviewed. The following is the available planning history for the host building:

Application No.	Description	Decision Date	Decision
2016/1449/P	Erection of a two-storey roof extension (sixth and seventh floors) to create 2 x 3-bed units following demolition of 6th floor 2-bed unit.	n/a	Application withdrawn
2014/0888/P	Part change of use at 1st floor level from offices (Class B1) to 2 x1 bed and 2 x 2 bed flats (Class C3).	8 August 2014	Granted subject to S106
2011/0651/P	Change of Use and conversion from office units (Class B1a) at first floor level to form 1 x self-contained 2-bed flat (Class C3).	31 August 2011	Granted subject to S106
2006/3936/P	Application for Certificate of Lawfulness for a proposed use of suite 12 (first Floor) as a telephone booking office for private car hire business.	27 October 2006	Granted
PS9704263	Change of use of the first floor from office use (Class B1) to four residential dwellings (Class C3) comprising one 3 bedroom flat, one 2 bedroom flat, one 1 bedroom flat and one studio/bedsit unit, as shown on drawing numbers 646/96/01 and /02a.	9 May 1997	Granted

4.2 The following permission demonstrates that roof extensions in the immediate area have been deemed acceptable by Camden Council. The extent of this roof extension is shown as a red dotted line in elevations produced by Moxley Architects.

2013/8136/P 297 Euston Road London NW1 3AQ	Change of use of 2nd to 5th floors from offices (Use Class B1) to 7 x residential units (Use Class C3) with extension at roof level, alterations to front	15 January 2015	Granted Subject to a Section 106 Legal Agreement
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	and rear fenestration and formation of a lightwell to the Warren Street elevation.		
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5.0 PROPOSALS

- 5.1 The proposals seek to replace the existing sixth storey (containing a 2 bed residential unit) and to create an additional seventh floor comprising 2, 3 bed residential units. The net result is the creation of one additional residential unit.
- 5.2 The existing building height is 23.69m (including roof top plant and screens) and the proposals will increase this by only 3.21m (including roof top plant and vent duct screens).
- 5.3 In replacing the sixth storey, the proposals will remove the roof plant currently in-situ at roof level. Minimal new plant, only serving the proposed units, will be installed at roof level of the proposed 7th floor, matching the height of the existing vent shafts that provide air to Warren Street Tube. In this way, the visual prominence of roof top plant will be greatly reduced.
- 5.4 The two storey lightweight structure that will replace the sixth floor and unsightly roof top plant, steps back from the existing building parapet to minimise visual impact and to provide an appropriate 'top' to the building. Moxley Architects' Design and Access Statement provides a detailed design rationale, noting in particular how the proposals have been altered in the light of Officer comments received in response a previously submitted (and subsequently withdrawn) scheme. Details of these comments and the design response set out in the application, are explained in the following section.

6.0 PLANNING POLICY FRAMEWORK

6.1 The Development Plan has been central to the proposals' development from the outset. This section provides a summary of the planning context and **Section 7** provides an assessment of the Application against the policies and guidance contained within these documents.

The Statutory Development Plan

6.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with policies of the statutory Development Plan, unless material considerations indicate otherwise.

6.3 As set out earlier in this Statement, the site lies within the administrative jurisdiction of the London Borough of Camden. LB Camden's Local Plan currently consists of the 2010 Core Strategy, the 2010 Development Policies document and the 2013 Site Allocation Plan.

6.4 On 14th March 2016, the Mayor published (i.e. adopted) the Minor Alterations (MALPs) to the London Plan (FALP) 2015. From this date, the MALPs are operative as formal alterations to the London Plan (the Mayor's spatial development strategy) and form part of the Development Plan for Greater London.

6.5 The statutory Development Plan for the site thus comprises:

- London Plan (2016);
- LB Camden's Core Strategy (2010);
- LB Camden's Development Policies (2010); and,
- Fitzrovia Area Action Plan (2014).

6.6 The relevant policies within the development plan that apply to the proposals are outlined below:

London Plan

- Policy 3.3 Increasing Housing Supply;
- Policy 3.4 Optimising Housing Potential;
- Policy 3.5 Quality and Design of Housing Developments;
- Policy 3.8 Housing Choice;
- Policy 5.2 Minimising Carbon Dioxide Emissions;
- Policy 5.3 Sustainable Design and Construction;
- Policy 5.7 Renewable Energy;
- Policy 7.4 Local Character; and
- Policy 7.8 Heritage Assets and Archaeology.

Camden Core Strategy

- Policy CS5 Managing the Impact of Growth and Development;
- Policy CS6 Providing Quality Homes;

- Policy CS13 Tackling Climate Change Through Promoting Higher Environmental Standards; and
- Policy CS14 Promoting High Quality Places and Conserving our Heritage.

Camden Development Policies Document

- Policy DP2 Making Full Use of Camden's Capacity for Housing
- Policy DP5 Homes of Different Sizes;
- Policy DP6 Lifetime Homes and Wheelchair Homes;
- Policy DP17 Walking, Cycling and Public Transport;
- Policy DP18 Parking Standards;
- Policy DP22 Promoting Sustainable Design and Construction;
- Policy DP24 Securing High Quality Design;
- Policy DP25 Conserving Camden's Heritage;
- Policy DP26 Managing the Impact of Development on Occupiers and Neighbours;
- Policy DP28 Noise and Vibration; and
- Policy DP32 Air Quality and Camden's Clear Zone.

Fitzrovia Area Action Plan (2014)

6.7 The Fitzrovia Area Action Plan highlights that the Council expects development in Fitzrovia to be designed to contribute to a high quality place, and to address all aspects of design identified by Camden's Core Strategy and Development Policies as appropriate, including:

- respecting local character, setting and context and the form and scale of neighbouring buildings (policies CS14, DP24);
- respecting the character and proportions of any existing buildings to be retained on site (DP24);
- using high quality materials (DP24);
- preserving and enhancing heritage assets and their settings (CS14, DP25);
- protecting important views (CS14), including views from Bedford Square and Fitzroy Square.

6.8 It also states that new development should respond positively to the prevailing form of nearby buildings and frontages in terms of scale and grain, particularly listed buildings, and buildings, spaces, and other features identified as making a positive contribution to the conservation areas.

6.9 The proposals have been informed by the above policies and we have had consideration for the above policies in forming our assessment of the proposals.

Emerging Policy

- 6.10 LB Camden is in the process of producing and adopting a new Local Plan that will, upon adoption, replace the Core Strategy (2010) and Development Policies (2010) documents.
- 6.11 The plan is in draft form and the local authority undertook an initial round of public consultation until 17 April 2015. The council conducted a further consultation in early 2016. The resultant Submission Draft Local Plan was submitted to the Secretary of State on 24th June 2016 after which an Examination in Public is expected to take place during the latter half of 2016.
- 6.12 The emerging Local Plan has therefore not yet been the subject of scrutiny by a Secretary of State appointed Inspector nor has it been adopted. The emerging policies therefore should not be afforded weight.

National Planning Policy

- 6.13 The National Planning Policy Framework (NPPF) was published on 27 March 2012. The NPPF sets out the Government's approach to planning matters, and is a material consideration in the determination of planning applications.
- 6.14 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through decision-taking (paragraph 14). In the context of decision taking, this means "*Approving development proposals that accord with the development plan without delay*".
- 6.15 In assessing whether a development is 'sustainable', regard has to be had to all policies of the NPPF and how these sit in a wider balance of considerations. Three fundamental dimensions to sustainable development are set out at paragraph 7 of the NPPF, which require 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, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

- 6.16 In March 2014 the Government published the National Planning Practice Guidance (NPPG) which is a material consideration in relation to planning applications. The NPPG consolidates previous circulars and guidance into single source of guidance at the national level.

Regional Guidance

- 6.17 The GLA has also published a number of supporting documents that are relevant in the consideration of this application. Of particular relevance are:

- Accessible London SPG (October, 2014);
- Sustainable Design and Construction (April, 2014);
- Housing SPG (November 2012); and
- Planning for Equality and Diversity in London SPG (October 2007)

- 6.18 The remainder of this document identifies the key issues relevant to the determination of the Application and considers these in the context of relevant policy and guidance.

Local Guidance

- 6.19 The relevant planning guidance published by Camden which is of particular relevance to the proposals is outlined below:

- Camden CPG 1 Design (July, 2015);
- Camden CPG 2 Housing (July, 2015); and
- Camden CPG 6 Amenity (July, 2015).

7.0 MATERIAL PLANNING CONSIDERATIONS

Introduction

- 7.1 Within this section, we assess the proposed development against the statutory development plan and other material considerations as outlined in **Section 6**.

Designations

- 7.2 The Site is not subject to any site specific designations, though it is located within the Central London Area and the Fitzrovia Area Action Plan Area.

Residential Development

Additional Residential

- 7.3 The NPPF seeks to significantly boost the supply of housing. Paragraph 28 of the document states that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 50 supports the delivery of a wide choice of high quality homes, widening opportunities for home ownership and the creation of sustainable, inclusive and mixed communities.
- 7.4 London Plan policy seeks to achieve provision of at least 42,389 net additional homes each year across London as identified under Policy 3.3. Table 3.1 also identifies the Borough of Camden has a target to provide 889 homes annually and 8,892 homes between the ten year period 2015 – 2025.
- 7.5 The delivery of housing is identified as a Strategic Objective within Camden's Core Strategy. Policy CS6 (Providing Quality Homes) of the Core Strategy states that the Council will maximise the supply of additional housing to meet Camden's housing delivery targets.
- 7.6 Policy DP2 (Making Full Use of Camden's Capacity for Housing) also states the Council will seek to maximise the supply of additional homes across the borough and expects the maximum appropriate supply of housing on sites.
- 7.7 The additional unit would contribute towards LBC's housing targets. The principle of additional residential floorspace and units on the Site is therefore considered to be in accordance with national, regional and local planning policies.

Affordable Housing

- 7.8 The proposals do not exceed the threshold beyond which Affordable Housing is required by policy.

Space Standards

- 7.9 London Plan Policy 3.5 states that all new residential developments should meet the dwelling space standards set out in Table 3.3 and have adequately sized rooms with convenient and efficient room layouts. The proposed unit sizes are 160 sqm and 142 sqm, surpassing the 86sqm London Plan standard.

Amenity Space

- 7.10 Policy DP 24 (Securing High Quality Design) and Policy DP 26 (Managing the Impact of Development on neighbours) state housing developments should include an element of private amenity space as part of the development, where practical and that this amenity space should be designed to limit noise and disturbance to other occupiers.
- 7.11 The proposed units will have access to roof terraces set back from the building edge. The proposed roof terraces will provide circa 126m² and circa 35m² of private amenity space on the 6th and 7th floors respectively. The terraces on the 7th floor are 1.5m in depth and those on the 6th floor far exceed this. The private amenity space requirements, as set out in Camden's Housing Planning Guidance (July, 2015), are met therefore.

Lifetime Homes and Wheelchair Accessibility

- 7.12 London Plan Policy 3.8 and Development Policy DP6 requires all new housing to be built to 'Lifetime Homes' standards and for 10% of new housing to be designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. The proposed residential units have been designed to meet the requirements of Lifetime Homes as much as is achievable. However, existing building constraints have made some aspects of life time homes standards unachievable. Of the 16 criteria, 1, 2 3 and 5 are not fully achievable and this is explained and justified within the Design and Access Statement submitted as part of the application.
- 7.13 The proposed residential units are also fully Disability Discrimination Act 1995 Compliant.
- 7.14 The proposed scheme demonstrates that through careful design and layout, the quality of residential accommodation proposed is, on balance, acceptable in policy terms. Where the proposals cannot meet all specific requirements, these are due to the existing constraints and in any case are considered to be outweighed by other merits of the scheme such as the imperative to deliver family sized residential units in the Borough.

Design

Townscape

- 7.15 This application is supported by a Heritage and Townscape Report produced by Montagu Evans and it is within this document that the primary townscape analysis of the scheme is set out. The following paragraphs summarise this analysis and its conclusions in assessing the scheme against relevant plan policy.
- 7.16 Warren Court consists of a London Underground Station and retail uses with residential accommodation above. It is located on one of four prominent corner sites at the intersection of Euston Road, Tottenham Court Road and Hampstead Road. Whilst the Site's prominent location appropriately reflects the building's public transport role, the building itself currently lacks a commensurate visual prominence that would be appropriate in its context.
- 7.17 The existing building is not listed nor is it located within a Conservation Area. However, the Site is adjacent to the Fitzroy Square Conservation Area and several grade II listed buildings along Warren Street, as outlined above in Section 3.0. Therefore, in so far as the proposals affected the setting of Designated Heritage Assets, relevant policy should be applied in addition to the design standards required of all developments.
- 7.18 Good design is sought at the national level (via the NPPF and NPPG), within the London Plan and in Local Plan policy. Each seeks to ensure a proposal's design is appropriate, contributes positively to the surrounding townscape, and preserves or enhances Designated Heritage Assets (and / or their settings).
- 7.19 Given that the proposals' implications for townscape and Designated Heritage Assets are so closely related, the two aspects are dealt with together in the Heritage and Townscape Report and summarised here.
- 7.20 Good design is a key objective of the London Plan. Policies contained within Chapter 6 set out a series of overarching design principles for development to achieve this by addressing its layout, height, massing and elevations.
- 7.21 London Plan Policy 7.1 requires that good quality environments are provided which have the best possible access to services, infrastructure and public transport.
- 7.22 London Plan Policy 7.4 states that "*buildings, streets and open spaces should provide a high quality design response that:*
- a) *has regard to the pattern and grain of the existing spaces and street in orientation, scale proportion and mass;*
 - b) *contributes to a positive relationship between the urban structure and natural landscape features;*

- c) *is human in scale, ensuring building creates a positive relationship with street level activity and people feel comfortable with their surrounding;*
- d) *allows existing buildings and structures that make a positive contribution to the character of the place to influence the future character of the area; and*
- e) *is informed by the surrounding historic environment. Policies in Chapter 3 set out requirements for optimising potential, quality and design of new housing development”.*

7.23 London Plan Policy 7.6 states that *‘architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context’.*

7.24 Policy also requires new buildings and structures (in this case the roof extension):

- need to be ‘of the highest architectural quality’;
- need be ‘of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm’;
- should include details and materials that ‘complement, not necessarily replicate’ local architectural character; and
- should not cause ‘unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings’.

7.25 Policy CS14 of Camden’s Core Strategy states, *“...the Council will seek to preserve and enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings”.*

7.26 Policy DP24 – Securing High Quality Design – of the Development Policies Document explains that development, including (as in this case) alterations and extensions to existing buildings, should be of the highest standard of design. Of particular relevance, the policy expects developments to consider:

- “a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;...*
- e) the appropriate location for building services equipment;...”*

7.27 Policy DP25 – Conserving Camden’s Heritage - of the Development Policies document deals with the setting of conservation areas and listed buildings. Sections d and g state:

“The Council will not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area”; and

“The Council will not permit development that it considers would cause harm to the setting of a listed building”.

- 7.28 The above policies have informed the nature of these proposals from the outset. Moxley Architects’ Design and Access Statement provides a full detailed design rationale and Montagu Evans Heritage and Townscape Report analyses the proposals’ relationship with its built context. Both of these documents should be read in conjunction with the following planning policy analysis.
- 7.29 The extension respects the character of the building’s context and setting in its overall proportions and detailed design. The resultant height, bulk and mass are comparable to neighbouring buildings and as such do not appear incongruous in this location. Indeed, the proposals more closely reflect the smaller scale buildings in the vicinity, as opposed to numerous other examples that, via their height primarily, seek to mark their particular corner of this busy highway intersection.
- 7.30 The proposals also seek to reflect and complement the materials of the existing building and its distinctive architectural style. The design and access statement explains that the original building’s design was the work of Holden. He was responsible for a number of London Underground stations’ design at that time.
- 7.31 The extension emphasises the horizontal and incorporates a curved ‘U’ shaped floorplan that echoes the ‘drum’ element at lower levels. These are key ‘Holden-esque’ features that make the extension an appropriate addition in the sense that it creates a coherent architectural piece and sits comfortably in the wider built context, where taller elements (albeit modest in the case) are common at key highway intersections.
- 7.32 The proposed materials are consistent with the existing building and therefore maintain the broadly positive contribution the host building makes to the local built environment and the setting of the Conservation Area and Listed Buildings in particular.
- 7.33 For the reasons set out in the Design and Access Statement, the Heritage and Townscape Report and summarised above, the proposed extension is considered to comply with all relevant design requirements of the Development Plan and those of Policy DP24 in particular.

Designated Heritage Assets

- 7.34 It follows that in being of the highest design quality in architectural terms the proposals serve to preserve the settings of the nearby Designated Heritage Assets. A detailed analysis of the proposals’ implications for the character and appearance of these settings is provided in the Heritage and Townscape Report. A summary of this analysis is set out below.

- 7.35 As explained, the existing building is not listed nor is it located within a Conservation Area. However, the Site is adjacent to the Fitzroy Square Conservation Area and several grade II listed buildings along Warren Street (nos. 15-17 and 56-68).
- 7.36 The policies listed above are clear that development proposals must preserve or enhance the setting of these designated heritage assets. This position is supported at a National level, in the NPPF, that encourages LPAs to look for opportunities to permit development which promotes high quality design.
- 7.37 Detailed Government guidance on Planning and the Historic Environment is provided in Paragraphs 126 – 141 of the NPPF. Under this guidance, the Fitzroy Square Conservation Area is a ‘designated heritage asset’ as are the surrounding listed buildings, noted above.
- 7.38 NPPF Paragraph 131 states that in determining planning applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets;
 - The positive contribution that conservation of heritage assets can make to sustainable communities; and,
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 7.39 ‘Conservation’ is defined in the NPPF ‘Annex 2: Glossary’ as ‘The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.’
- 7.40 NPPF Paragraph 132 notes that 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.
- 7.41 For the avoidance of doubt, in maintaining the character and appearance of the settings of the conservation area and listed buildings, no ‘harm’ as described in Paragraphs 133 and 134 is caused. Thus these paragraphs are not relevant to the determination of this planning application.
- 7.42 The visibility of the upper levels and roof top of the existing building is necessarily limited from surrounding designated heritage assets. These elements of the building are only visible from a very small proportion of the Fitzroy Square Conservation Area (along Warren Street) and from Grade II listed buildings on Warren Street (nos. 15-17 and 56-68). We note that no views of the proposals out of the Conservation Area appear possible, and only oblique views of the Listed Buildings would allow you to read these together with the proposals.

- 7.43 The existing roof top element is a poorly arranged combination of residential accommodation, plant, plant enclosures, large ventilation shafts and water tanks. In this way it actively detracts from the character and appearance of the setting of nearby listed buildings and the Conservation Area. The opportunity for new development to make a positive contribution to local character and distinctiveness is clear therefore.
- 7.44 As explained above, the proposals are of the highest architectural quality and as such result in an appropriate addition to the existing townscape. In this way they maintain the architectural merits of both the host building and the wider built context, including the settings of the Warren Street listed properties and the Conservation Area opposite.
- 7.45 The proposals replace visually damaging elements of an otherwise architecturally sound building. The addition draws on key existing design features and serves to 'complete' the building, producing a coherent piece of design, well suited to its prominent position.
- 7.46 In this way, National Guidance and the requirements of the London Plan and Local Plan Policy are met.

Residential Amenity

- 7.47 Development Policy DP26 requires that adequate amenity levels are provided for both future occupants and existing residents. The following factors should be considered in the determination of a planning application. These include:

- a) visual privacy and overlooking;*
- b) overshadowing and outlook;*
- c) sunlight, daylight and artificial light levels;*
- d) noise and vibration levels;*
- e) odour, fumes and dust;*
- f) microclimate;*
- g) the inclusion of appropriate attenuation measures.*

Developments will also be required to provide:

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;*
 - i) facilities for the storage, recycling and disposal of waste;*
 - j) facilities for bicycle storage; and*
 - k) outdoor space for private or communal amenity space, wherever practical."*
- [dealt with under the Space Standards section earlier in this Statement]

- 7.48 Parts d) and h) and k) are dealt with under the Space Standards section earlier in this Statement.
- 7.49 The proposals will enjoy significant separation distances from windows that look towards the site of some 15.48m (primarily those fronting the south side of Warren Street). The distances are such that no material impacts in terms of privacy, overlooking and / or overshadowing and sunlight and daylight will occur.
- 7.50 The implications for daylight and sunlight on the host building and surrounding properties is assessed in Bilfinger GVA's BRE Report. The analysis concludes that the proposed development causes very few impacts on the one neighbouring building. Even the small impacts noted will be on 'non-habitable' rooms that are significantly less sensitive in this regard.
- 7.51 The Daylight and Sunlight report also concludes that within Warren Court, which currently experiences low levels of light, all rooms will retain sufficient daylight.
- 7.52 The requirements of DP26 in this regard will therefore be satisfied.
- 7.53 It is therefore considered that the proposed development satisfies the requirements of Policy DP26 and that, as a result, there would be no harmful impact on residential amenity either for the future residents of the development or their neighbours.

Noise

- 7.54 London Plan Policy 7.15 'Reducing Noise and Enhancing Soundscapes' seeks to minimise the existing and potential adverse impacts of noise on, from, within, or in the vicinity of development proposals and to separate noise sensitive developments from major noise sources wherever practical.
- 7.55 Development Policy DP28 requires development to provide an acceptable noise and vibration climate for occupants and is designed to minimise exposure to vibration and external noise sources.
- 7.56 An Acoustic Assessment is submitted as part of this application which demonstrates that the proposed noise levels are in compliance with those set out by Policy DP28. In this way the requirements of Camden standard noise condition will be met.

Sustainability & Energy

- 7.57 Paragraph 96 of the NPPF states that local authorities should expect new development to comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. The NPPF also outlines that new development should take account of

landform, layout, building orientation, massing and landscaping to minimise energy consumption.

- 7.58 The London Plan's climate change policies set out in Chapter 5 collectively require developments to make the fullest contribution to the mitigation of, and adoption to, climate change and to minimise carbon dioxide emissions.
- 7.59 London Plan Policy 5.2 sets out an energy hierarchy (Be lean, Be clean, Be green) within which development proposals should seek to minimise carbon dioxide emissions. The Policy also sets a target for residential buildings to achieve a 40% improvement on 2010 Building Regulations for carbon dioxide emissions.
- 7.60 Both London Plan Policy 5.3 and Development Policy DP22 seeks to achieve the highest standards of sustainable design and construction. Policy 5.3 states development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation.
- 7.61 London Plan Policy 5.7 seeks to increase the proportion of energy generated from renewable sources. As set out within the accompanying Energy Statement the regulated CO2 emissions for this development have been reduced by 51.6% once energy efficiency measures and renewables are taken into account.
- 7.62 The proposed development meets the requirements of London Plan policies 5.2, 5.3 and 5.7 and Development policy DP22 through a combination of energy efficiency, zero carbon and sustainable design and construction measures.

Cycle Parking

- 7.63 There is currently no cycle parking provision on-site. The ground and lower floors of the building (where cycle storage would ordinarily be possible) consists of retail floorspace and London Underground Tube Station. The applicant has explored possible off-site provision, however, this is not achievable due to space constraints and the required security. We note however that a TfL 'Boris Bike' docking station exists adjacent to the site, providing 26 cycles and cycle spaces.
- 7.64 As such, the proposals do not include cycle parking spaces. The absence of cycle parking should however be outweighed by the benefits wrought by the provision of residential accommodation, which is a strategic priority in Camden (and London more widely).

Car-Free

- 7.65 Policy DP18 of Camden's Development Policies states that developments within the Central London Area are expected to be car-free.

- 7.66 As such, as the Site is located within the Central London Area, the proposed residential units will be car-free. The applicant is willing to enter into a legal agreement to satisfy this policy.

Refuse Collection and Recycling

- 7.67 The refuse and recycling collection arrangements for the proposed replacement unit and proposed new unit will be incorporated within the existing arrangements. This is considered acceptable as the proposals will not result in a material increase in the creation of waste.

Air Quality

- 7.68 Camden is an Air Quality Management Area (AQMA) for failing to meet the government's health based air quality objectives for nitrogen dioxide and particulate matter. Policy DP 32 of Camden's Development Policies outlines that the site falls within Camden's Clear Zone.
- 7.69 Camden's Amenity CPG (July, 2015) states that an Air Quality Assessment will be required to accompany an application where "*...where people will be exposed to poor air quality for significant periods of the day, in particular developments located on busy roads*".
- 7.70 Within the Energy Statement submitted to support this application, (Appendix 04 of the design and access statement) it outlines the measures to be incorporated to ensure sufficient ventilation within the proposed unit. These include, but are not limited to:
- Nox filtration on the air inlet systems;
 - Purge ventilation provided by openable windows;
 - Re-circulating extract canopies with cleanable filter cassettes situated within the kitchens.
- 7.71 The Energy Statement demonstrates that sufficient mitigation measures will be incorporated into the proposals to ensure occupier receive treated, fresh air, in line with Development Policy DP32.
- 7.72 A detailed Air Quality Assessment is attached to the application at Appendix 06 of the design and access statement.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 As discussed within this Planning Statement, the Application proposes the replacement of a 2 bed residential unit with two x 3 bed residential units within a roof extension at Warren Court, Euston Road, NW1 3AA. .
- 8.2 The Planning Statement has assessed the proposals against the Development Plan, as required by s38(6) of the Planning and Compulsory Purchase Act 2004.
- 8.3 The proposal has been formulated in accordance within the adopted London Plan (2016), Camden Core Strategy (2010), Camden Development Policies (2010), and the Fitzrovia Area Action Plan (2014).
- 8.4 Residential is the priority land use in Camden and so this proposal contributes towards the supply of this socially valuable and scarce resource.
- 8.5 The provision of new residential accommodation will deliver a very high standard of accommodation which is sympathetically designed to preserve the character and appearance of the surrounding heritage assets.
- 8.6 The proposal will be of the highest design standard, ensuring a high quality environment for future residents and visitors and as such, we respectfully seek planning permission.

