

<b>Address:</b>	<b>Ashton Court 254-256 Camden Road London NW1 9HF</b>		<b>1</b>
<b>Application Number:</b>	2015/4553/P	<b>Officer: Gideon Whittingham</b>	
<b>Ward:</b>	Cantelowes		
<b>Date Received:</b>	<b>07/08/2015</b>		
<p>Proposal: Reconfiguration, part demolition and extension of sheltered accommodation (Class C3), from 36 units (29 x studios, 6 x 1 bedroom and 1 x 2 bedroom) to provide 24 x 1 bedroom units (Class C3) and 5 x 2 bedroom mews houses (Class C3).</p>			
<p><b>Background Papers, Supporting Documents and Drawing Numbers:</b>  OH233-0-21 Rev P1; OH233-0-22 Rev P1; OH233-0-23 Rev: P1 (Site/Location plan);  OH233-0-25 Rev P1; OH233-0-27 Rev P1; OH233-2-11 Rev P2; OH233-2-13 Rev P2;  OH233-2-14 Rev P2; OH233-2-15 Rev P1; OH233-2-16 Rev P1; OH233-2-17 Rev P1;  OH233-1-01 Rev P2; OH233-1-02 Rev P2; OH233-1-05 Rev P3; OH233-1-06 Rev P2;  OH233-1-07 Rev P2; Solar Study (November 2015), Overshadowing Study (November 2015), Revised Mews Plans (November 2015), Plan Showing Cycle Storage in Mews/Plan Showing Revised Refuse Store Door (November 2015); Coloured Elevations (August 2015) OH233-4-02 Rev P1; Proposed View OH233-V-01, Proposed View OH233-V-02, Proposed View OH233-V-03, Proposed View OH233-V-04, Proposed View OH233-V-05 (3D views); Design and Access Statement Remodelling and Renovation with 5 New Mews Houses Ashton Court, Camden (August 2015), prepared by Archadia Chartered Architects; Affordable Housing Statement, prepared by JLL, received 24/09/2015; Tree Survey Plan (DFC P3353TSP) 27/10/14; Sustainability Statement, prepared by RPS Health Safety &amp; Environment (RPS), dated 3<sup>rd</sup> August 2015; Breeam Domestic Refurbishment Pre-Assessment, prepared by RPS Health Safety &amp; Environment (RPS), dated 3<sup>rd</sup> August 2015; Heritage Statement Of Significance, prepared by West Waddy ADP, dated June 2014; Ground Movement Assessment, prepared by Campbell Reith, dated July 2015; Geotechnical and Geoenvironmental Desktop, prepared by Campbell Reith, dated July 2015; Basement Impact Assessment, prepared by Campbell Reith, dated July 2015; Ground Movement Assessment, prepared by Campbell Reith, dated July 2015; Arboricultural Site Appraisal (DFCP 3353), prepared by DF Clark Bionomique Ltd 26th November 2014; Planning Statement, prepared by JLL, dated August 2015; Independent Review of Basement Impact Assessment, prepared by LBH Wembley, dated December 2015.</p>			
<p><b>RECOMMENDATION SUMMARY:</b> Grant conditional planning permission subject to a section 106 legal agreement</p>			
<b>Applicant:</b>		<b>Agent:</b>	
Origin Housing Group c/o Agent		JLL 30 Warwick Street London W1B 5NH	

## ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing		Sheltered accommodation (Class C3)	1,917m <sup>2</sup> <b>Total: 1,917m<sup>2</sup></b>
Proposed		Sheltered accommodation (Class C3) Dwelling House (Class C3)	1,845m <sup>2</sup> 916m <sup>2</sup> <b>Total: 2,761m<sup>2</sup></b>

Residential Use Details:					
	Residential Type	No. of Bedrooms per Unit			
		Studio	1	2	Total
Existing	<i>Sheltered Accommodation</i>	29	6	1	36
Proposed	<i>Sheltered Accommodation</i>		24		24
Proposed	<i>Dwellings</i>			5	5

Parking Details:	
	Parking Spaces (General)
Existing	4
Proposed	0

## **OFFICERS' REPORT**

**Reason for Referral to Committee: (ii) minor development where this involves the erection of a building containing more than five single dwelling houses or 450 sq. mtrs of non-residential floorspace and (v) involving any demolition (other than minor demolition) of any listed building and the total or substantial demolition of any building in a conservation area;**

### **1. SITE**

- 1.1 The site is located on the south side of Camden Road, on the junction of Camden Park Road and Camden Mews.
- 1.2 An inner court is located within the site and functions as a communal courtyard and garden.
- 1.3 The whole site is identified as making a positive contribution to the character and appearance of the Camden Square conservation area of which it forms a part.

### **2. THE PROPOSAL**

#### **Original**

- 2.1 The proposal seeks the following:
  - The internal reconfiguration and refurbishment of the main sheltered accommodation building to provide 24 x 1 bedroom units, reducing the existing provision of 36 units (29 x studios, 6 x 1 bedroom and 1 x 2 bedroom).
  - The erection of a rear 4 storey brick clad extension (7m width x 5m long x 11 height) to the main building.
  - The addition of balconies and replacement of fenestration to the main building
  - The erection of a 2 storey extension for sheltered accommodation (H-5.5m, W-8.6m, L-13m) running parallel to Camden Park Road, following the demolition of the existing single storey with pitched roof infill (H-5.5m, W-8.4, L-17m)
  - The erection of 5 x 3 storey mews dwellings for market sale including a basement floor level and associated front lightwell on Camden Mews (H-8m, W-29m, L-8m), following the demolition of the two storey brick built building on Camden Mews (H-7.5m, W-29m, L-7m).

#### **Revisions**

- 2.2 The Applicant submitted amended plans with the following changes in response to advice received from Council planning officers:
  - Provide policy compliant documents, namely energy and sustainability,

arboriculture.

- Amend detailed design of dwellings
- Amend arrangement of sheltered accommodation and market sale flats to reduce potential overlooking
- Increase cycle parking provision

### 3. RELEVANT HISTORY

- 3.1 **PE9700283**: Erection of 2 main entrance gates and 1 car park shutter. GRANTED 10/03/1998

### 4. CONSULTATIONS

#### Conservation Area Advisory Committee

- 4.1 The **Camden Square CAAC** object for the following reasons:
- Weaknesses in the technical drawings
  - Question both the availability of amenity space and the level of privacy that they will enjoy
  - The development includes the felling of a mature ash tree to facilitate the mews housing development. This is unfortunate
  - 4 car parking spaces currently accessed from Camden Mews will be removed and not replaced - this will be a major irritant and could, not unreasonably, lead to a request to extend the regulated hours for parking.
  - We question the appropriateness of constructing 5 houses on this site

#### Adjoining Occupiers

- 4.2 A site notice was erected on the 07/09/2015 until 28/09/2015. A press notice was placed in the Ham & High on the 02/09/2015 until 24/09/2015. A total of 69 letters were sent on the 28/08/2015.

	Number of notifications
<i>Number of letters sent</i>	69
<i>Number in support</i>	0
<i>Number of objections</i>	9

- 4.3 9 letters of objection/comment have been received from the occupiers of 90 Camden Road; Flat 4, 252 Camden Road; 84 Camden Mews; 95 Camden Mews; 103 Camden Mews; 27 Ashton Court, 254-256 Camden Road; 28 Ashton Court, 254-256 Camden Road; 32 Ashton Court, 254-256 Camden Road; 36 Ashton Court, 254-256 Camden Road commenting:

- Site more appropriate for 4 dwellings
- Poor provision of accommodation of amenity space
- Additional parking to new dwellings
- Construction noise, traffic and disruption
- Structural stability of neighbouring properties

- Lightwells result in loss of pavement and may harm pedestrian movements and safety
- Detailed design
- Additional lighting for security to dwellings and mews generally
- Highways contribution required
- Loss of parking provision/drop off point
- No loss/reduction of sheltered homes
- Relocation strategy for existing residents
- Level of privacy between market accommodation and sheltered accommodation
- Loss of trees

## **5. POLICIES**

### **5.1 National and London wide policies and guidance**

Planning (listed building and conservation area) Act 1990 as amended  
 Enterprise and Regulatory Reform Act (ERR) 2013.  
 National Planning Policy Framework (NPPF) 2012  
 National Planning Policy Guidance 2014  
 London Plan 2015, consolidated with alterations of 2011

### **5.2 LDF Core Strategy and Development Policies**

CS1 (Distribution of growth)  
 CS5 (Managing the impact of growth and development)  
 CS6 (Providing quality homes)  
 CS8 (Promoting Camden's economy)  
 CS10 (Supporting community facilities and services)  
 CS11 (Promoting sustainable and efficient travel)  
 CS13 (Tackling climate change and promoting higher environmental standards)  
 CS14 (Promoting high quality places and conserving our heritage)  
 CS16 (Improving Camden's health and well-being)  
 CS19 (Delivering and monitoring the Core Strategy)  
 DP2 (Making full use of Camden's capacity for housing)  
 DP5 (Homes of different sizes)  
 DP6 (Lifetime homes and wheelchair homes)  
 DP7 (Sheltered housing and care homes for older people)  
 DP16 (The transport implications of development)  
 DP17 (Walking, cycling and public transport)  
 DP18 (Parking standards and the availability of car parking)  
 DP19 (Managing the impact of parking)  
 DP20 (Movement of goods and materials)  
 DP21 (Development connecting to the highway network)  
 DP22 (Promoting sustainable design and construction)  
 DP23 (Water)  
 DP24 (Securing high quality design)  
 DP25 (Conserving Camden's heritage)  
 DP26 (Managing the impact of development on occupiers and neighbours)  
 DP27 (Basement and lightwells)  
 DP28 (Noise and vibration)  
 DP29 (Improving access)  
 DP32 (Air quality and Camden's Clear Zone)

### 5.3 **Other Planning Policies / Guidance**

Camden Planning Guidance (CPG) 2015 – CPG 1, 2, 3, 4, 8

Camden Planning Guidance (CPG) 2011 – CPG 6 and 7

Camden Square conservation area appraisal and management strategy (2011)

## 6. **ASSESSMENT**

6.1 The principal consideration material to the determination of this application are summarised as follows:

- Land use
- Demolition of the side and rear building
- Demolition/Design – scale, bulk and detailed design
- Impact of basement development
- Housing mix, unit size and quality of accommodation.
- Impact on neighbouring amenity
- Trees
- Transport, access and parking
- Sustainability & Energy Efficiency
- Open Space
- CIL

### **Land use**

6.1 Camden currently has a stock of just under 1,800 sheltered homes, around half of which are Council owned. People of pensionable age represented around 12.5% of Camden's population in 2001. The number of elderly people is expected to increase up to 2026, although the proportion is only expected to increase marginally.

6.2 The Council's strategy for serving older people is aimed at enhancing the support available for people to remain in their own homes or to live as independently as possible in sheltered housing and care homes. Residents who choose to move into sheltered housing tend to be older and frailer leading to increased demand for better designed sheltered housing stock. Modern, well designed and adapted sheltered housing reduces delayed transfer of care from hospital, improves opportunities for re-ablement, and in the longer term reduces the demand on care services, increasing the capacity of individuals to remain independent at home. The Housing Commissioning and Partnerships team advise that there are significant benefits to the borough if Registered Providers re-model some of their stock to meet changing needs. Larger and higher quality sheltered units enable more people to remain longer in the generic sheltered stock even if their health and mobility deteriorate. This reduces the pressure on scarcer and higher cost solutions such as residential care.

6.3 LDF policy has also identified a plateau in demand for sheltered accommodation for older people and therefore acknowledges these facilities may change in terms of

character. Policy CS6 relates to a wide range of housing, including permanent self-contained housing. The general approach outlined in CS6 aims to make full use of Camden's capacity for housing. The Council encourages the creation of additional residential accommodation provided that it meets acceptable standards.

- 6.4 LDF Policy DP7 relates to the sheltered housing and care homes for older people. It states that the Council will resist development that involves the net loss of floorspace in sheltered housing and care homes unless either adequate replacement accommodation will be provided; or it can be demonstrated that there is a surplus of homes for older people in the area; or it can be demonstrated that the existing homes are incapable of meeting contemporary standards for homes for older people. Where the loss of some sheltered housing is justified, Policy DP7 indicates that the floorspace lost may be replaced by permanent housing in Use Class C3 including an appropriate amount of affordable housing.
- 6.5 Within this context, Camden's Planning strategies acknowledge new provision will seek to combine independent living and care on the same sites where possible. Some provision is expected to come from new developments; the majority however will be a result of redeveloping and improving existing local sheltered housing.
- 6.6 In cooperation with Camden's Housing and Adult Social Care, Origin Housing Group, the Registered Provider (RP) of housing and support services across London has identified no.254-256 Camden Road as a response to these strategies.
- 6.7 The facility caters for people over 60, or over 55 with no extra support such as providing meals etc. The existing accommodation comprises predominantly bedsits, namely 29 studios, 6 x 1 bedroom units and 1 x two bedroom unit, providing 44 bedspaces across 1,917m<sup>2</sup>. The existing format and layout of the building means the accommodation currently provided fails to comply with policy, with all units below the minimum floorspace requirements according to London Plan standards. The facility is part vacant, with 12 units void at present, partly due to the arrangement and accessibility of existing accommodation. Considering the occupation rate and the needs of the occupiers themselves, the facility significantly underperforms and could be replaced with more spacious homes that better suits those with limited mobility.
- 6.8 LDF Policies CS6 and DP7 clearly anticipate the remodelling of some homes for older people, and that this remodelling may involve a reduction in the number of units and the loss of some floorspace.
- 6.9 The focus of the strategy is to provide modern self-contained accommodation and operation management areas. The proposed facility would be arranged as 24 x 1 bedroom self-contained units, leading to a loss of 3 bedspaces and 72m<sup>2</sup> of affordable housing floorspace. The submission states that the loss of some affordable sheltered housing floorspace is necessary to achieve the remodelling of the sheltered homes. The proposed facility will include increasing the size of existing units to meet current standards and improving the living accommodation on offer, particularly those with limited mobility. The proposed redevelopment of 254-256 Camden Road, including the provision of 5 dwellings, would be a self-financing approach to upgrading the retained sheltered housing. Social rents will continue to

be charged of the affordable units and this would be secured by s106 legal agreement.

- 6.10 Housing Commissioning and Partnerships supports this application to upgrade the existing outdated and unsuitable housing for older people and note that Origin Housing is the first major RP to respond to Camden's recommendations to appraise and develop improvement plans for their stock of sheltered bedsits. The proposals demonstrate a commitment to providing housing for older people fit for modern day standards that enable a 'staying put' approach for as long as possible.
- 6.11 The proposals would reduce the number of units by 3-bedspaces and see the loss of less than 4% of the existing affordable sheltered housing floorspace. The proposals would bring the sheltered housing up to modern standards in order to meet the emerging needs of the borough, is welcomed and subject to a s106 head of term to secure the sheltered housing as affordable, is policy compliant.
- 6.12 The applicant has advised that arrangements will be put in place to ensure the well-being of existing residents and the 24 existing residents will be accommodated fully into the refurbished and extended sheltered accommodation.

#### **Demolition : *existing buildings***

- 6.13 The site is formed of 3 elements, all constructed at the same time in the second half of the 20th century by the same architect. The site is located on the corner of Camden Road, Camden Park Road and Camden Mews. The existing site successfully responds to its context and the buildings are identified as making a positive contribution to the character and appearance of the Camden Square Conservation Area of which they form a part.
- 6.14 The main building fronts Camden Road and consists of a four storey brick built building. It has a consistent parapet height with the existing adjoining Victorian Villa.
- 6.15 The second element is a two storey brick built building on Camden Mews, part of which provides car parking at ground floor. The height and architectural style responds to the traditional style of development found within the Mews. This is consistent with many of the architect designed buildings which form later infills along the mews.
- 6.16 The third element is a single storey link (with pitched roof) between the principal and secondary buildings. The link is low enough to retain a notable gap in the rear garden streetscape along Camden Park Road. This gap is an established feature in the surrounding area and is considered to make a positive contribution to the character and appearance of the surrounding street plan.
- 6.17 Section 72 of the planning (listed building and conservation area act requires with respect to any special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.



### **Demolition : assessment of harm**

- 6.18 Any application for the loss of building(s) which makes a positive contribution to the character and appearance of a conservation area needs to demonstrate that the harm caused is outweighed by the public benefits that would be achieved and that the replacement building would be of equal or greater value architecturally.
- 6.19 The proposal would result in the demolition of the Camden Mews element and its replacement with mews style houses in the same architectural language as the retained buildings. It is considered that the demolition would result in harm to the conservation area, albeit less than substantial harm. The harm caused to the character and appearance of the conservation area has been given considerable weight and importance in accordance with Section 72 of the planning (listed building and conservation area act).
- 6.20 The harm caused to the conservation area is considered to be less than substantial for two reasons:
1. The building only forms part of a site which has a positive designation. The demolition would result in only partial loss of the positive contribution made by the site.
  2. The NPPF paragraph 138 states that, *“Loss of a building (all element) which makes a positive contribution to the significance of the Conservation Area, should be treated either as substantial...or less than substantial harm...as appropriate, taking into account the relative significance of the conservation as a whole”*. In this instance the significance of the element to be demolished is limited compared with the conservation area as a whole or with regard to the sub area or the ‘mews’ sub area of which it forms a part. The removal of the element of the site cannot be said to result in substantial harm to the conservation as a whole.

### *Public Benefit and Optimum Viable Use*

- 6.21 The harm to the designated heritage asset must be weighed against the public benefits of the proposal including securing its optimum viable use. The balancing exercise which weighs up the loss shall weigh up the planning merits of the proposal as a whole. This is discussed in more detail in the ‘Land Use’ section of the report but it is again worth noting that the mews facing building is being demolished to provide market housing which will pay for the works to the sheltered accommodation on the remainder of the site. The retained use is considered to be the optimum viable use for the site whilst the market housing would provide the greatest capital receipt to resource that use in the long term. The retention, enhancement and long term benefits of the retained sheltered housing use are of significant public benefit which measured against the loss of element two are considered to, on balance, outweigh the limited harm caused.

### ***Design: Replacement design***

- 6.22 The design of the proposed mews buildings is considered to satisfactorily respond to the architectural style and language of the existing site as well as the mews more generally.

- 6.23 The proposed plot width of each new mews dwelling is more typical of the rhythm of the mews than the existing and would reinforce the established character compared to the existing plot dimensions. The architecture seeks to reinforce the key elements which make up a traditional mews building in a contemporary way: the ground floor has large openings with smaller windows above, a consistent parapet height relates to the adjoining mews scale and a setback top floor is consistent with the majority of properties in this section of Camden mews. The stacked brick bond detailing mirrors the traditional timber bressemeres found above coach doors and relates to the brickwork on the main element of the site.
- 6.24 In terms of the link building, whilst this element forms part of the site's 'positive' designation it has the least value architecturally and could be replaced subject to an appropriately detailed design replacement. The value of this part of site has a simple domestic 'outbuilding' form and scale. Its low scale and simple utilitarian character allows the buildings fronting Camden Mews and Camden Road to remain separate. The replacement building would retain the architectural language of the link building but utilise the roof to provide habitable accommodation. The gap between the mews and main road would therefore be appropriately retained.
- 6.25 An extension is proposed to the rear main building, along with balconies associated with upper level openings. The extension would be in the same architectural style as the main building and remain subordinate and in line with Camden guidance on rear extensions.
- 6.26 The proposal would therefore preserve the character and appearance of the Camden Square Conservation Area and would accord with the policies CS14 and DP25.

### **Impact of basement development**

- 6.27 Policy DP27 states that developers will be required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.
- 6.28 The proposal seeks the construction of a basement floor level beneath the 5 market dwellings along Camden Mews. The basement area in total would have a footprint of 223sqm and excavate 3m down (taken from pavement floor level – 4m including foundations). In terms of external manifestations, a glass covered lightwell would be located to the front; whilst the rear would feature a lower terrace and decking area.
- 6.29 A Basement Impact Assessment (BIA), prepared by Campbell Reith, has been submitted as part of this application. This document has been independently reviewed by LBH Wembley during the course of the application. The independent reviewer is satisfied that the correct analysis and assessment of the basement development has been used. The applicant has comprehensively demonstrated that the proposed development would be unlikely to cause harm to the built and

natural environment and local amenity and would not result in flooding or ground/structural instability.

- 6.30 All developments are expected to manage drainage and surface water on-site or as close to the site as possible, using Sustainable Drainage Systems (SUDS) selected in accordance with the drainage hierarchy. A condition will therefore secure this matter.
- 6.31 It is concluded that the BIA presented has a robust understanding of the local soil characteristics and the groundwater regime that is more than adequate to support the proposed works. The assessment has identified appropriate parameters for the design and construction of the works which can be implemented safely, taking into account the stability of excavations and the adjacent properties. The basement construction and associated BIA therefore meets the relevant requirements of DP27, CS14 and CPG4.

### **Housing mix, unit size and quality of accommodation**

#### *Sheltered accommodation*

- 6.32 The proposal would provide 24 x 1 bedroom units (7 x 1 person and 17 x 2 person), ranging from 42m<sup>2</sup> – 53m<sup>2</sup>. Each unit would be self-contained, with a kitchen/living room, and WC. Each unit would therefore exceed the respective minimum floorspace requirements according to London Plan standards for either a 1 bedroom, 1 person flat (37m<sup>2</sup>) or a 1 bedroom, 2 person flat (50m<sup>2</sup>).
- 6.33 The majority of units would be single aspect, with a small number of north-west facing units onto across Camden Road. However the majority of units would have easterly or westerly aspects across Camden Park Road or over the rear amenity spaces. In addition to the extent and location of openings at each level, each kitchen/living room and bedroom would receive good levels of natural light.
- 6.34 The windows at upper floor level and outdoor / communal amenity spaces have been suitably placed to obscure or redirect direct overlooking. In instances where mutual views between the sheltered and market housing occur, these have been set 18m away, in line with CPG guidance.
- 6.35 With regard to outdoor / communal amenity space, a landscaped area of 238m<sup>2</sup>, reduced from 302m<sup>2</sup> (loss of 21%), would be retained. The loss would principally be a result of the larger footprints of the building on Camden Mews. It is considered that a suitably sized amenity space would be retained for use by the sheltered accommodation.
- 6.36 Space for the storage of refuse is provided in a dedicated area at ground floor level.
- 6.37 Within this context, it is considered the proposed flats would provide a good standard of living sheltered accommodation, all of which would be of high priority to Camden's housing stock.

#### *Market residential accommodation*

- 6.38 The Council acknowledges that there is a need and/or demand for dwellings of every size; however Camden will focus and prioritise provision around the very high and high priority sizes. Small 1 bedroom units are of lower priority, 2 bedroom units are of high priority whilst 3 bedroom units are of medium priority. It is noted however, that in six wards, namely Bloomsbury, Holborn and Covent Garden, King's Cross, Kilburn, Regent's Park and St Pancras and Somers Town, there is a specific need for 3 bedroom plus units. The Council would also expect at least 40% of market housing to provide 2 bedroom units.
- 6.39 In this instance, the proposal would provide 5 market units within the Canteloves Ward, all of which would 2 bedroom units. The proposal would therefore fulfil the requirements of DP5.
- 6.40 Each dwelling provides 177m<sup>2</sup> of floorspace, thereby exceeding the minimum floorspace requirements according to London Plan standards for a 3 bedroom 4 person house (102m<sup>2</sup>).
- 6.41 From 1st October 2015 the planning authority are no longer able to apply Lifetime Homes conditions, housing designed in line with our wheelchair design guide, and our space standards for dwellings in CPG2. New build residential developments now must comply with the access standards in Part M of the Building Regulations. This includes parts 1 (Visitable dwellings), part 2(Accessible and adaptable dwellings) and M4 (3) wheelchair user dwellings. We will expect all new building housing developments to meet Building Regulations M4 (2).
- 6.42 To ensure the development meets the new requirements, this element shall be secured by condition to take into account the new standards.
- 6.43 Each dwelling would enjoy dual aspect accommodation, either south east across the mews or northwest over the rear amenity spaces. In addition to the extent and location of openings at each level, each kitchen, living room and bedroom would receive good levels of natural light.
- 6.44 The windows at upper floor level and outdoor / communal amenity spaces have been suitably placed to obscure or redirect direct overlooking.
- 6.45 With regard to outdoor / communal amenity space, 4 out of the 5 dwellings would enjoy a courtyard/terrace at basement floor level. All dwellings would however have a terrace at front first and rear second floor levels.
- 6.46 Space for the storage of refuse and recycling for the residents is provided in a dedicated secure area at ground floor level.
- 6.47 Within this context, it is considered that each of the proposed dwellings would provide a good standard of living accommodation, all of which would be of high priority to Camden's housing stock.

### **Impact on neighbouring amenity**

### *Privacy / Outlook*

- 6.48 The north-east elevation of No.252 Camden Road faces the south-west elevation of the application main building. These elevations include windows at all levels, serving kitchens (No.252) and hallways and WCs (application main building). The internal reconfiguration would result in the omission of windows serving bathrooms.
- 6.49 The north-west facing elevation of the main building along Camden Road and the north-east elevation of the infill running parallel to Camden Park Road directly front over a public highway. The internal reconfiguration of the main building and the increase in height of the infill extension, by virtue of their location and position set alongside a public highway would not result in a detrimental loss of privacy as a result.
- 6.50 The two storey building (of the development site) on Camden Mews faces the front elevation of No.90 Camden Mews and the flank elevation of No.57-59 Camden Park Road, albeit across a public highway 6.9m in width. The front elevation of No.90 Camden Mews features windows and terraces at upper floor level that mutually overlook the two storey building of the development site. The flank elevation of No.57-59 Camden Park Road features 2 ground floor level windows serving a bathroom and stairway/habitable room, both of mutually overlook the two storey building of the development site. The proposal would again maintain windows directed towards No.90 Camden Mews and No.57-59 Camden Park Road at the same distance and therefore be of no greater detriment than the existing arrangement. New openings would be introduced at second floor level however these would be suitably set back 1m from the façade and allow views already seen from lower level windows and is therefore of no greater detriment.
- 6.51 It must again be noted that the 6.9m- 7.9m distance is across a public highway that would currently allow a degree of overlooking from pedestrians. This must be considered differently if the overlooking was across a private space. This distance across a public highway is a relationship that is commonplace across central London and particularly mews developments.
- 6.52 A terrace is proposed at first floor level facing Camden Mews, a commonplace within this location. Although these terraces would allow views across the public highway upon No.90 Camden Mews and No.57-59 Camden Park Road, their limited size of 2.3m<sup>2</sup> and likely use would not result in detrimental overlooking or noise nuisance to the adjacent occupiers.

### *Sunlight / Daylight /Overshadowing*

- 6.53 The applicant has provided an assessment of the impact of the proposal upon the adjacent residential accommodation.
- 6.54 The main building would be amended to incorporate balconies along the rear elevation, the existing envelope would be retained. Within this context, these alterations to the main building would not determinately harm sunlight/daylight levels or increase overshadowing to adjacent occupiers, in particular No.252 Camden Road

- 6.55 The proposed 2 storey extension running parallel to Camden Park Road would result in a marginally taller building, within the same footprint as the existing arrangement. Given its proximity more than 18m from any neighbouring residential window and their location across a public highway, this element would not detrimentally harm sunlight/daylight levels or increase overshadowing to adjacent occupiers.
- 6.56 The proposed mews dwellings along Camden Mews would result in a front elevation which is 0.5m higher, albeit recessed by 1m, than the existing arrangement. The windows potentially affected include 2 ground floor level flank windows to No.57-59 Camden Park Road, serving a bathroom and stairway/habitable room and 3 windows at ground and first floor level to No.90 Camden Mews, again serving habitable accommodation. Given the limited increase in height, in addition to its position set 1m from the front façade and northerly orientation, the proposal would be of no greater detriment to the sunlight/daylight levels than the existing arrangement.
- 6.57 In terms of outlook, the increase in height of the Camden Mews element would not be of detriment to No.57-59 Camden Park Road and No.90 Camden Mews. The existing windows serving these properties would however maintain an open view.
- 6.58 It is considered that the proposal would not pose an unacceptable level of harm to the amenity of adjoining occupiers and thereby accords with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

### **Trees**

- 6.59 The applicant has submitted an Arboricultural report by D F Clark Bionomique Ltd, compiled by a qualified professional.
- 6.60 The assessment indicates the removal of 1 category C tree (T5 - a mature Raywood ash), located in the enclosed garden and the pruning of 1 category C tree (T1 – London Plane) located alongside Camden Park Road to facilitate development. A replacement tree(s) (*Tilia cordata* ‘Green spire’ or similar) will be provided in place of T5 in the enclosed garden. An assessment of each tree is as follows:
- T1 – A mature London Plane which has a positive impact on the amenity of the landscape as a street tree with a large domed canopy. To accommodate the link building along Camden Park Road, the crown will be pruned. The tree root protection area is displayed in the tree protection plan enclosed and should not be encroached during the development.
  - T5 - The tree has poor form and structural issues which may begin to present a hazard now the tree is entering late maturity. The tree will be replaced post development with an instant impact tree(s). This will suit the space it has to develop, be easy to maintain, allow light infiltration to the site and compliment the adjacent retained tree (T4).

- 6.61 The Council's Arboricultural officer has assessed the submitted Arboricultural report and is satisfied the Council's required standards are capable of being met, subject to the conditions regulating their replacement and protection.

### **Transport, access and parking**

- 6.62 The site is located in the Camden Square conservation area and is located on the Transport for London Road Network (TLRN), meaning there are double red lines along Camden Road fronting the site, which prevents parking at any time. The site has a PTAL rating of 5 (excellent) which means it is highly accessible by public transport. A car free development throughout therefore needs to be secured as a Section 106 planning obligation. This would allow the proposal to be in accordance with Core Strategies CS11 and CS19 and Development Policies DP18, DP19 and DP21.
- 6.63 The proposal would involve a significant amount of demolition and construction works. This is likely to generate a large number of construction vehicle movements during the overall construction period. The primary concern is public safety but also the need to ensure construction traffic does not create (or add to existing) traffic congestion. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality) particularly those along Camden Mews.
- 6.64 The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area and particularly the contiguous TfL Red Route. A Construction Management Plan (CMP) covering the demolition and construction must therefore be secured as a Section 106 planning obligation. Any agreed CMP would also include a requirement to consult locally.
- 6.65 In addition, the proposed works could potentially lead to the public highway directly adjacent to the site being damaged by construction vehicles and construction related activity, particularly the cobbled highway. The Council would need to repair any such damage to the public highway. A financial contribution for highway works shall be secured by Section 106 planning obligation.
- 6.66 The proposed new market residential development (Class C3) consists of 5 units, each with 2 bedrooms. Therefore 10 cycle parking spaces are required to meet the London Plan's minimum cycle parking requirement for residential use. The supporting information suggests 10 cycle parking spaces are to be provided at ground floor level. The proposed amount of cycle parking spaces and the type of cycle parking facility proposed is welcomed by Camden as it meets the minimum requirements of the London Plan, but shall however be held by condition to ensure compliance with DP18.
- 6.67 The sheltered accommodation (Class C3) will provide 6 mobility scooter spaces at ground floor.
- 6.68 The pavement fronting Camden Mews is currently 0.9 m in width, as a result of the existing boundary wall. Following the removal of this wall, a set back (from the

frontage of the mews houses) will be created with glazed and flush coverings (for the lightwell below). The proposal would not however reduce the existing width of the pavement.

- 6.69 Within this context, the proposal would be in accordance with Core Strategies CS11 and CS19 and Development Policies DP18, DP19 and DP21.

### **Sustainability & Energy Efficiency**

- 6.70 A Sustainability Statement and Energy Statement has been submitted and would be secured via legal agreement to demonstrate that the new development is in accordance with policies CS13, DP22 and DP23. Where the London Plan carbon reduction target cannot be met on-site, we may accept the provision of measures elsewhere in the borough or a financial contribution (charged at £90/tonne CO<sub>2</sub>/ yr over a 30 year period), which will be used to secure the delivery of carbon reduction measures elsewhere in the borough. In this instance a contribution will be secured via legal agreement.
- 6.71 The new market units needs to comply with London Plan policy 5.2 (35% reduction in carbon emissions beyond Part L building regulations) and must achieve water efficiency of 110 litres per day. This element will be secured by condition.
- 6.72 In addition, to ensure sustainability and energy elements throughout the site, the photovoltaic cells and green roofs shall also be secured by way of condition.

### **Open Space**

- 6.73 In accordance with Camden Planning Guidance, a financial contribution of £6,520 representing the net gain in demand is required towards the provision of or improvements to public open space in the area, which includes maintenance costs over a five-year period. The contribution will be secured via legal agreement.

### **CIL**

- 6.74 The proposal would be Camden CIL liable - 844m<sup>2</sup> (uplift of new floorspace) x £500 (Zone B CIL Tariff) = £422,000.
- 6.75 Based on the Mayor's CIL charging schedule and the information given on the plans the charge is likely to be £42,200 (844m<sup>2</sup> x £50).

## **7. CONCLUSION**

- 7.1 The proposed development seeks to create market residential accommodation and improving the quality of existing sheltered accommodation in order to better meet the demands of the elderly with limited mobility. The demolition proposed is acceptable in heritage terms and the replacement scheme makes a positive contribution to the character and appearance of the Camden Square Conservation Area. The proposal would not have any adverse impact on the residential amenity of neighbouring properties. The applicant has demonstrated, following independent review that the excavation of a basement would not harm the surrounding area and



the development would not harm the amenity of neighbouring residents, subject to suitable s106 controls over construction.

7.2 The development would be appropriate and in accordance with relevant National and Regional Policy, Core Strategy and Development policies and Camden Planning Guidance for the reasons noted above.

7.3 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

- Car free development
- Affordable housing
- Demolition and Construction Management Plan
- Financial contribution for highway works of £22,154.40
- Financial contribution for public open space of £6,520.00
- Sustainability and energy statements

## 8. LEGAL COMMENTS

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [OH233-0-21 Rev P1; OH233-0-22 Rev P1; OH233-0-23 Rev: P1 (Site/Location plan); OH233-0-25 Rev P1; OH233-0-27 Rev P1; OH233-2-11 Rev P2; OH233-2-13 Rev P2; OH233-2-14 Rev P2; OH233-2-15 Rev P1; OH233-2-16 Rev P1; OH233-2-17 Rev P1; OH233-1-01 Rev P2; OH233-1-02 Rev P2; OH233-1-05 Rev P3; OH233-1-06 Rev P2; OH233-1-07 Rev P2; Solar Study (November 2015), Overshadowing Study (November 2015), Revised Mews Plans (November 2015), Plan Showing Cycle Storage in Mews/Plan Showing Revised Refuse Store Door (November 2015); Coloured Elevations (August 2015) OH233-4-02 Rev P1; Proposed View OH233-V-01, Proposed View OH233-V-02, Proposed View OH233-

V-03, Proposed View OH233-V-04, Proposed View OH233-V-05 (3D views); Design and Access Statement Remodelling and Renovation with 5 New Mews Houses Ashton Court, Camden (August 2015), prepared by Archadia Chartered Architects; Affordable Housing Statement, prepared by JLL, received 24/09/2015; Tree Survey Plan (DFC P3353TSP) 27/10/14; Sustainability Statement, prepared by RPS Health Safety & Environment (RPS), dated 3rd August 2015; Breeam Domestic Refurbishment Pre-Assessment, prepared by RPS Health Safety & Environment (RPS), dated 3rd August 2015; Heritage Statement Of Significance, prepared by West Waddy ADP, dated June 2014; Ground Movement Assessment, prepared by Campbell Reith, dated July 2015; Geotechnical and Geoenvironmental Desktop, prepared by Campbell Reith, dated July 2015; Basement Impact Assessment, prepared by Campbell Reith, dated July 2015; Ground Movement Assessment, prepared by Campbell Reith, dated July 2015; Arboricultural Site Appraisal (DFCP 3353), prepared by DF Clark Bionomique Ltd 26th November 2014; Planning Statement, prepared by JLL, dated August 2015; Independent Review of Basement Impact Assessment, prepared by LBH Wembley, dated December 2015]

Reason: For the avoidance of doubt and in the interest of proper planning.

4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.

b) Typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.

c) Samples and manufacturer's details of all new facing materials including brickwork and windows and door units shall be submitted to and approved by the local planning authority prior to commencement of the development and implemented in accordance with any such approval.

The sample panel of brickwork shall be no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to first occupation of the private dwellings, the 10 internal cycle spaces shall be provided in their entirety (2 per dwelling) and shall be permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 9 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 10 The market units hereby approved shall be designed and constructed in accordance with Building Regulations Part M 4 (2) in relation to accessible dwellings and shall be maintained thereafter.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 11 The market residential development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation of the relevant part of the development, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water).

- 12 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work). All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 13 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing.

Such details shall include :

- a. details of any proposed earthworks including grading, mounding and other changes in ground levels.
- b. the design of flush pavement rooflights along Camden Mews.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping

which contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 14 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 15 Prior to the end of the next available planting season, replacement tree(s) planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior

approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

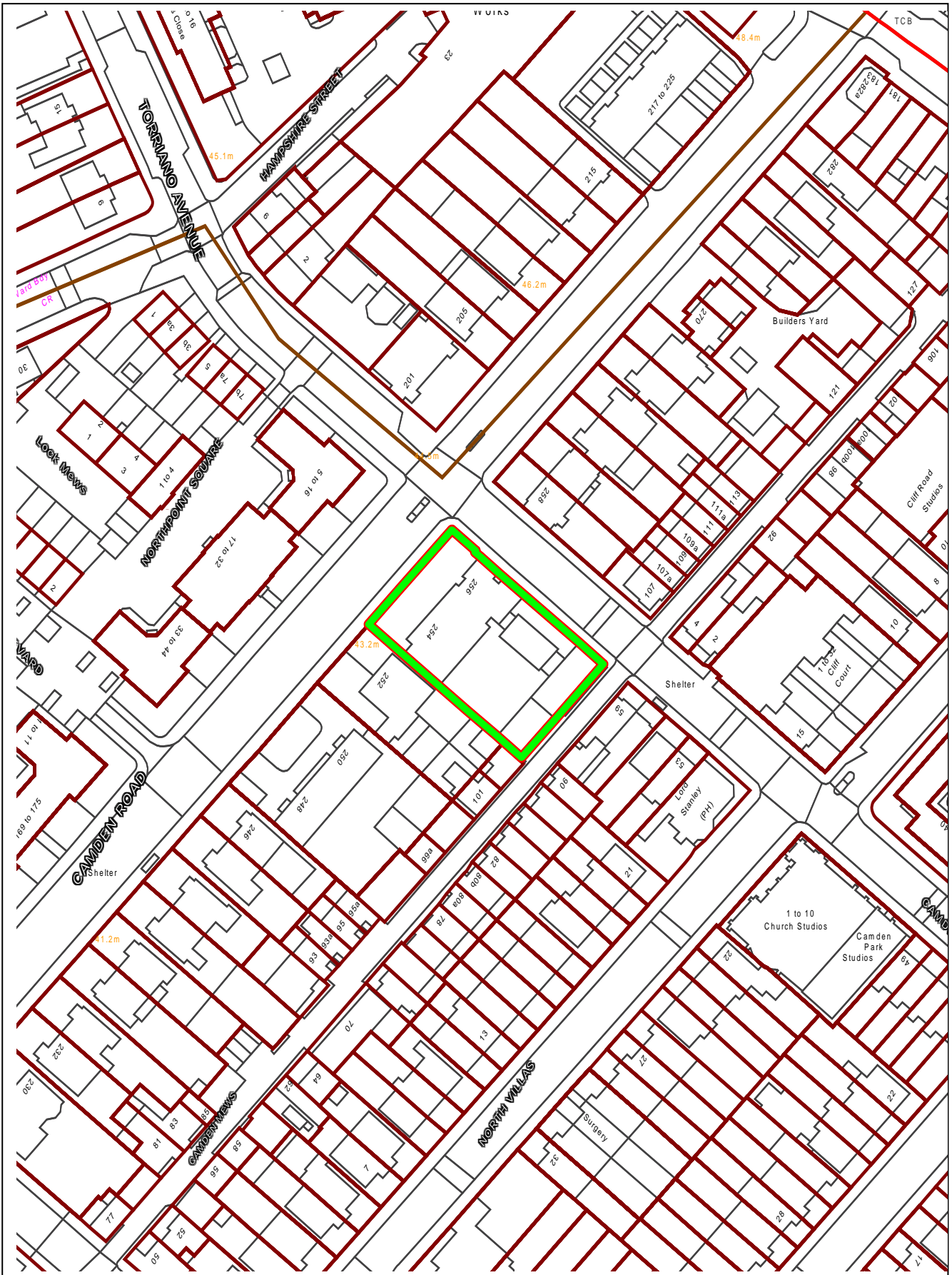
The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 4 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.



**Application No: 2015/4553/P**

**Ashton Court  
254-256 Camden Road  
London  
NW1 9HF**

**Scale:  
1:1250  
Date:  
12-Feb-16**



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

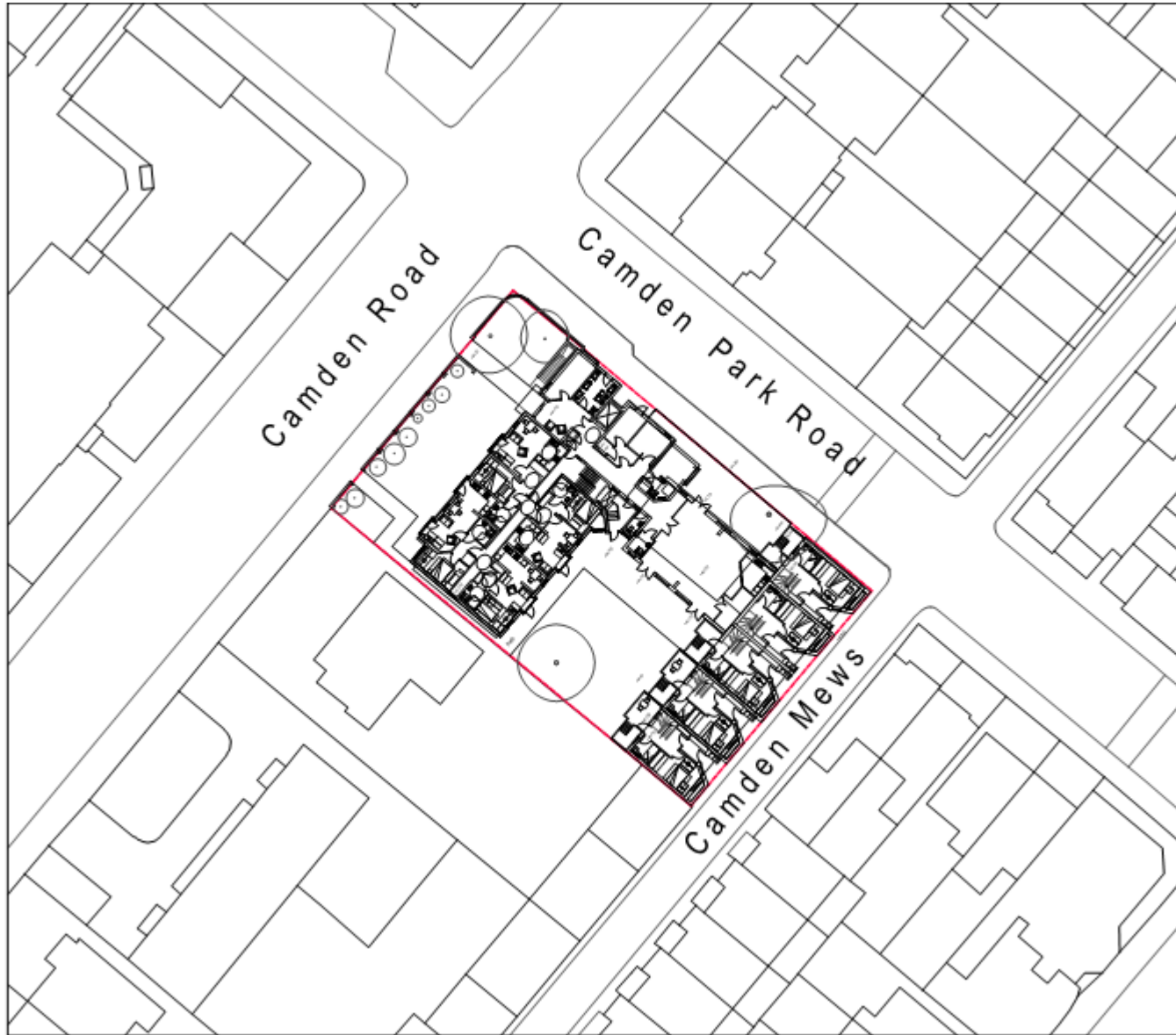
# 1. DC Committee

---



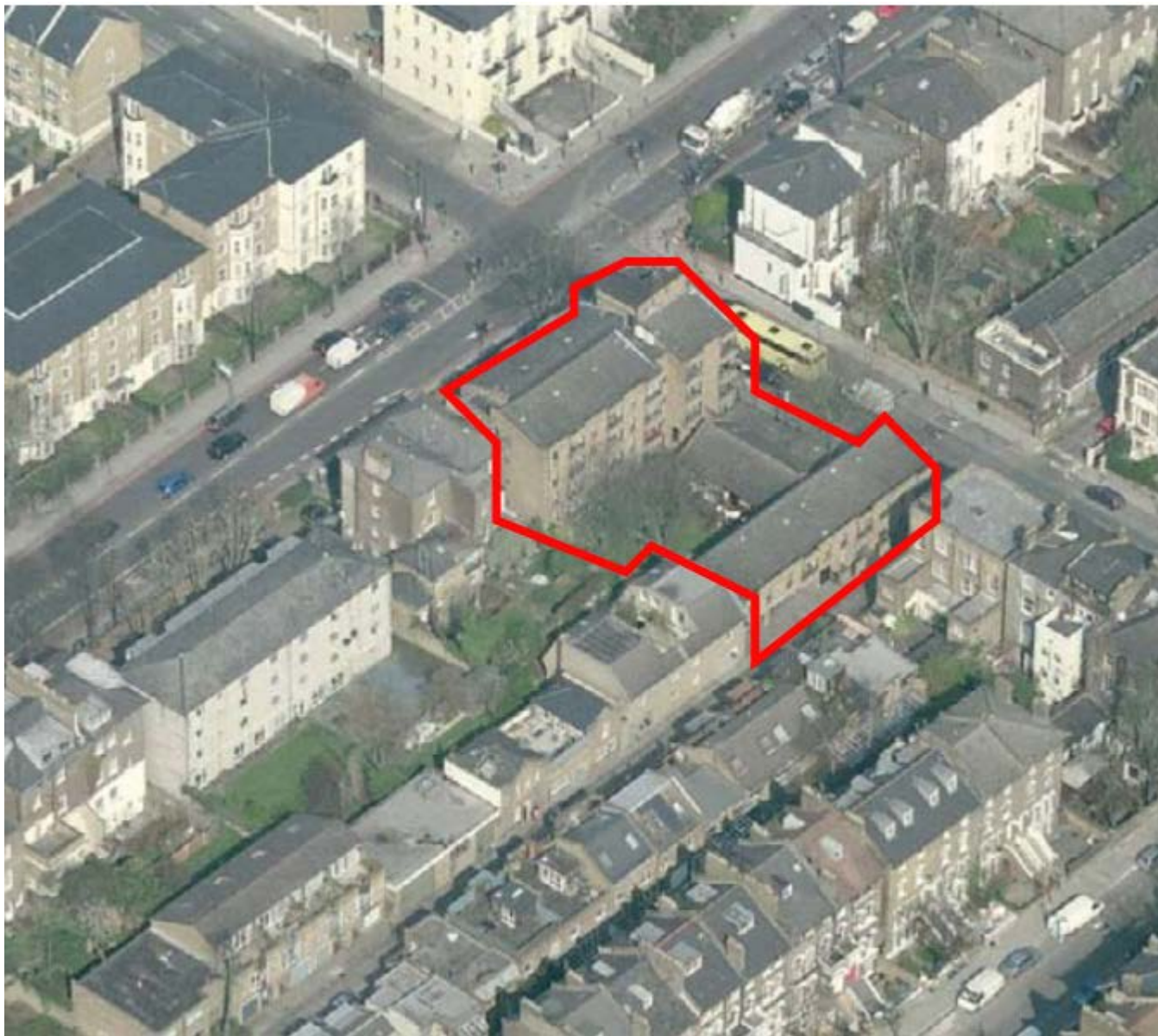
**2015/4553/P**

**Ashton Court  
254-256 Camden Road  
London  
NW1 9HF**





1. Aerial views of Camden Mews with Ashton Court highlighted









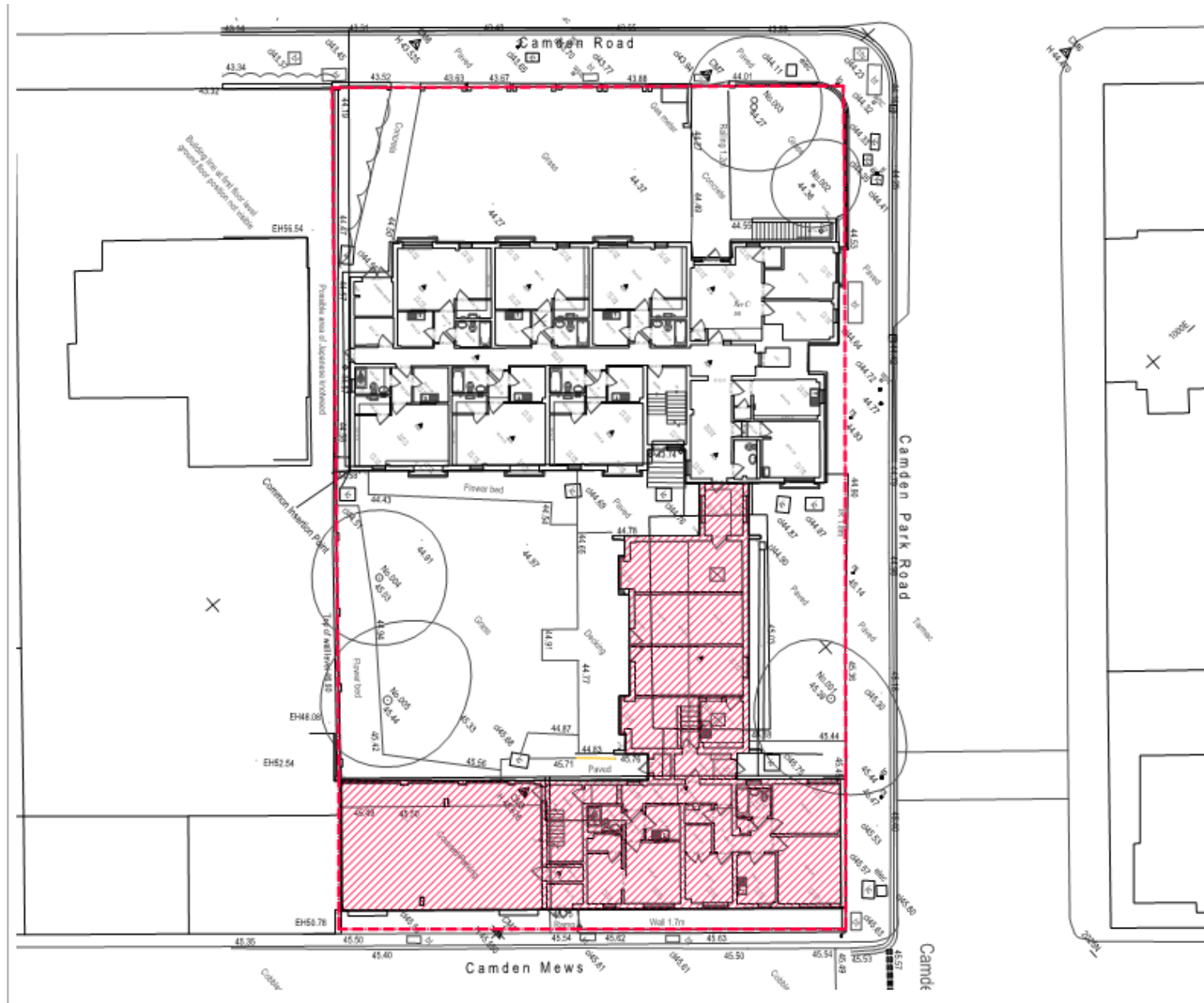


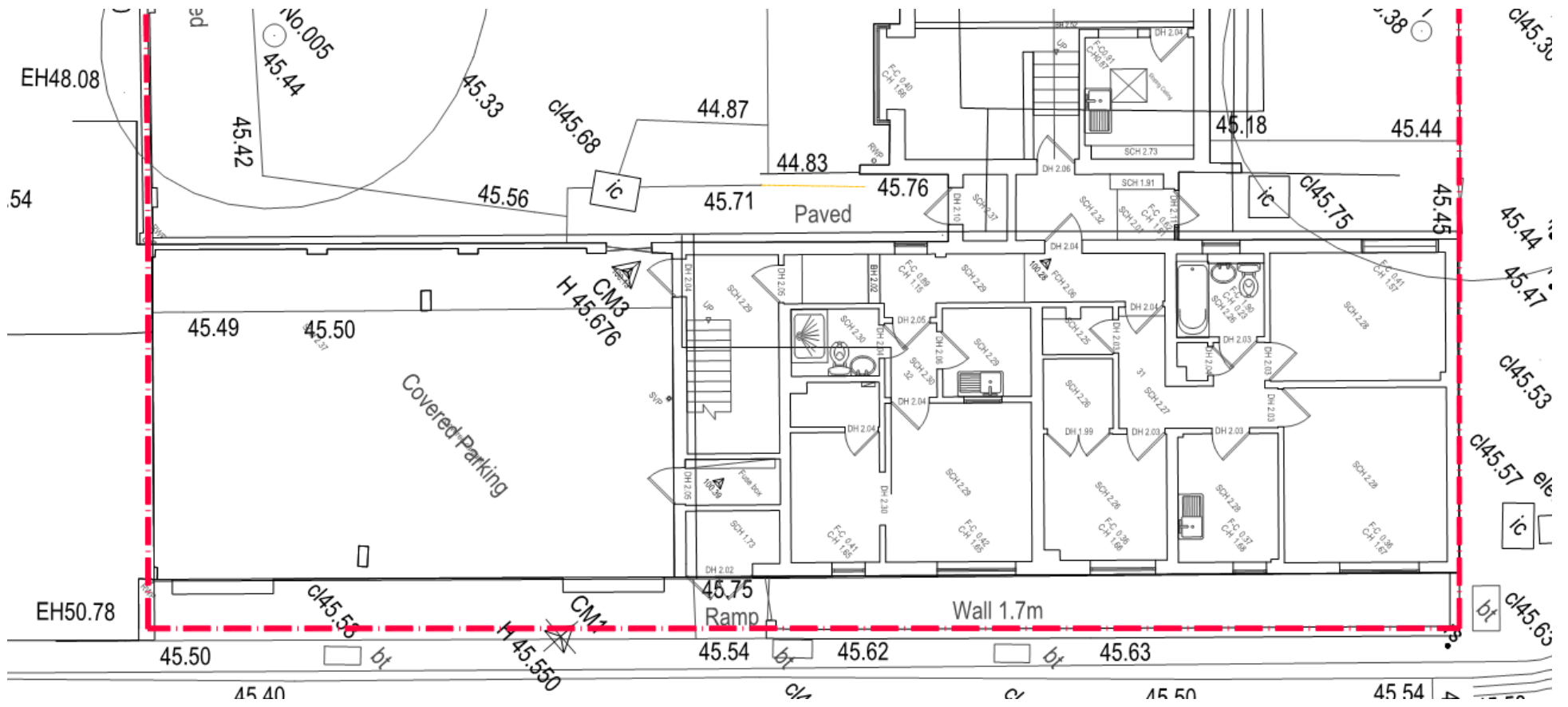
3. Ashton Court apartments on mews and undercroft

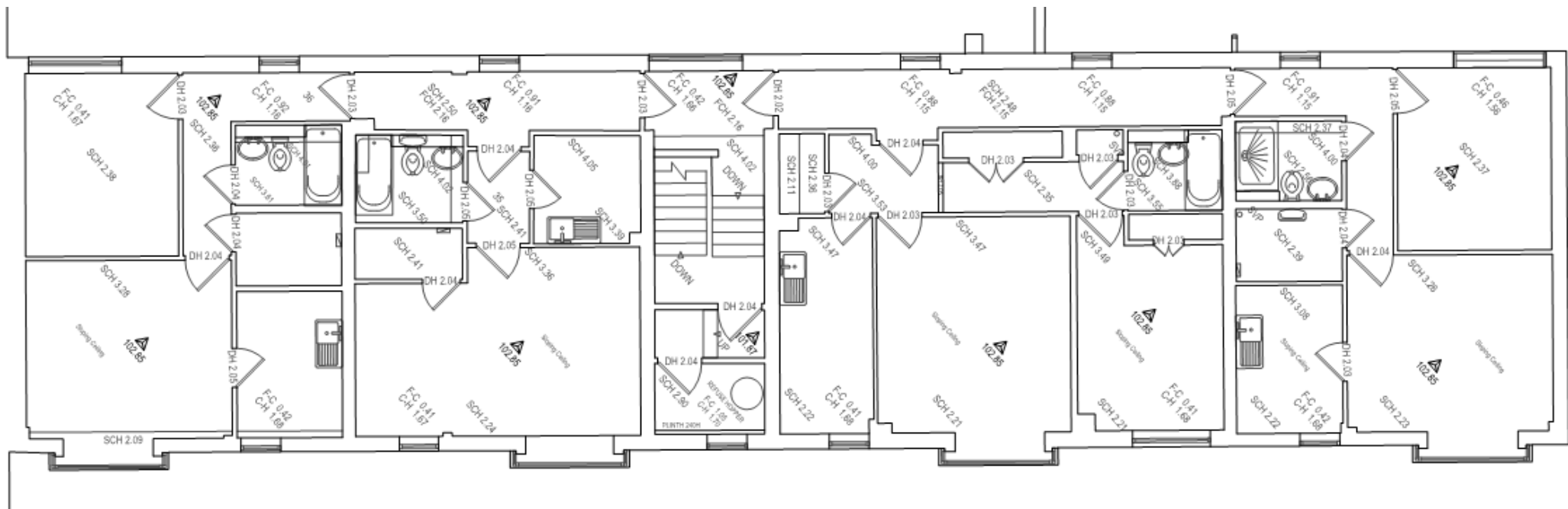


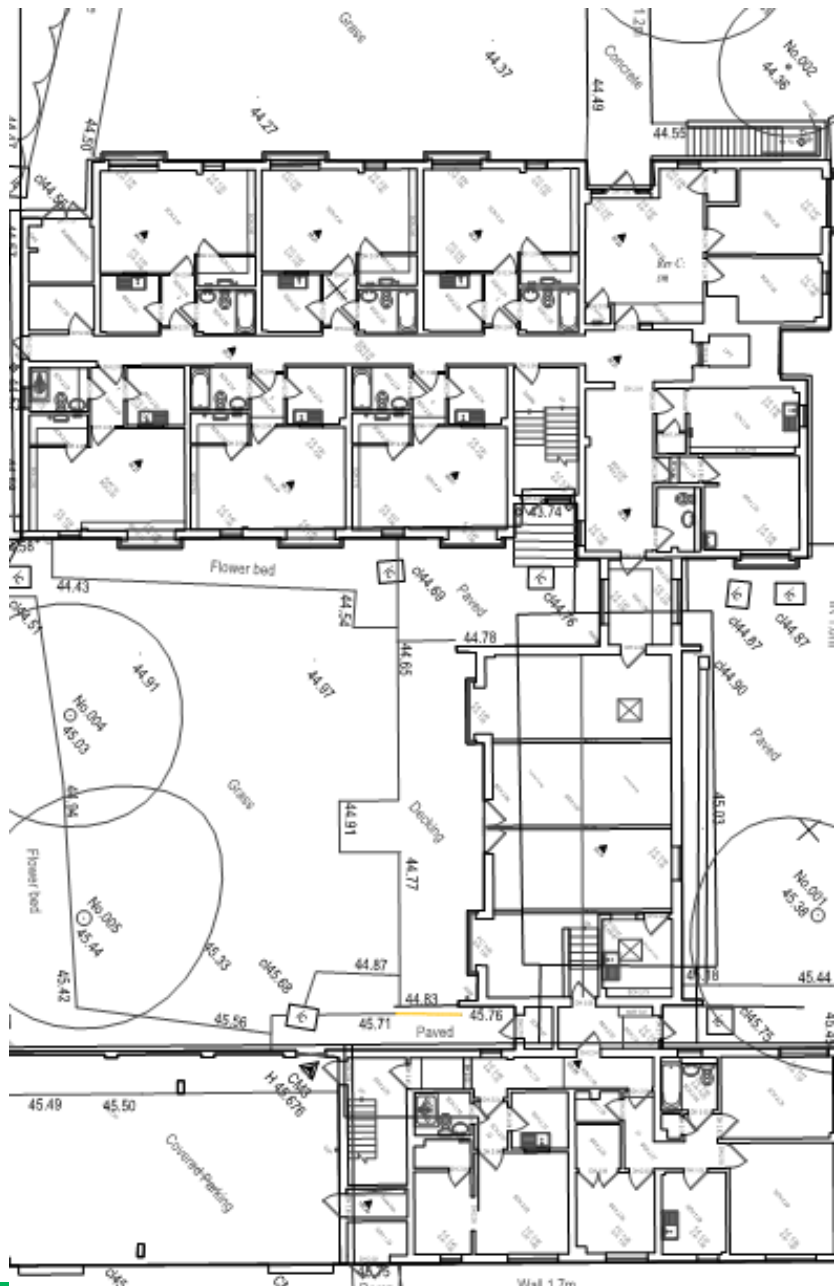


Site Photographs – typical accommodation







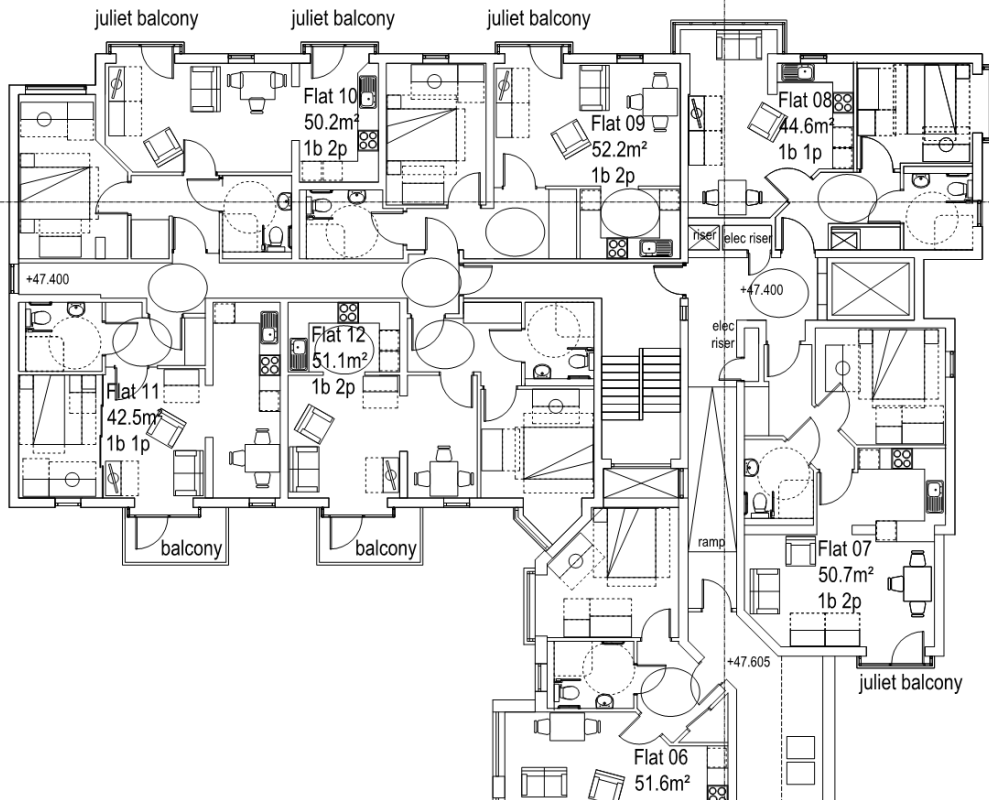


Existing Ground floor plan – whole site

First floor



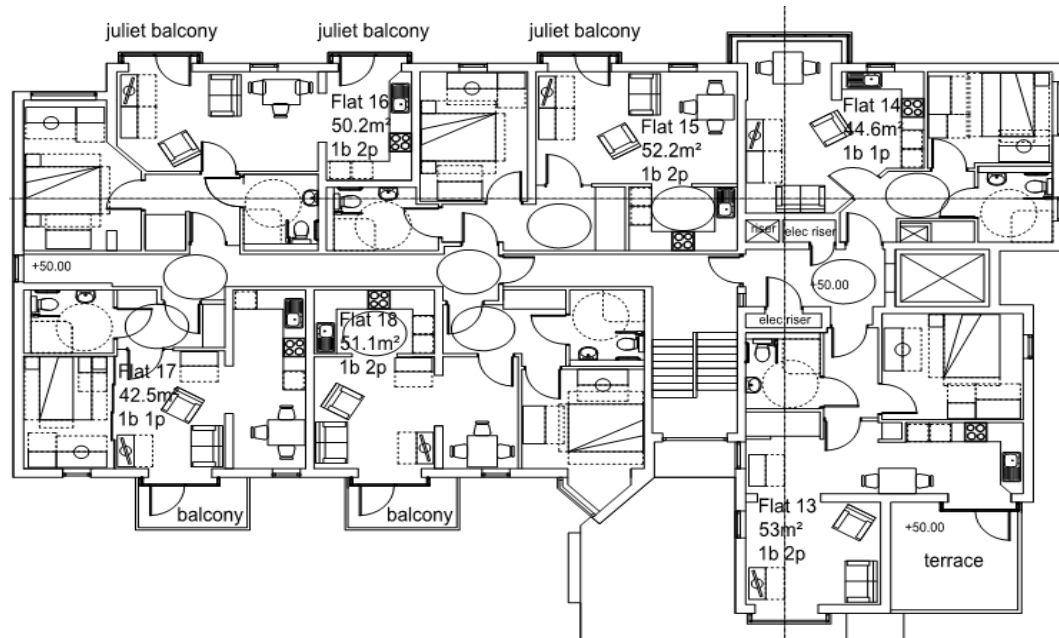
Existing 1<sup>st</sup> Floor Plan (main building)



Proposed 1<sup>st</sup> Floor Plan (main building)

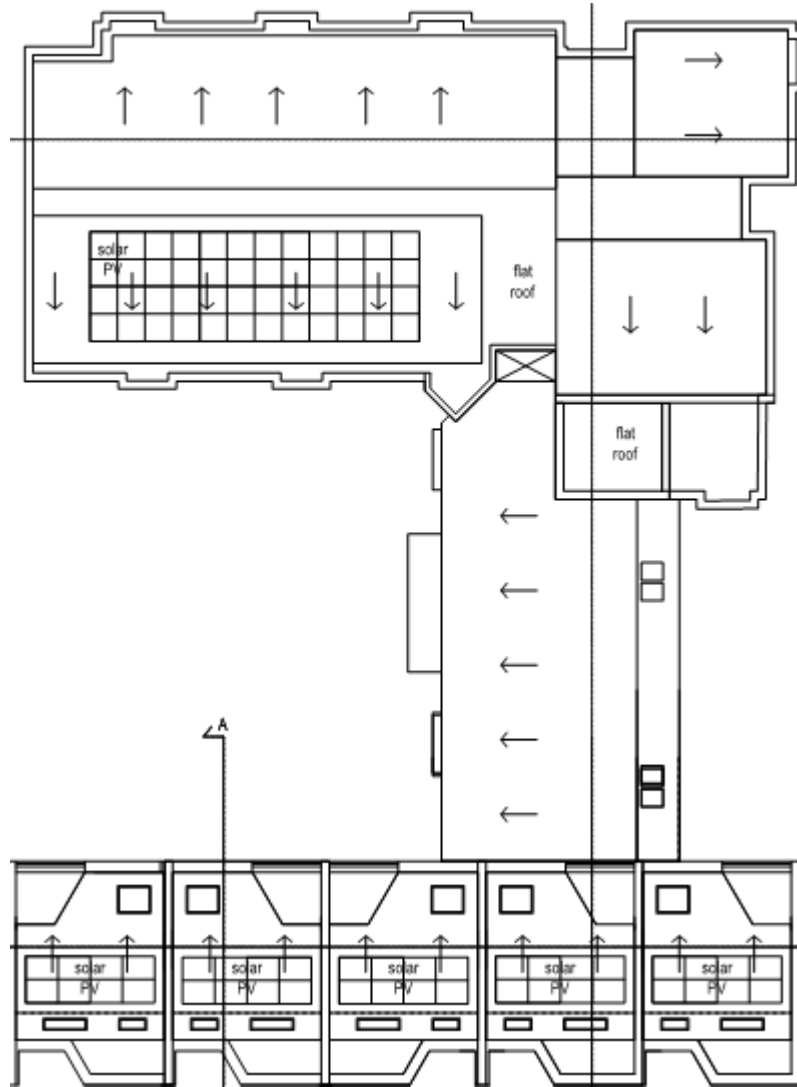


Existing

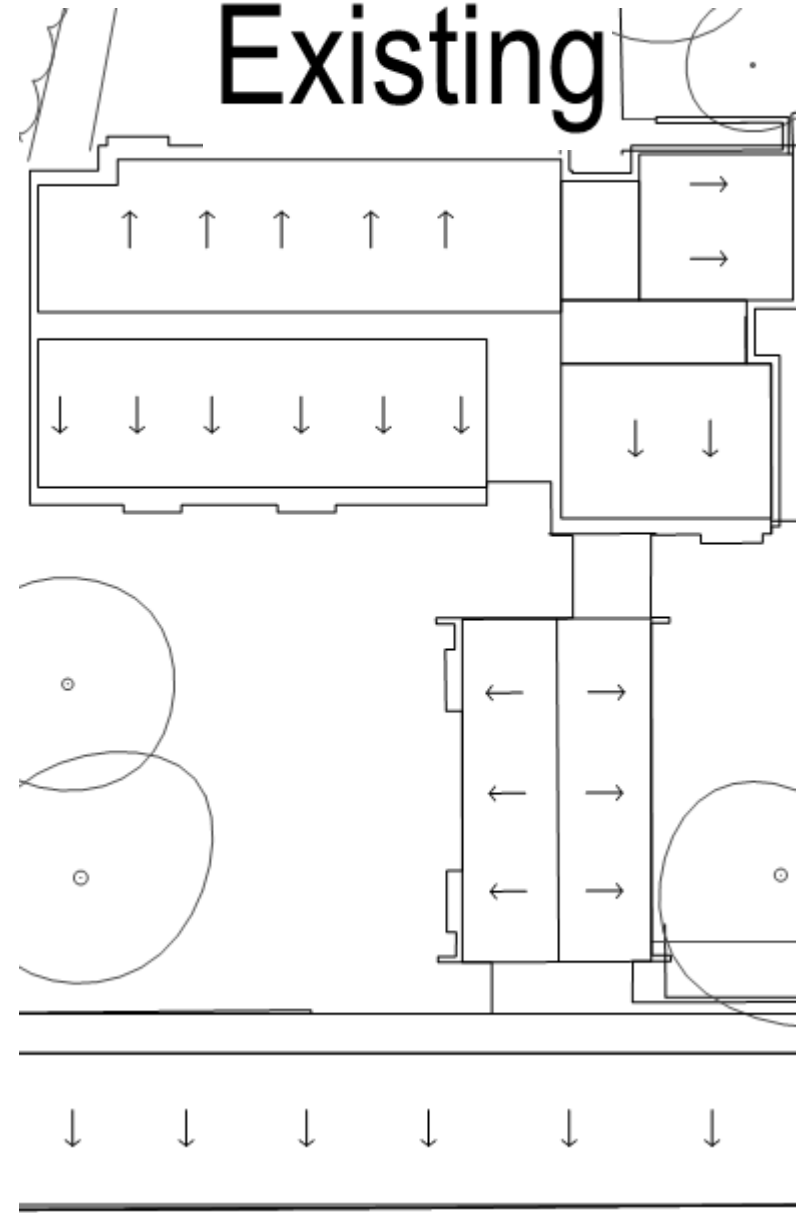


Proposed

# Proposed

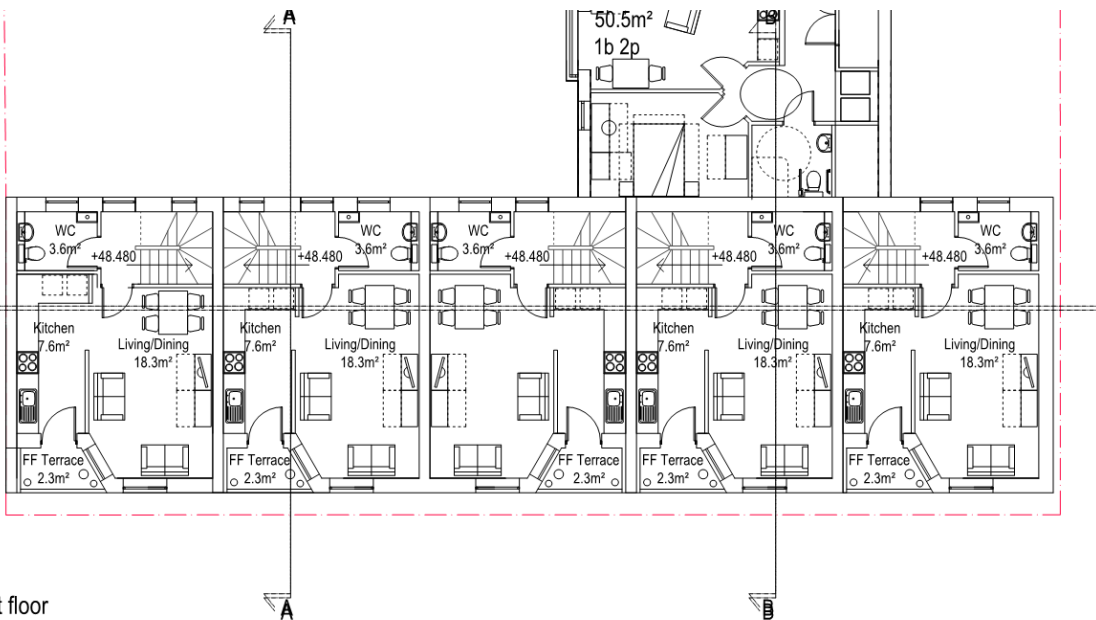


# Existing



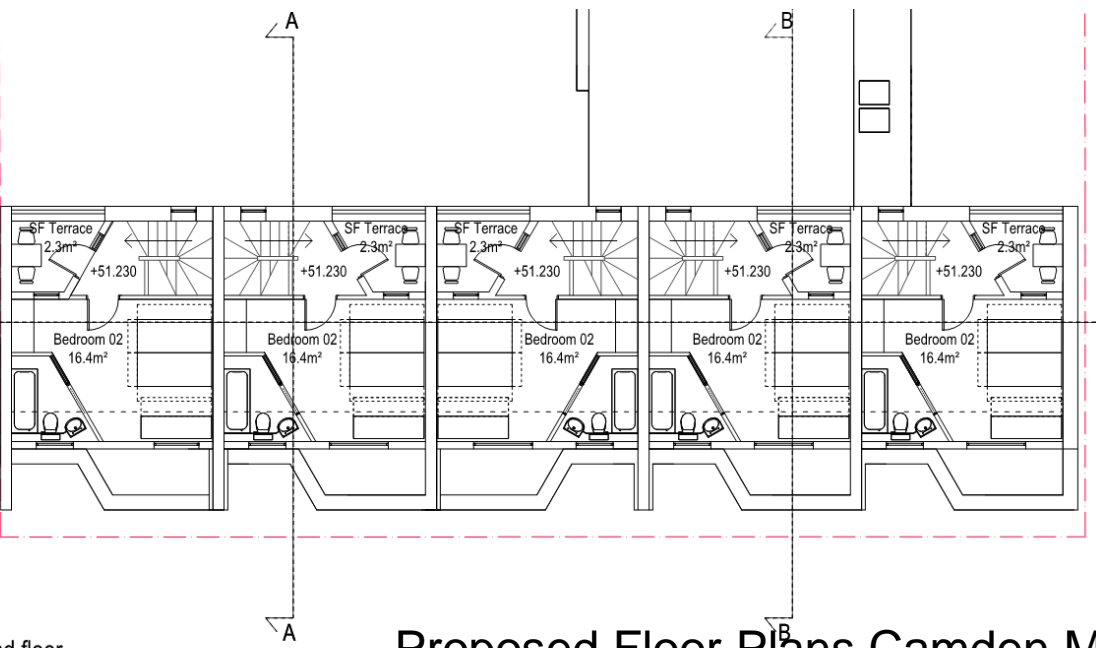






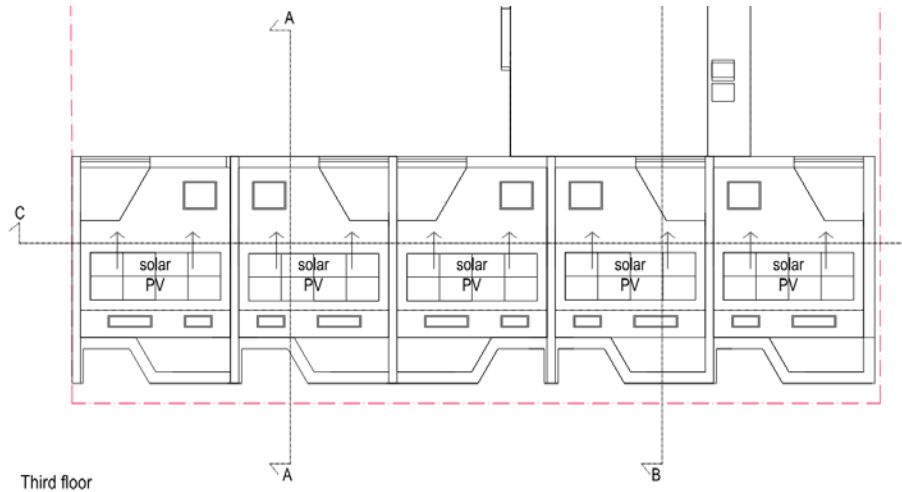
1st floor

First floor



2nd floor

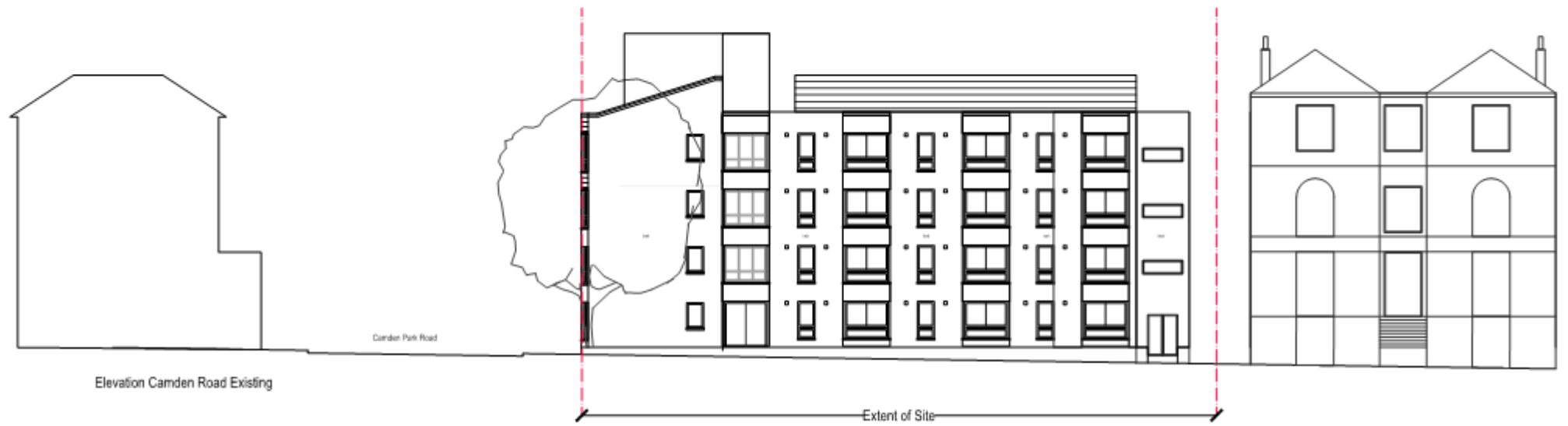
Second floor



Roof level

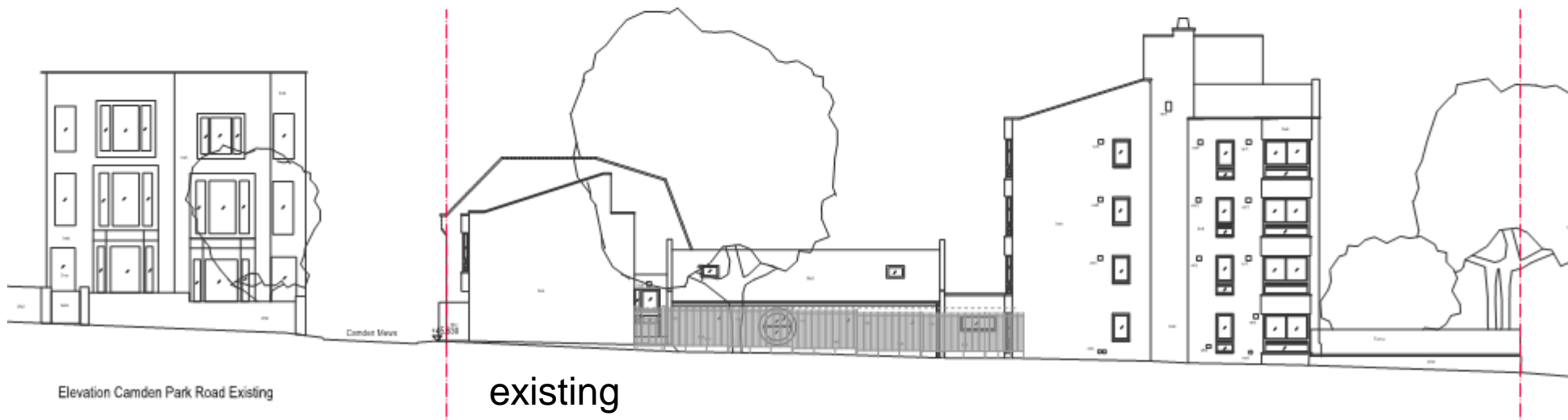
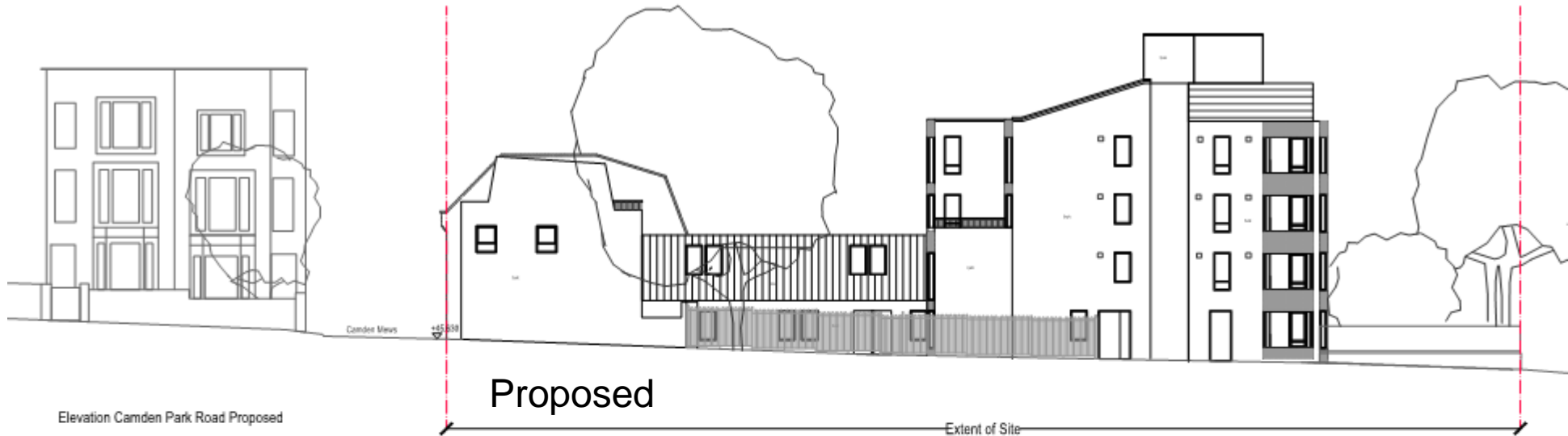


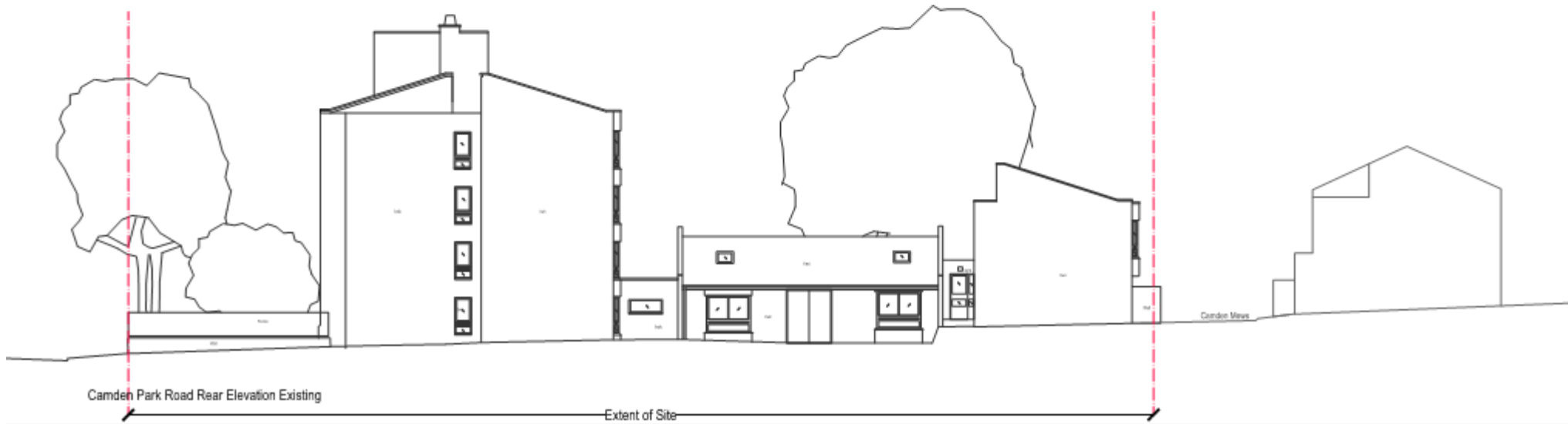
Elevation Camden Road Proposed



Elevation Camden Road Existing





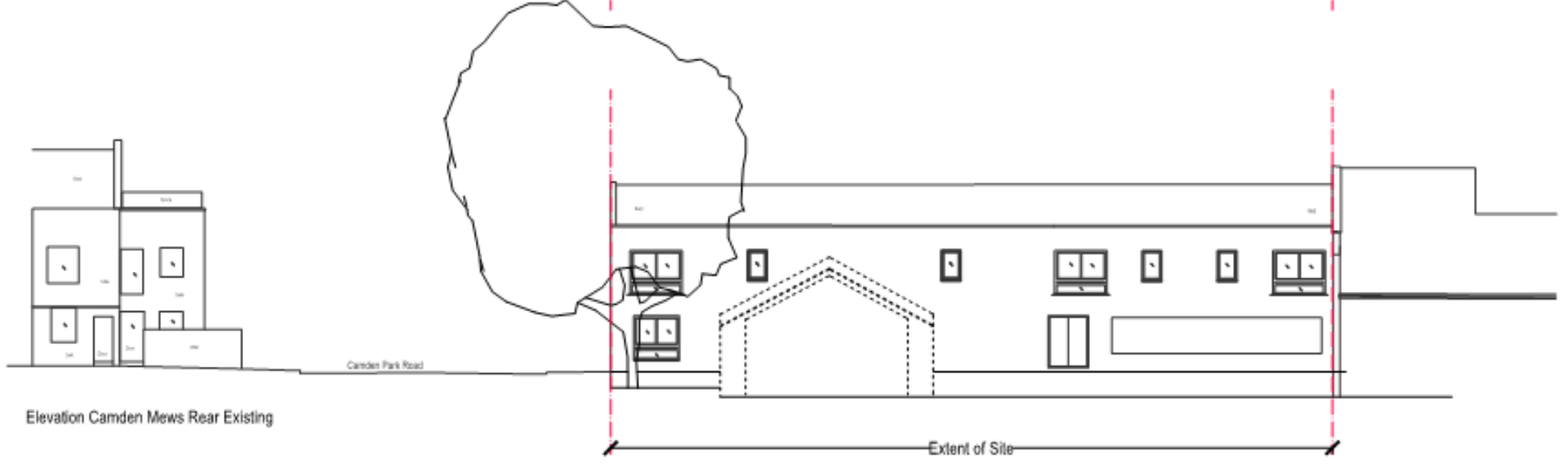








Elevation Camden Mews Rear Proposed



Elevation Camden Mews Rear Existing





