

Planning Statement

in respect of

**87 & 89 Prince of Wales Road
Kentish Town
NW5 3NT**

on behalf of
Dr Philip Matthewman

November 2016

4orm

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1.0 Introduction

- 1.1 This planning statement has been prepared in support of an application for planning permission on behalf of Dr Philip Matthewman for the change of use of two upper floors and associated works at 87 and 89 Prince of Wales Road, Kentish Town situated within the London Borough of Camden.
- 1.2 The planning application seeks permission for: Change of use of the upper ground and first floors from doctors surgery D1 to create 2 dwellings (C3) comprising two x 1 bed, alterations to fenestration, erection of painted metal gates and railings with spear heads to street frontage boundary and construction of refuse, recycling and cycle stores.
- 1.3 The planning application comprises the following material, which should be read in conjunction with this statement:
 - Cover letter
 - Forms and certificates
 - CIL information form
 - Location Plan (included at Appendix 1)
 - Planning Application Drawings (as set out in Appendix 2).

2.0 Surrounding Area and Site

- 2.1 The site is located within a West Kentish Town conservation area on the southern side of the Prince of Wales Road as part of a small group of three pairs of semi detached villas at the southern tip of the conservation area.
- 2.2 The building dates from the 1840s and was part of the earliest phase of the development of the Southampton Estate running northwards.
- 2.3 Immediately to the east and south are modern apartment developments
- 2.4 The building was built as a pair of semi detached houses of brick with stucco to the rusticated lower ground floor and window surrounds above. It comprises four storeys with a shallow pitched, hipped slate roof.
- 2.5 From 1974 the building has accommodated a Doctors Surgery with medical consulting rooms, staff work and amenity spaces on the lower three floors and a caretakers flat on the upper (second) floor level.
- 2.6 Since 1995 the building provided accommodation for two GP practices: The Matthewman Practice (lower ground) and The Prince of Wales Road Group Practice (upper ground and first floors).
- 2.7 Following the development of the purpose built Prince of Wales Medical Centre along the street at No.52, The Prince of Wales Road Group Practice moved out of the building in November 2014.
- 2.8 Currently only Dr Matthewman remains, running a single handed practice of which there are few left, this style of practice being rapidly phased out by the NHS commissioning authority.
- 2.9 The flat on the second floor continues to be occupied and is not included within this

application.

3.0 Planning History

3.1 From an inspection of documents held by the applicant and a review of the Council's online planning register the relevant planning history of the site is set out below:

- The ground floor extension, alterations and conversion into a GPs surgery with caretakers flat was carried out in the mid 1970s and we understand that planning approval was granted in 1974.
- Application Number 9400634 for the installation of new security gates window bars and the installation of a new roof over the existing rear extension. Approval 5 May 1994.
- Application Number 2016/2574/P for Partial demolitions, alterations, extension and conversion of doctors surgery to provide three dwellings comprising 1 x 3 bed, 1 x 2 bed and 1 x 1 bed on lower ground, upper ground and first floors; erection of painted metal gates and railings with spear heads to property street boundary. Withdrawn October 2016.

4.0 Proposal

- 4.1 The proposal is for the change of use and conversion of the upper ground and first floors in to two 1 bedroom 2 person flats, associated changes to the fenestration:
- 4.2 The proposal includes the erection of traditional pattern of railings on a low brick wall with gates to each frontage to the front garden boundary.
- 4.3 The proposal includes the construction of sheltered waste, recycling and cycle stores for the two new flats.

5.0 Relevant Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires any planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The statutory development plan comprises the London Plan (adopted in July 2011) and further alterations adopted April 2015, together with the Camden Development Plan (see below).
- 5.2 The National Planning Policy Framework is also a material consideration, together with the Camden's Planning Guidance.
- 5.3 The Borough of Camden's Development Plan comprises:
- Further Alterations to the London Plan adopted 2015;
 - Camden Core Strategy adopted November 2010;
 - Camden Development Policies Document adopted November 2010;
 - Camden Local Plan Policies submission stage
 - Relevant Camden Planning Guidance.

6.0 Planning Considerations

- 6.1 This section reviews policies that are relevant to the proposed development and provides an assessment of how the proposed development complies with relevant planning policy. The Camden policies considered most relevant are included at Appendix 3.

Housing

- 6.2 The property was originally built around 1840 as a pair of houses and for the majority of the past 170 or so years have served residential purpose for which it is well suited. The location, scale and internal arrangement of spaces suit domestic purposes and the proposal represents a good opportunity to return the upper parts of the building to its intended domestic use and create two new homes thus supporting the Core Strategy CS6 and Development Policy DP2 aims to increase the supply of new homes.
- 6.3 The new apartments meet the minimum standards for internal space as set out in the London Plan (2015).
- 6.4 The proposed conversion has been designed with reference to the Lifetime Homes Standards, which have been met wherever viable in accordance with Development Policy DP6. Due to the nature of the existing property it will not be possible to meet every criteria. In particular the retention of the existing staircases and buildings fenestration. Alterations are proposed where viable to comply.

Community facilities and services

- 6.5 Following the development nearby at No.52 Prince of Wales Road, the largest of the two practices occupying the building (The Prince of Wales Road Group Practice) moved out of the building in November 2014 to occupy the purpose designed and built Primary Care premises. The re-provision of this practice to better, purpose built facility therefore ensures that there is no net reduction in service to the local community, in fact there is a net increase in the quality of such facilities locally.
- 6.6 Currently the The Matthewman Practice remains and occupies the lower ground floor with independent access at ground level.
- 6.7 Over recent years a number of medical primary care buildings have been built or refurbished nearby. These provide high quality accessible premises to GP practices. In addition to The Prince of Wales Road Group Practice these include The Queens Crescent Surgery and The James Wigg Group Practice within a radius of half a mile (800 metres). According to the nhs.uk website these are all accepting new patients. Further details are included at Appendix 4.
- 6.8 The existing accommodation is arranged over four different levels. Access to the upper floors is by steep narrow stairs and narrow corridors, the consulting rooms and circulation spaces are too small and do not meet modern accessible standards. Wheelchair accessibility is not available to the upper floors.
- 6.9 Following the relocation of The Prince of Wales Road Group Practice the upper floors have remained vacant. They are inadequate to support the delivery of high-quality healthcare and the promotion of well being appropriate to the modern NHS. The proximity of residential neighbours, severely limited accessibility within the building and existing doctors premises on the ground floor make it inappropriate for other

community facilities or services.

- 6.10 The premises have long been classified by the Health Authority as “not being capable of improvement to modern standards”.
- 6.11 Whilst the Council's Policy CS10 seeks to support the retention and enhancement of existing community facilities and CS 16 seeks to protect health facilities, improved alternative premises with an increased capacity have been provided nearby and as has been demonstrated above the upper floors of the existing building are not suitable for alternative community use, and indeed more recent developments in the locality ensure that the loss of this practice is mitigated through provision of new purpose built facilities which continue to meet the needs of the local community, meeting the policy DP15.

Design and Heritage

- 6.12 The building will be overhauled with sash windows repaired and replaced as appropriate to bring consistency to the fenestration complimenting the character of the existing building.
- 6.13 The reinstatement of railings on a low brick wall to an historic pattern will improve the public realm at street level.
- 6.14 The proposals respects local context and character, preserving and enhancing the conservation area as set out in CS14, DP24 and DP 25.
- 6.15 The existing building was originally intended for residential purposes and the scale, arrangement of spaces suite such a use. The proposals protect the quality of life for the neighbours and occupiers through visual privacy, offering pleasant outlook to the front and rear with traditional proportioned windows meeting factors set out in DP26.
- 6.16 The internal space standards and arrangements meet those set out by the London Mayor with adequate space for storage, recycling and waste. Cycle storage is provided for each dwelling and outdoor space serves the larger dwelling as appropriate as set out in DP26.

7.0 Planning obligations

- 7.1 A completed CIL form has been submitted with the planning application.
- 7.2 There are two types of CIL (Community Infrastructure Levy),
- a) Camden CIL and
 - b) London Mayoral CIL.
- 7.3 Each is charged at different rates, however both are calculated on the basis set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). In summary CIL is charged on the **net additional (gross internal area) floorspace created**. Accordingly, this takes into account any existing floorspace on the site, on the basis that this existing floorspace has been in lawful use for at least 6 months in the last 36 months prior to the grant of consent.
- 7.4 The proposed GIA is unchanged – accordingly there is no CIL liability.

8.0 Summary and Conclusion

- 8.1 This planning statement has assessed the proposed development against the National Planning Policy Framework (NPPF), The London Plan, Camden's Local Development Framework and National and Local Planning Guidance.
- 8.2 The planning statement and accompanying planning application documents demonstrate the merits of the proposed development. The proposal has been thoroughly assessed against national and local policy and accords with the key policy themes and policies. In particular, the proposed development will;
- provide two new high quality homes
 - refurbish and bring into appropriate use a historic residential building within the West Kentish Town conservation area.
 - reinstate street frontage railings improving the public realm
- 8.3 It is considered that the proposed development is in accordance with relevant local and national planning policy guidance, we therefore respectfully request that the Council grants planning permission for the proposed development.

Appendices

Appendix 1	Location plan
Appendix 2	List of accompanying drawings
Appendix 3	Camden planning policies
Appendix 4	Local Doctors surgeries

Appendix 1

Location plan

Do not scale from this drawing.
Dimensions are to be verified on site prior to construction.

Notes



Revisions

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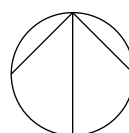
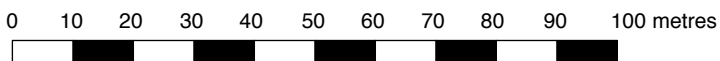
Project
**87-89 Prince Of Wales Road
London**

Drawing Title
Location Plan

Drawing Status
PLANNING

Date	Scale @ A4	Drawn
October 16	1:1250	RH

Drawing Number
4043-X.101



Appendix 2

List of accompanying drawings

4043-X.103	Existing Lower Ground Floor Plan
4043-X.104	Existing Upper Ground Floor Plan
4043-X.105	Existing First Floor Plan and Second floor plans
4043-X.110	Existing North and South Elevations
4043-X.111	Existing East Elevation
4043-P.103	Proposed Lower Ground Floor Plan
4043-P.104	Proposed Upper Ground Floor Plan
4043-P.105	Proposed First Floor Plan and Second floor plans
4043-P.110	Proposed North and South Elevations
4043-P.111	Proposed East Elevation

Appendix 3 Camden planning policies

Housing

Core Strategy Policy CS 6 - Providing quality homes

Development Management Policy DP2 – Making full use of Camden’s capacity for housing

Development Management Policy DP5 – Homes of different sizes

Development Management Policy DP6 – Lifetime homes and wheelchair housing

Community facilities and services

Core Strategy Policy CS10 - Supporting community facilities and services.

Development Management Policy DP15 – Community and Leisure Uses,

Design and Heritage

Core Strategy Policy CS14 -Promoting high quality places and conserving our heritage

Development Management Policy DP24 – Securing high quality design

Development Management Policy DP25 – Conserving Camden’s heritage

Development Management Policy DP26 – Managing the impact of development on occupiers and neighbours

Housing

Core Strategy Policy CS 6 - Providing quality homes

The Council will aim to make full use of Camden's capacity for housing by:

- a) 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;*
- b) Maximising the supply of additional housing over the entire plan period to meet or exceed a target of 8,925 homes from 2010-2025, including 6,550 additional self-contained homes;*
- e) Regarding housing as the priority land-use of Camden's Local Development Framework.*

The Council will aim to minimise social polarisation and create mixed and inclusive communities across Camden by:

- k) Seeking a range of self-contained homes of different sizes to meet the Council's identified dwelling-size priorities;*

Development Management Policy DP2 – Making full use of Camden's capacity for housing

The Council will seek to maximise the supply of additional homes in the borough

Development Management Policy DP5 – Homes of different sizes

The Council will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes. We will:

- a) Seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table, including conversion of existing residential and non-residential floorspace;*
- b) Expect a mix of large and small homes in all residential developments.*
In considering the mix of dwelling sizes appropriate to a development, the Council will have regard to the different dwelling size priorities for social rented, intermediate affordable and market homes, and will take into account:
- c) The character of the development, the site and the area, including the impact of the mix on child density;*
- d) Site size, and any constraints on including homes of different sizes; and*
- e) The economics and financial viability of the site, including the demand for homes of different sizes.*

Development Management Policy DP6 – Lifetime homes and wheelchair housing

All housing developments should meet lifetime homes standards. 10% of homes developed should either meet wheelchair-housing standards, or be easily adapted to meet them.

Community Facilities and Services

Core Strategy Policy CS10 - Supporting community facilities and services.

The Council will work with its partners to ensure that community facilities and services are provided for Camden's communities and people who work in and visit the borough. This includes:

d) Providing a range of other community facilities to support Camden's growing population.

The Council will:

f) Support the retention and enhancement of existing community, leisure and cultural facilities; and

g) Facilitate the efficient use of community facilities and the provision of multi-purpose community facilities that can provide a range of services to the community at a single, accessible location.

Development Management Policy DP15 – Community and Leisure Uses,

The Council will protect existing community facilities by resisting their loss unless:

c) A replacement facility that meets the needs of the local population is provided; or,

d) The specific community facility is no longer required in its current use. Where this is the case, evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific community use and demonstrate that there is no demand for any other suitable community use on the site. Where this is successfully demonstrated, the Council's preferred new use will be affordable housing.

New community facilities must be provided in buildings, which are flexible and sited to maximise the shared use of premises.

Design and Heritage

Core Strategy Policy CS14 -Promoting high quality places and conserving our heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) Requiring development of the highest standard of design that respects local context and character;*
- b) Preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- c) Promoting high quality landscaping and works to streets and public spaces;*

Development Management Policy DP24 – Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect 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;*
- d) The provision of visually interesting frontages at street level;*
- e) The appropriate location for building services equipment;*
- f) Existing natural features, such as topography and trees;*
- g) The provision of appropriate hard and soft landscaping including boundary treatments;*
- h) The provision of appropriate amenity space; and*
- i) Accessibility.*

Development Management Policy DP25 – Conserving Camden's heritage

Conservation Areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) Take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) Only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) Prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) Not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) Preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

Development Management Policy DP26 – Managing the impact of development on occupiers and neighbours

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) Visual privacy and overlooking;*
- b) Over shadowing 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.*

We will also require developments to provide:

- h) An acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;*
- l) 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.*

Appendix 4 Local doctors surgeries

	Practice	Number of registered patients	Currently accepting patients
1	Prince of Wales Road Group Practice, Prince of Wales Road Medical Centre 52 Prince of Wales Road London NW5 3LN	8,590	Yes
2	James Wigg Group Practice 2 Bartholomew Road London NW5 2BX	20,394	Yes
3	The Queens Crescent Surgery 76 Queens Crescent London NW5 4EB	3,719	Yes
4	The Four Trees Surgery 76 Queens Crescent London NW5 4EB	2,076	Yes

4 May 2016

Taken from www.nhs.uk/service-search/gp/Kentish-Town/results/4/-0.142/51.547/4/11626?distance=25

