

Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

13th March 2017

17.03.13-114-Plan.Stat.

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Re. Proposed Conversion of vacant Store Room at Regents Gate, St Edmund's Terrace, London NW8 7QE

1. Introduction

1.1 This Planning Statement has been prepared on behalf of Marcus Cooper Group in support of a planning application for the conversion of the redundant refuse store room at Regents Gate, as approved under Planning applications 2013/0505/P, 2010/4850/P and 2016/2974/P, to create a new self-contained two bedroom dwelling across partial lower ground, ground and first floors, and the creation of an associated light well.

2. Site and Surrounding Area

2.1 The Application Site

The application site is located on the northern side of St. Edmund's Terrace in St Johns' Wood. The existing structure is to the south western corner of the site, within the Regent's Gate apartment complex and is at present a single-storey structure previously used as a refuse and recycling store. Following completion of construction, the apartments became occupied and it was soon realized that the refuse store was unfit for purpose (see 2016/2974/P); as such the structure currently lies vacant.

2.2 The Surrounding Area

The site is located within Flood Zone 1 (i.e. a 0.1% chance or less of flooding from rivers and the sea in any given year) based on the EA Flood Mapping.

2.3 Public Transport Area

The site has a PTAL rating of 1B.

2.4 Heritage

The site is not within a Conservation Area. The store house structure which this application refers to was completed as part of the Regent's Gate development in 2015.

3. Proposed Development

3.1 Planning permission is sought for:

Conversion of the redundant refuse store at Regents Gate, as approved under Planning applications 2013/0505/P, 2014/116/P and 2016/2974/P, to create a new self-contained two bedroom dwelling across partial lower ground, ground and first floors, and the creation of an associated light well.

3.2 The proposed conversion of the bin store will comprise internal configuration to provide one 2B3P two storey dwelling, as well as small amendments to the external fabric (doors, fenestration) to suit this new use.



4. Planning History

4.1 The following applications are relevant to the proposed scheme:

2010/4850/P: Erection of two buildings (4-storeys and 6-storeys) with basement to provide 64 (28 private and 36 affordable) residential units (2 x 4-bedroom, 15 x 3-bedroom, 19 x 2-bedroom, and 28 x 1-bedroom) with 29 car parking spaces (19 underground and 10 surface level), 71 cycle parking spaces, and associated landscaping (following demolition of all existing buildings on site). Granted 13/12/2010.

2013/0505/P: Variation of conditions 2 (development to be carried out in accordance with approved plans) and 22 (landscaping layout details) of planning permission dated 28/09/11 (Ref: 2010/4850/P) for erection of two buildings (4-storeys and 6-storeys) with basement to provide 64 (28 private and 36 affordable) residential units (2 x 4-bedroom, 15 x 3-bedroom, 19 x 2-bedroom, and 28 x 1-bedroom) with 29 car parking spaces (19 underground and 10 surface level), 71 cycle parking spaces, and associated landscaping (following demolition of all existing buildings on site), namely alterations to elevations of Block A (window positions) and layout and elevations of Block B as well as amendments to landscaping to incorporate comfort cooling.

2016/2974/P: Variation of Condition 2 (approved plans) and variation of Condition 3 (refuse) and Condition 4 (recycling) of planning permission 2010/4850/P.

5. Planning Policy

The following policies have been considered in the preparation of this application:

The London Plan

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements & Lightwells)

CPG 1 (Design)

CPG 4 (Basements & Lightwells)

CPG 6 (Amenity)

6. Planning Consideration

6.1 Space Standards

The proposals provide a 2-bed 3-person flat, which exceeds the *Housing Standards Minor Alteration to the London Plan (published March 2016)*, with a total GIA of 79sqm (70sqm is required).

An ample living/ dining area of 25sqm is provided with a separate dedicated kitchen at lower ground level.

6.2 Lighting

Each bedroom receives ample light levels from the windows which exceed 10% of the internal floor space of each habitable room.

The living room provides dual aspect views without causing any overlooking or loss of privacy to the existing neighbouring flats, and the large format roof light fitted above provides increased daylight and sunlight.

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6.3 Cycle Storage

There is sufficient cycle parking space provided in the existing cycle store (see 2016/3276) to cater for this additional unit.

7. Conclusion

The scale and proportion of the conversion will be sympathetic to the existing surroundings and have minimal impact on neighbouring properties, whilst providing a new home in the Borough.

Overall, the development is considered to meet strategic planning policy objectives and is in general conformity with other policies and other material considerations. It is therefore considered that the development should be supported.

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March 2017