

TAPPING THE ADMIRAL

77 CASTLE ROAD
LONDON NW1 8SU

PLANNING STATEMENT TO SUPPORT AN APPLICATION FOR THE CHANGE OF USE,
ALTERATION AND EXTENSION TO FORM 3 SELF CONTAINED APARTMENTS



ISSUED ON
4TH JANUARY 2017

CONTENTS

- 1.0 INTRODUCTION AND OBJECTIVES
- 2.0 SITE DESCRIPTION
- 3.0 PROPOSALS
- 4.0 PLANNING POLICY AND DESIGN EVALUATION.
- 5.0 CONCLUSIONS

1.00 INTRODUCTION AND OBJECTIVES

- 1.01 This application seeks full planning consent from the London Borough of Camden for the change of use from residential associated with an A4 drinking establishment to 3 self-contained flats (1 x 1bed 1 Person + 2 x 2 bed 4 person) to include a roof top and rear extension.
- 1.02 This statement will provide a detailed analysis of the proposals and how these accord with relevant local planning policy.
- 1.03 This statement should be read with the other application documents as noted within the design and access statement.
- 1.04 The objective of the proposed development is intended to achieve the important planning aims of regeneration and sustainable design development, arising out of the site's particular characteristics and accessible location, together with the existing planning policy context. In particular;
- Conversion to residential use, which will embrace sustainable values and is innovatively designed to meet modern family requirements.
 - Effective and efficient use of the site.
 - A significant enhancement to the character of the site and surrounding area.
 - Housing provision for 3 residential flats, which meet considerable local demand.
- 1.05 Summary of main issues.
- Loss of residential associated with an A4 Drinking Establishment use and potential erosion of A4 Drinking establishment use.
 - Housing Need
 - Design And Sustainability.
 - Impact on neighbouring amenity.
 - The impact upon neighbouring properties and the surrounding area.

2.00 SITE DESCRIPTION

- 2.01 This is covered within the design and access statement.
- 2.02 The site as stated in the access and design statement has excellent access to Public transport links and nodes. North of the site is Kentish Town West station which is on the London Overground and a few minutes walk. There are a number of buses in the locale such as 24, 46, 214, 393 and the C2. Camden Town underground station is again a short walk from the property.

3.00 PROPOSALS

- 3.01 The proposals are to retain the existing premises and alter these internally with an extension at roof level and to the rear extension. The overall height of the building is virtually unchanged with a recessed top floor pulled from the perimeter to reduce its visibility. Any height increase is centred on the upper level and pulled in from the edge of the building.
- 3.02 The proposal is for 3 flats of varying sizes and more specifically 1 x 1 bedroom and 2 x 2 bedroom. They will be for market rental due to the applicant having a 25 year lease on the premises. The flat sizes and layout are contained within the architectural layouts.

- 3.03 The top flat has a private roof terrace, however the lower flats due to the layout of the existing building do not have private amenity spaces but a communal amenity space is provided at the entrance to the apartments.
- 3.04 The site has excellent transport links and due to the local controlled parking zone it is accepted that the residential units will be car free.
- 3.05 The Building achieves a 24.8% reduction in CO2 levels as noted and the improvements made to the existing fabric assist this. There is a green roof to the top level and 12 Photovoltaic panels to assist in reducing the buildings carbon footprint.
- 3.06 The flats have been designed to be Lifetimes homes compliant.

4.00 PLANNING POLICY

- 4.01 When determining applications for planning permission, the local authority is required to have regard to the development plan, so far as material and to any other material considerations. In addition, the determination must be made in accordance with the Development plan unless material considerations indicate otherwise.

Relevant planning policy;

1. The London Plan; Spatial Development Strategy for Greater London (July 2011)
2. Local Development Framework: Camden Core Strategy 2010 – 2025.
3. Local Development Framework: Camden Development Policies 2010 - 2025
4. Supplementary Planning Guidance (SPG) Camden November 2014.

Relevant to this application are Camden's development plan consisting of Core Strategies (CS) and development policies (DP). There is supplementary planning guidance which needs to be taken into account (SPG)

CS6 PROVIDING QUALITY HOMES

This documents main drive is to maximise the supply of housing within the borough of differing sizes.

The proposal adheres to the principles of this policy by providing housing and bringing back into use derelict upper parts for a sympathetic use and housing as a priority land-use and from a net increase in homes in an existing building.

The flats vary in sizes as noted from 1 bedroom to 2 bedroom 2 two bedroom apartments have been provided in line with DP5 and more specifically the accommodation schedule with a greatest demand for 2 bedroom apartments. A 1 bedroom apartment is provided to give a mix of units. The Council also acknowledges in line with DP5 that there is a need and/ or demand for dwellings of every size shown in the Priorities Table and that they expect some provision of units not shown as a priority.

It is considered that the proposed residential flats would constitute a high standard of design, would enhance the setting of the Area, would complement the coherent and predominant character of the road and would successfully recognise the rhythm, height and proportion and plot relationships of neighbouring properties.

National planning Policy framework states that policies should avoid long-term protection of employment land or buildings and applications for alternative uses should be treated on their merits having regard to market signals and the relative need for land uses. This is an important consideration and the councils approach to this scheme needs to be taken in this context.

There is a substantial need for housing in the London borough, but it is important that this does not lead to development that adversely impacts on local character and established residential areas. The quality of housing to be provided is as important as the quantity.

The site is considered to be an appropriate location for residential accommodation. The London borough of Camden's housing target is 8,925 Between 2010 to 2025 that equates to approximately an additional 595 homes a year!

The proposed use is considered appropriate in this largely residential area and would not result in any detriment to the neighbouring amenity.

CS11 PROMOTING SUSTAINABLE AND EFFICIENT TRAVEL.

Promotes sustainable and efficient travel. This can be by provision of cycle parking and the councils desire to limit or remove private car parking

The proposals include for a secure bicycle store facility at ground floor level. It is proposed that this is a car free development on the basis that there is no space for vehicle provision. In addition the existence of a controlled parking Zone (CPZ) indicates a need to control parking and a saturated parking area.

CS13. TACKLING CLIMATE CHANGE THROUGH PROMOTING HIGHER ENVIRONMENTAL STANDARDS.

This policy promotes higher environmental standards in new buildings. This can apply to existing buildings. This policy encourages land usage that limits the need to travel by car. In addition the efficient use of land. Also to minimise carbon emissions by way of generating renewable energy on the development site.

By virtue of its location and its excellent transport links this site contributed to a land usage that limits the need to travel by car. There is no provision for car parking spaces both private or within the CPZ. It therefore encourages the use of public transport and bicycles. There are also car club facilities within the area should the need arise where public transport cannot

The conversion of the upper parts to residential makes much better use than the current space above the public house which is and has been vacant and derelict for over 8 years. Previously occupied by unauthorised squatters this space is surplus to requirements for the A4 use and its conversion has only a positive effect on the business continuity of the public house. The desire must be to bring back into use all redundant space above businesses that would suit residential as these will provide much needed housing stock with the minimal urban impact. The result is 3 high quality apartments of varying sizes in a much sought after area.

The building makes a 24.83% reduction in CO2 emissions when compared with the 2010 building regulations. Improvements to the building fabric and provision of 12 high capacity Photovoltaic Cells are all part of these proposals. The PV's are laid horizontally to have the minimum impact visually on the building.

The development would achieve a BREEAM Domestic Refurbishment Excellent rating in accordance with the London Plan 2011 and local planning policy targets.

CS14 PROMOTING HIGH QUALITY PLACES AND CONSERVING OUR HERITAGE.

This has two aims both to promote high design standards while in addition preserving Camden's heritage asserts.

This building is not listed nor is it within a conservation area however it is a building noted on Camden's local list.

The proposal is FOR the retention of the existing, building along with sensitive refurbishment to bring this back to the standard it should have been kept in. 2 modest extensions, one to the rear tower which will be designed to blend with the original architecture and a roof top extension of a more Contemporary approach. This is to be set low within the roof top and to be set back from the edges with a darker Finish to minimise its impact. This is covered more fully within the design and access statement.

The building extension at the roof is 1.5m higher however is set back from the Castle Road and Hadley Street elevations. The actual site coverage remains unchanged but the more efficient use of the 2 modest extensions to increase the volume of the building, therefore retaining the Architectural essence and appearance.

The new access will be compliant with Part M in terms of the staircase being suitable for varying types of disabilities. However due to the continuing Public House use and the existing Architectural layout and form of the premises it is unfortunately not possible to provide a wheelchair accessible flat.

The proposals respects and enhances the heritage, character and local distinctiveness of the centre while making the most efficient use of the site.

The site constitutes land for A4 Drinking establishment however it is not specifically identified for employment or A4 drinking establishment purposes. Nevertheless the council policy seeks to retain land, sites and buildings that were last used for these purposes in the same class use. It is important to note that the Public House is covered by an ACV listing and is as noted an active business that is to continue. The granting of this application will in no way erode the public House operation and will only strengthen its survival.

The existing building after so many years of neglect and a lack of investment due to it being vacant and the unsuccessful previous business is in very poor condition both cosmetically and structurally. The proposed development presents an opportunity to enhance the streetscape features of the site as well as restoring the character of the surrounding street. It will reinstate high quality built form to complement the existing urban grain.

In weighing up proposals for this building, finding the optimum viable use for a heritage asset may require the local planning authority to apply other development control policies flexibly and imaginatively to achieve long-term conservation. Local authorities need to take into account the likely longevity of any public benefits claimed for a proposed scheme.

It should be acknowledged that the physical character and amount of development has changed the surrounding area in recent years through the driving force of regeneration. This investment has produced an attractive force of regeneration. This investment has produced an attractive environment, none of which was possible in the area's historic heyday. This is an important point as the character of the area, while having important historic references is not a re-creation of those earlier times.

In the wider streetscape, the scheme will compliment the existing scale of the adjoining areas while providing a progressive increase in scale to establish a legible visual and physical connection. This will provide positive enhancements to the surrounding streetscape, including integration with the existing and contrasting and varied developments within the immediate surrounding areas.

It is recognised that generally the best way of securing the upkeep of historic buildings and areas is to keep them in active use. For the great majority this must mean economically viable uses if they are to survive, and new, and even continuing, uses will often necessitate some degree of adaptation. The best use will very often be the use for which the building was originally designed, and the continuation or reinstatement of that use should certainly be the first option when the future of a building is considered. But not all original uses will now be viable or even necessarily appropriate, this is the case here where the residential associated with the Public house is not viable and it was originally designed for residential and that it would be the most appropriate use for any conversion.

CS18 DEALING WITH OUR WASTE AND ENCOURING RECYCLING.

This policy encourages recycling of waste from commercial and domestic premises. There is a requirement for facilities to store waste and recycling and for their collection.

The proposals include for a covered waste and recycling area for these purposes to the rear yard at Ground floor level. The public Noise has its own recycling and waste facilities outside of this area already in existence.

SUPPLEMENTARY PLANNING GUIDANCE (SPG)

Taking the relevant SPG standards that apply to the proposals.

CAR FREE HOUSING.

The proposals comply within this as noted above and within the design and access statement.

Cycle Access and Storage.

The proposals comply within this as noted above and within the design and access statement.

Daylight and sunlight.

This remains virtually unaffected as the principle building is being retained and the extensions have a negligible effect on this. The extensions are to the Northern part of the site and the sun path will not be affected.

Energy and renewables.

A report by Ashby engineering is attached and they have confirmed that the scheme offers over the minimum 20% CO2 reduction in carbon emissions.

Lifetime homes and wheelchair housing

This is covered more fully within the Design and Access statement, however it is fully compliant with Lifetime Homes Standards where relevant.

As mentioned previously due to the location being on the first floor and above it is not possible to provide a fully wheelchair accessible apartment however these will be as fully compliant with Part M of the building regulations as possible.

Noise and Vibration.

Refer to the above comments and the attached Noise and Vibration survey undertaken by KP Acoustics as commissioned by the applicant.

In terms of noise and vibration from the adjacent railway line, commercial under viaduct units, public house a report is attached which indicates that the design of the premises takes into account any required mitigation measures however the report advises that none are required.

Overlooking and Privacy.

Guidance is based on an 18m minimum face to face dimension for habitable rooms to provide adequate privacy to the occupants. As the building exists the face to face dimensions have not changed and these do not overlook habitable rooms. The windows to the rear of the property do not overlook the neighbours property directly and the remaining view is to the railway viaduct which is as such a blank elevation.

Planning obligations

With regard to the community infrastructure levy we acknowledge that once planning permission is granted the council will issue a levy liability notice if it applies in this case.

No affordable housing is proposed and we understand following the Ministerial Statement and NPPG update of 28 November 2014 that no contribution will be required from the proposed development.

Residential standards

The gross internal areas for the proposed development have been designed in accordance with the Council's SPG and also the London Plan. The ceiling heights vary however the minimum ceiling height is 2.3m. The internal areas for each apartment type are exceeded and a schedule of these areas is provided as well as being annotated on the application plans. The required built in storage is provided for each apartment.

Sustainable Design and Construction.

Covered under the design and access statement and above in more detail.

Waste Storage and Recyclables – on site storage.

Each apartment will be provided with an internal area for storage and recycling within the kitchen areas. Externally as covered above the waste and recycling provision is in accordance with Camden's standards.

CONCLUSIONS

The proposed alterations for conversion and extension of the above site to provide 1 x 1 bed flat and 2 x 2 bed flats for market rental purposes are of differing sizes and meet the minimum standards for accommodation and provision. The building although not listed or in a conservation area is a building of note and the extension and alterations to this have been sympathetically designed not to distract from the base building. The scheme should be then evaluated on its own merits. The building is the same height apart from a raised central section set back from the perimeter, therefore the apparent height within the streetscape remains visually virtually unchanged. The extensions compliment the base building. Having reviewed the Core Strategies, Development Policies and supplementary planning guidance the proposals have met these requirements. In terms of sustainability and Carbon emissions the proposals are more effective than the current building.

There are several benefits of allowing this development to proceed, these have been set out above and include a visual enhancement of the site and surrounding area. The provision of 3 residential flats. At the same time there would be a modest loss in a redundant residential use associated with A4 drinking establishment however this would be offset by the provision of 3 high quality homes.

There is a high standard of design that is compatible with the scale and character of the surrounding development. There would not be any unneighbourly impact.

The proposed development represents an excellent opportunity to considerably improve the appearance of the building to create a high quality / sustainable residential development commensurate with the buildings location and stature.

We respectfully request that planning permission be granted.

