

**TOWN AND COUNTRY PLANNING ACT 1990  
(AS AMENDED)**

**Section 78 Appeal**

**HEARING STATEMENT**

**In support of proposals for the partial demolition of the existing building,  
construction of a first floor extension and change of use of the  
whole building to form one dwelling house at:-**

**150 Haverstock Hill  
Hampstead  
London  
NW3 2AY**

**References:**

**CTP Ref: ITP/5792  
LPA Ref: 2016/2507/P  
PINS Ref: TBA**

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## 1.0 Qualifications and Experience

### 1.1 Ian Phillips will say:

I hold an Honours Degree of Bachelor of Arts in Urban & Regional Planning and I am a Chartered Member of the Royal Town Planning Institute. I have 37 years' experience of town and country planning both in local government and private practice.

From 1979 onwards I worked as an Assistant Planner and then Senior Planning Officer in the Development Control section at the London Borough of Brent. In 1987 I moved to South Bucks District Council as a Senior Planning Officer engaged in development control in the eastern and northern parts of the District. Throughout this eleven year period of local authority employment I dealt with a wide range of planning applications and appeals for many types of development, situated in urban and countryside locations.

In 1990 I moved to Cunnane Town Planning, becoming a Partner in 1993. I have since been engaged in private practice as a Consultant Town Planner specialising in planning application and appeal work for private and commercial clients, including a number of nationally known housebuilders, and for local planning authorities. Over the past twenty six I have been involved in negotiating numerous commercial and residential planning permissions and conducting appeals on behalf of various clients and I am very familiar with the nature of such proposals and the planning issues that they generate.

I am familiar with the current appeal site and its surroundings and the relevant development control issues and the nature of the proposals to be considered at the Hearing.

## 2.0 Grounds of Appeal

- 2.1 The local planning authority does not raise objection to the cessation of the existing shop use nor the introduction of the proposed residential use.
- 2.2 An overriding aim of the Council's Core Strategy is to maximise the supply of additional housing in the borough, and housing is the priority land use for the duration of the Development Plan. Coupled with the guidance at Paragraph 47 of the NPPF which emphasises the need to significantly boost the supply of housing, it is considered that considerable weight can be attached to this benefit of the appeal proposal.
- 2.3 The development would preserve and enhance the character and appearance of the surrounding conservation area.
- 2.4 The development would enhance the setting of the adjoining listed building.
- 2.5 The proposed development would provide a reasonable standard of accommodation for a small family that broadly achieves the requirements of the most up-to-date standards published by the local planning authority (May 2016) and, in addition, it would provide outdoor amenity space appropriate to the needs of the occupants.
- 2.6 Notwithstanding the above, the Council's adopted guidance indicates that a reduced standard of accommodation may be considered acceptable in exceptional circumstances, such as the suitability of the proposed dwelling for groups of occupiers identified by the Council and the provision of external amenity space. These criteria are fulfilled in this case.
- 2.7 The proposed development would not have a materially adverse impact upon the amenities of adjoining occupiers.
- 2.8 The appellants will submit a Unilateral Undertaking to secure a car-free development.
- 2.9 The energy efficiency and sustainability measures proposed in the Sustainability Statement supporting the application could be secured by planning condition.
- 2.10 The appeal proposals comply with the adopted Development Plan and the Inspector is respectfully requested to allow this appeal.

### 3.0 The Appeal Application

3.1 The application was submitted to the lpa via the Planning Portal on May 4<sup>th</sup> and comprised the following documentation:

- (i) Covering letter
- (ii) Planning application form
- (iii) Certificate B and Notice No. 1 with covering letter
- (iv) Drawing HH14 01A – existing plan and elevation
- (v) Drawing HH14 06B – proposed plans, sections and elevations
- (vi) Design and Access Statement
- (vii) Planning Statement
- (viii) Heritage Statement
- (ix) Energy Statement
- (x) Daylight and Sunlight Study

3.2 The Council acknowledged the application as complete and validated by letter dated 19 May, with reference 2016/2507/P.

3.3 The application proposes the partial demolition of the existing building on the street frontage and the construction of a new extension at first floor level measuring 4.2 metres wide at the front and narrowing to 2.8 metres at the rear, with an overall depth of 9.9 metres. The extended building would be converted to provide a 2-bed dwelling. The overall height of the extended building would be 5.3 metres.

3.4 The proposed dwelling would have an overall gross internal floor area of 58.8 sqm and this would comprise the following:

- Front reception room
- Kitchen / Dining room
- Bedroom 1
- Bedroom 2

The layout also incorporates a WC and under-stairs storage cupboard on the ground floor and a separate WC/bathroom on the first floor. At the rear of the extension at first floor level it is proposed to provide a roof terrace area which will incorporate a glazed roof light to provide daylighting to the kitchen area below. The roof terrace area would be enclosed on all three sides by 1.6 metre high opaque glass screening.

It was subsequently noted that the glazed screen was incorrectly shown positioned on top of a low wall enclosing the terrace, thereby increasing its height. This error was pointed out to the Planning Officer who declined the offer of a revised plan in light of other objections to the proposals, but the plan has now been corrected and a copy is enclosed at Appendix 1. The inspector will be requested to take this into account in determining this appeal.

It should be noted that the revised plan also incorporates some small changes to the front elevation of the proposed building, and these are further explained in evidence below.

- 3.5 A small forecourt area is to be created at the front of the new dwelling and this will provide external storage space for refuse and recycling bins, as well as secure storage for 2 bicycles.
- 3.6 Further details of the proposal were set out in the Design & Access Statement, with submissions in support of the scheme in a Planning Statement and Heritage Statement.
- 3.7 The initial response of the lpa was received by email on June 2<sup>nd</sup>, expressing concerns about the impact of the proposals on the adjoining listed building and in its conservation area setting, loss of outlook for neighbours and substandard quality of accommodation. A holding reply was sent on the 16<sup>th</sup> June addressing some of the issues because, in the interim, the adjoining residents had submitted their objections that required a further assessment by the applicant. Copies of the emails are included at Appendix 2.
- 3.8 The neighbour's concerns focussed largely on daylight and sunlight issues and so a site visit was arranged for July 1<sup>st</sup> to view both properties internally. Following this, an updated Daylight & Sunlight Assessment was submitted to the lpa on August 3<sup>rd</sup>, accompanied by an email of the same date from Cunnane Town Planning. A copy is included at Appendix 3.
- 3.9 Notwithstanding submissions to the lpa the application was refused permission by notice dated 1<sup>st</sup> September. Copies of the officer delegation report and decision notice are included at Appendices 4 and 5 respectively.

## 4.0 Planning Assessment

### *Introduction*

- 4.1 The Planning Statement accompanying the application identified six issues as follows:
- (i) The principle of the change of use of the property and particularly the loss of the existing shop unit.
  - (ii) The acceptability of a residential land use.
  - (iii) The impact of the extension in relation to neighbouring properties.
  - (iv) Whether the proposals would provide a satisfactory standard of living accommodation.
  - (v) The impact of the development on the adjoining listed building and the Conservation Area setting.
  - (vi) The energy efficiency and sustainability credentials of the proposals.
  - (vii) Car parking
- 4.2 It is clear from the Council's decision that no objection is raised to the principle of removing the existing shop use, and residential use is acceptable as an alternative. The pressing need for additional housing in the Borough, as set out in the Planning Statement, is therefore accepted by the authority. Similarly matters concerning the sustainability of the development and the need for a car free development may be secured by conditions and/or a legal agreement. The issues to be resolved in this appeal therefore centre upon the amenity of neighbours, and the effect of the development upon the setting of the listed building and the conservation area.
- 4.3 This statement will consider in particular the amenity issues raised by the Council's decision, and in this regard expert evidence will also be presented at the hearing on daylight and sunlight matters. A separate statement has also been prepared addressing the heritage issues in this case, and again these matters will be examined in detail at the hearing.
- 4.4 In preparing and submitting this proposal the design has gone through several iterations in terms of both the intended land use and the scale of development. It was recognised at a very early stage that the proposed development would give rise to a number of issues as outlined above, and so appropriate expertise has been brought to bear on the



design process in order to ensure that all of these issues are thoroughly addressed. It will be concluded that the proposals are acceptable and this appeal should be allowed.

*The Effect of the Proposed Extension on Residential Amenity*

- 4.5 The design of the proposed extension has been constrained by the need to respect the amenities of adjoining occupiers at Nos.148, 150a and No. 152a, the relationship with the listed building at No. 148, and of course, the visual impact on the streetscene, and in the Conservation Area.
- 4.6 In designing the extension a major concern has been the impact of the proposal in relation to habitable room windows in the adjoining buildings, and a survey of those windows was undertaken as a precursor to the design process. Full consideration has been given to impacts upon daylight/sunlight, privacy and outlook.
- 4.7 **No148** – The proposed extension is situated to the north of this property and there are no windows serving habitable rooms in the flank wall of this property at first floor level. Accordingly the extension would have no impact whatsoever upon the amenities of the occupiers of this house in terms of loss of daylight, overlooking or outlook, and in fact it is considered that the removal of the existing use and part of the front of the building would improve the amenity of this neighbour. The Council's decision, similarly, does not raise any objection in this regard.



- 4.8 **No150A** – This is a three storey house attached to the north side of the appeal site and the side/rear of No152. The house has previously been extended at ground floor level by a former occupier, enclosing the passageway that once separated it from the appeal site. In so doing the previous owner has removed any wall mounted windows that originally served the ground floor living accommodation, such that it now relies on skylights and a part glazed front door for light, aspect and air. At first floor level there is a habitable room (study) adjacent to the proposed extension and this is served by two windows and a fully glazed door. It would appear that the occupier has been making unauthorised use of the appeal property's roof as a terrace.



The adjoining owner has confirmed that the first floor windows in the east and west elevations are usually shuttered, as shown in the photographs above. The skylights and door are shown in the photograph below.



- 4.9 In terms of daylight and sunlight, the submitted reports have tested the front window and side door at first floor level, and the two rooflights. It is concluded that some noticeable loss of daylight might occur to the window, but since that room is served by two other openings it would continue to be adequately lit. Other openings would not incur any noticeable loss of daylight. The report also concludes that whilst the south facing openings might experience a loss of direct sunlight, this would be considered negligible in terms of BRE accepted tolerances.
- 4.10 The issue of loss of privacy/overlooking has not been raised by the lpa because neither of the proposed habitable room windows at first floor level in the new extension would overlook adjoining properties. The opaque screen surrounding the roof terrace would similarly ensure privacy for the occupants of the new dwelling, and prevent loss of privacy to the occupier of No150A, and the occupiers of the houses on Upper Park Road.
- 4.11 The Council's delegation report does however raise objection to the proposed privacy screen around the roof terrace because of the alleged impact on the aspect from the glazed side door of No150A, but it is not considered that this is a reasonable planning objection. The door provides a southerly aspect, at close quarters, across the roof of the appeal site to the flat roof of No148 beyond. In planning terms it would be more appropriate to have regard to the aspect from habitable room windows, not glazed doors. Since the first floor study in No150A is a triple aspect room, it is concluded that the

proposed extension does not unduly impact upon the outlook from the neighbouring property.

4.12 **No152A** – This is the first floor flat above the dry cleaners on the north side of the appeal site. It is particularly unfortunate that the flat conversion was poorly designed by including habitable room windows in the flank wall of that building, such that they rely for aspect and daylight across the appeal site. This layout was approved by the lpa, but it would be unreasonable for their decision to subsequently prejudice the opportunity of the appellant to develop his property.

4.13 Nonetheless, particular attention has been paid to the bedroom window at first floor level, as shown in the photograph below. The proposed extension has been designed so that the existing walls at ground floor level can be extended upwards, but the height of the new building has been minimised so that the overall increase in comparison to the existing front elevation is no more than about 1.5 metres. The extension does not, therefore, entirely conceal the flank bedroom window in the adjoining property.



4.14 The daylight/sunlight assessment demonstrates that the bedroom window would not experience any noticeable loss of either daylight or sunlight.

4.15 The Officer report again raises objection to the proposals on grounds of loss of outlook from this bedroom window, notwithstanding the submissions made in support of the

proposal. However, the point is well made that it is less important for a bedroom window to maintain an open aspect. Given the function of the room and its urban context, when it is in use the blinds or curtains are likely to be shut and it will be dark outside. Conversely, when there is no-one in the room, the blinds or curtains will be open, but since there would be nobody in the room to 'enjoy' the view it is of less importance that the aspect from the bedroom window is more restricted.

- 4.16 Nonetheless, it should be noted that the extension does not entirely obscure the view from this window, and so the occupiers of the flat would still retain an outlook. Photographs submitted by the neighbour (taken from the bathroom window), show that the existing view is confined to the roof of the appeal building, the flank wall of No. 148, and the building on the other side of Haverstock Hill. If the proposed extension is constructed, the view from the bedroom window would be a little more restricted, but there would be a view nonetheless.
- 4.17 It is concluded that the proposed extension does not unduly impact upon the amenities of neighbours and so Policy DP26 is complied with.

#### *Impact on the Streetscene*

- 4.18 The design and appearance of the extension must also have regard to the streetscene, notwithstanding its location adjacent to a listed building and within a Conservation Area. Policy DP24 seeks to secure high quality design for all buildings and extensions, and it includes nine criteria for the assessment of proposals. The first four of these are relevant to the appeal proposals.
- 4.19 At present the existing building is rather dwarfed by those on either side, as acknowledged in the officer report included at Appendix 5 of the Planning Statement. The built form along this part of the street is mis-matched and poorly related, and the appeal site has the appearance of a "missing tooth" in the streetscene, an impression that is reinforced by the new rooftop addition at No152.





- 4.20 The appeal building itself is in poor condition, and marred by the unsightly accretions of a large expanse of plastic signage, blinds, alarm boxes etc, which at least have the benefit of concealing the poor state of repair of the building. The officer report expresses optimism that the building could be restored to *'its former splendour'*, but the commercial reality is that the site is well removed from any preferred shopping destination, and it is a difficult trading position. When the existing tenancy comes to an end there is a prospect of a long term vacancy, hence the appellants desire to find an alternative use for the property.
- 4.21 The Design and Access Statement demonstrates that a great deal of attention has been paid to the detailed design of the extension and its relationship with adjoining properties on both sides. In the applicant's view the proposed increase in height by the addition of one storey at first floor level is entirely appropriate. The extension would marginally increase the height of the building so that it sits more comfortably with those on either side, improving its appearance in the street scene. The architect has been particularly careful to design the extension so that it is respectful of the adjoining listed building in terms of its height and parapet levels, and the overall composition is respectful of the proportions of the existing building and the scale of neighbouring buildings. The proposed development is therefore respectful of its local context and compliant with Policies CS14 and DP24.

- 4.22 Notwithstanding the above submissions, the appellants architect has re-assessed the design approach in light of the comments made by the Conservation Officer. The plan enclosed at Appendix 1 also includes a revised front elevational treatment for the proposed new house, now incorporating a cornice line below the first floor window to replicate the shopfront and retained pilasters on the street frontage, as the right hand side of the shop would appear to have originally formed part of the entrance portal to the listed building itself. Computer generated images of the new development are included at Appendix 6. The inspector will be requested to take this revised plan into consideration in determining this appeal.
- 4.23 In suggesting these changes, the appellants have had regard to the latest advice concerning amendments to appeal proposals as set out in Annex M of the Procedural Guide for Planning Appeals. At Paragraph M.2.1 it is advised that the scheme to be considered by the Inspector should be essentially that which was considered by the local authority and on which third parties were consulted. Of particular importance, it is necessary to make a judgement on whether the development is so changed that to grant it would be to deprive those who should have been consulted on the changed development of the opportunity of such consultation.
- 4.24 In this case it is considered that the changes being put forward are minor in nature and would not have necessitated further consultation with neighbours had the changes been submitted to the local authority during the planning application process. Indeed, none of the third party responses at application stage relate to the changes now suggested. Although it is possible that the local planning authority themselves would not have reached a different conclusion had they been given the opportunity to consider the changes, it is considered that the changes are sufficiently beneficial to the merits of the proposal to warrant their introduction at this stage.

#### ***The Standard of Accommodation***

- 4.25 The proposed extension and conversion would provide a three-person, two storey house incorporating generous living accommodation on the ground floor together with a double bedroom and a single bedroom on the first floor.
- 4.26 The design and layout has had regard to Camden Planning Guidance 2 which provides Supplementary Planning Guidance on housing developments, and is the most up to date

guidance available. (May 2016) With particular reference to Section 4 therein, the following observations are applicable:

- (i) The new house is self-contained (para 4.6)
- (ii) Living and sleeping accommodation is segregated between the ground and first floors. The room layouts have been designed to be of reasonable size and shape to facilitate their intended use. All rooms with the exception of the kitchen/diner will be served by windows in either the east or west elevations to provide daylight, aspect and ventilation. The kitchen/diner will be served by a large roof light and borrowed light from the front reception room and this space will be mechanically ventilated (para 4.7).
- (iii) All internal ceiling heights will be 2.3 metres minimum (para 4.10).
- (iv) The overall gross internal floor area will be 58.8 sqm (para 4.14).
- (v) Ground floor level living accommodation totals 27.75 sqm which even exceeds the London Plan SPG standard for a four-person dwelling. The proposed bedrooms measure 10.2 sqm and 7.7 sqm which, in combination, will slightly exceed the CPG2 standard (para 4.16).
- (vi) Internal storage space is provided beneath the staircase with an additional cupboard in the main bedroom. Secure bicycle parking would be provided on the front forecourt together with refuse storage space (para 4.19).
- (vii) Party walls at ground and first floor levels would be lined internally for acoustic and thermal insulation purposes (para 4.28).
- (viii) A private outdoor amenity space is proposed at first floor level in the form of a roof terrace with an overall area of 8.3 sqm. This will be enclosed by an opaque glass screen to a height of 1.6 metres to provide privacy for the occupants of the proposed house and to protect the amenities of adjoining residential occupiers. It will be an attractive sunlit space of benefit to the occupiers of the new dwelling (para 4.29).

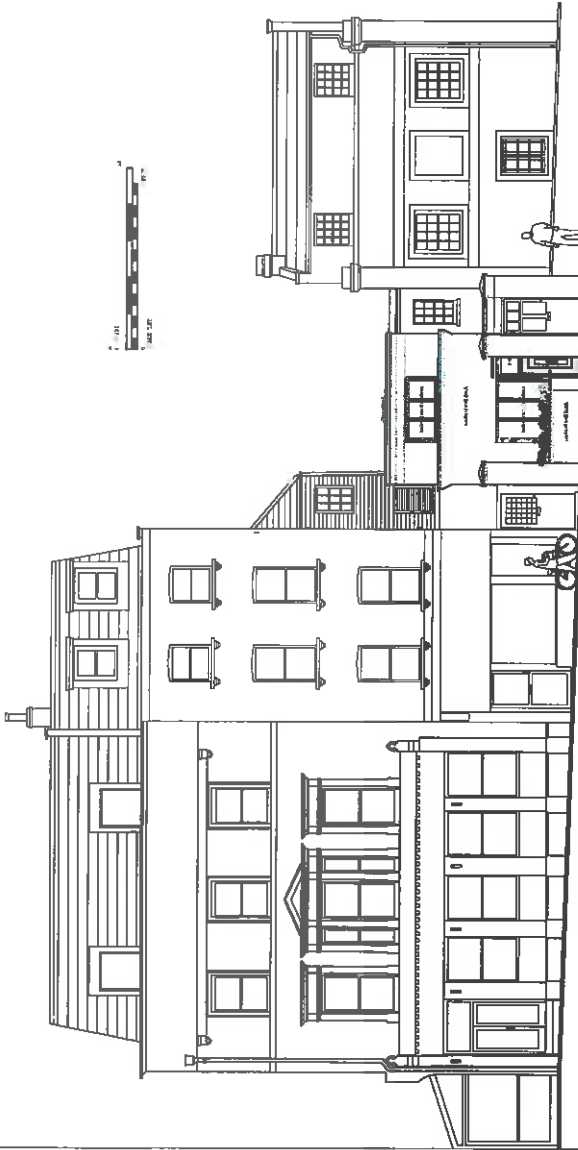


- 4.27 The new house has been designed to achieve Lifetime Homes standards (with the exception of car parking provision).
- 4.28 The officer report is critical of the proposals because one of the bedrooms is slightly below the standard size, but no allowance is made for the fact that the other bedroom is above the standard size. In addition the overall amount of living accommodation on the ground floor is sufficient to achieve the standard set out in the London Plan. Taken together it is considered that the proposed accommodation is perfectly reasonable to meet the needs of a small family and, in the balance of considerations, it is considered that the local authority should have placed greater weight on the need to take every opportunity possible to provide new housing in the borough.
- 4.29 Notwithstanding these submissions, it is noted that the Councils Supplementary Planning Guidance (Para 4.18) makes allowance for the provision of accommodation that does not fully meet the floorspace standards in circumstances where the accommodation would meet an identified need and/or outdoor amenity space is also provided. The officer report confirms that there is a particular need for 2-bed units and an amenity space is being provided, and so both of these criteria are fulfilled in this case.
- 4.30 Both the London Plan and the national housing standards seek a larger amount of floor space for a three-person two bed house (70 m<sup>2</sup>) but the reason for this is simply to provide space for a staircase and internal circulation. The appeal plans demonstrate that this provision is made without prejudicing the quality of the internal layout.
- 4.31 Without prejudice to the appellant's view that the appeal proposals provide an adequate standard of accommodation, the appellant has reviewed the internal layout to provide a two person one bed house and a revised plan is included at Appendix 7. This plan similarly incorporates the changes to the front elevation and the corrected balcony screen as discussed above. The appellant was not afforded an opportunity to present this alternative layout to the lpa during the application process and so, in the event that the inspector concludes that the Councils objection to the standard of accommodation is justifiable, it is requested that consideration be given to this alternative layout instead.
- 4.32 The development would provide a satisfactory standard of living accommodation in accordance with the requirements of Policy 3.5 in the London Plan and the proposals also broadly comply with the requirements set out in CPG2 and DP6.

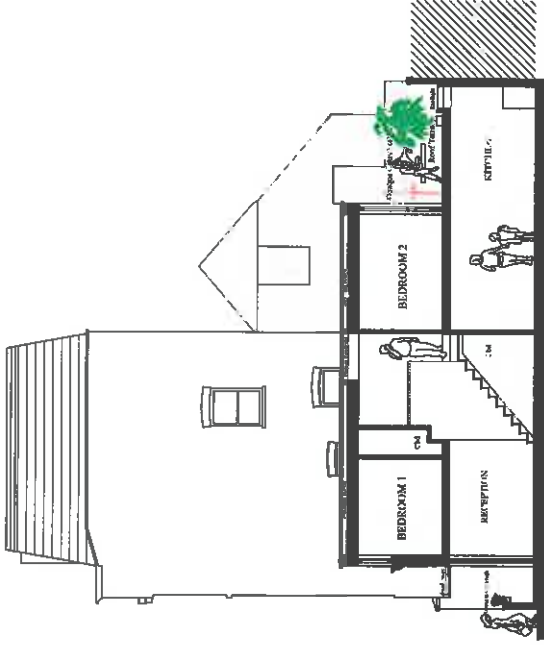
## 5.0 Conclusions

- 5.1 The appeal proposals have evolved over a period of many months as a result of careful consideration by the scheme architect, a heritage consultant, energy assessor and town planners, to produce a scheme that can secure a lasting future for this existing building.
- 5.2 There is no objection to the proposed land use, which is a priority in the borough and fully cognisant of the guidance in the NPPF. The carefully designed extension and conversion would secure the provision of an additional dwelling for which there is great need in the London area
- 5.3 The development would not result in any undue detriment to the amenities of adjoining residential occupiers, and it achieves a good standard of new residential development.
- 5.4 In addition, an important benefit of the proposal is the significant improvement to the design and appearance of the property and the improvements to the visibility of the adjoining listed building. Significant weight can be attached to these considerations in view of the Conservation Area setting of the site.
- 5.5 The development has also been designed to achieve the sustainability and energy efficiency requirements of adopted policies.
- 5.6 It is respectfully requested that the appeal should be allowed subject to appropriate conditions and the Planning Obligation.

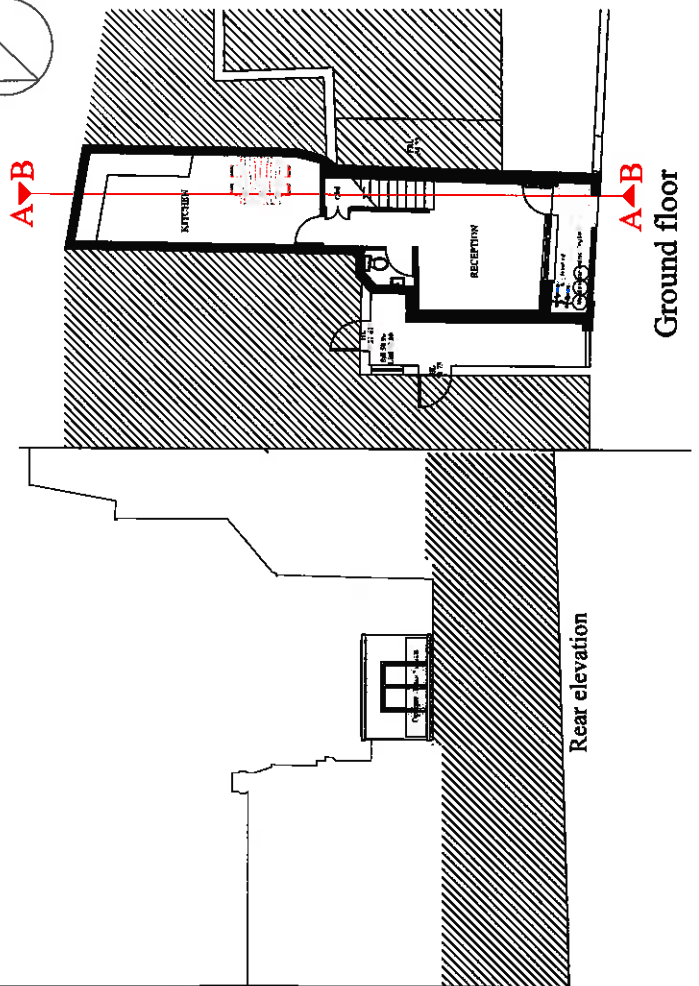
# **APPENDIX 1**



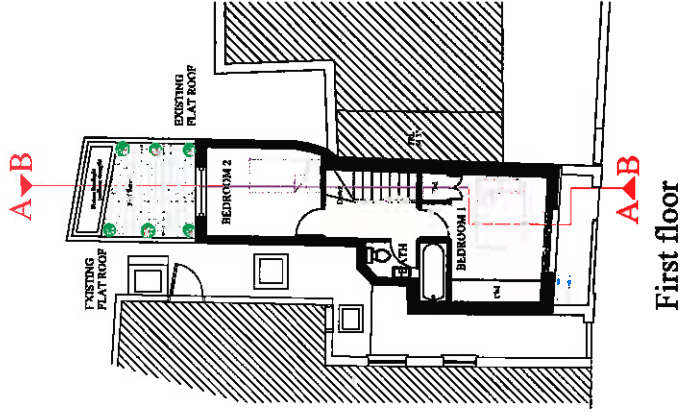
Front elevation



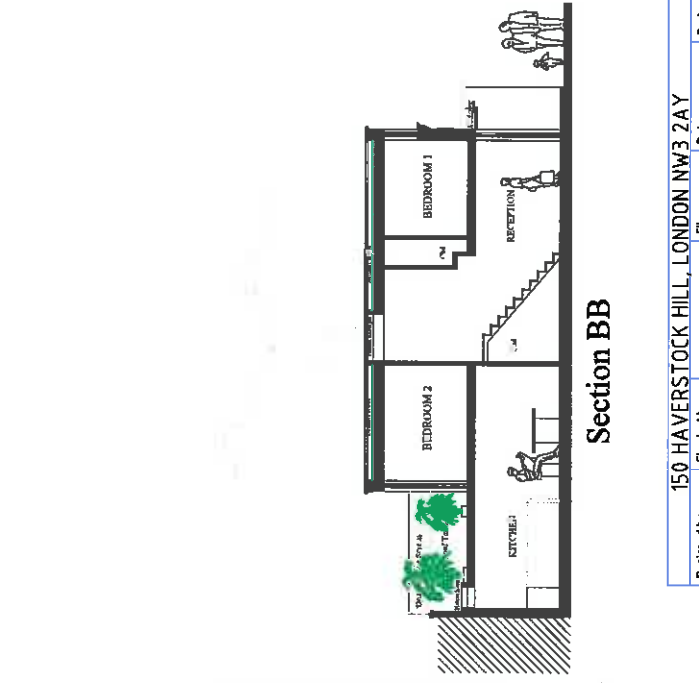
Section AA



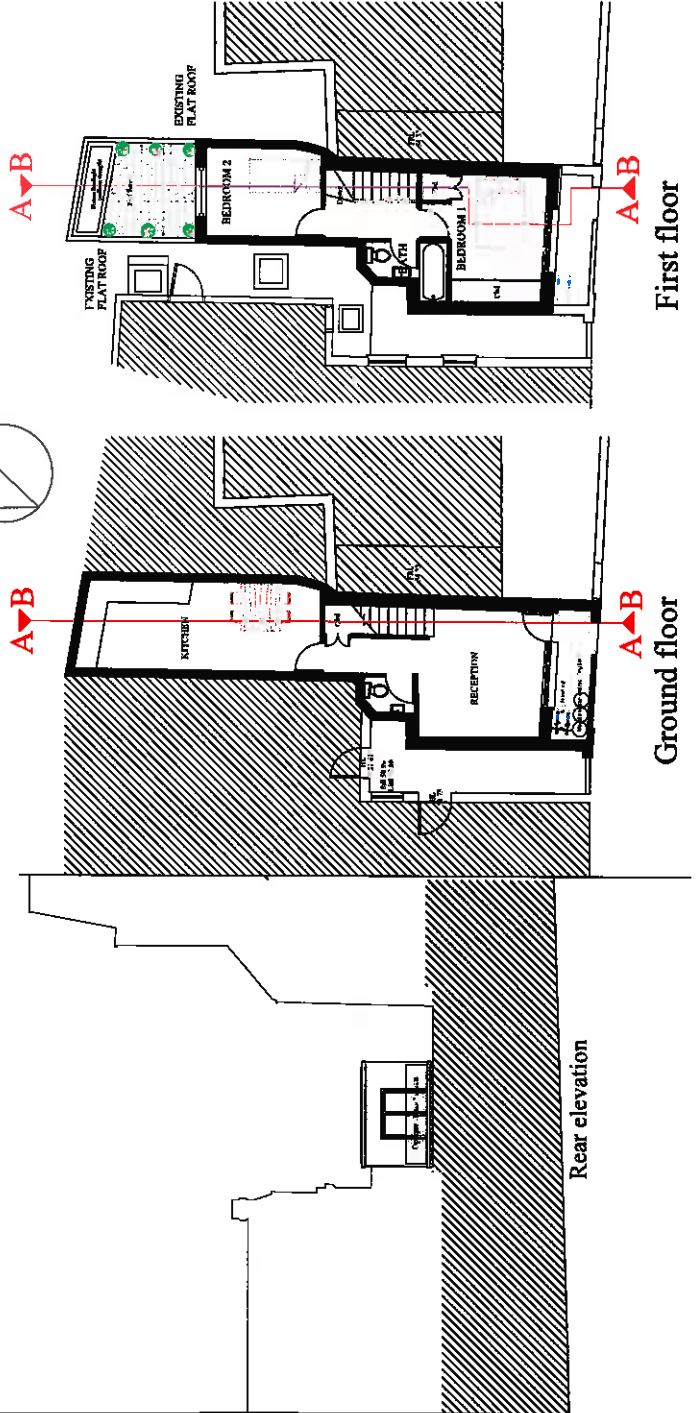
Ground floor




First floor



Section BB



Rear elevation

		<b>150 HAVERSTOCK HILL, LONDON NW3 2AY</b>	
Designed by CAD	Checked by WRH	Filename ATH	Date Oct 2016
		Scale 1:100@A2	Sheet 1 of 1
		<b>Proposed Plans, Sections and Elevations</b>	
		<b>HH14 06F</b>	
		Edition Sheet	
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1/14  
1/20/16

## **APPENDIX 2**

**Ian Phillips**

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**From:** Craig, Tessa <Tessa.Craig@camden.gov.uk>  
**Sent:** 02 June 2016 08:34  
**To:** Ian Phillips (ian.phillips@cunnanetownplanning.co.uk)  
**Subject:** 2016/2507/P- 150 Haverstock Hill

Dear Ian,

As discussed, there are a number of concerns with the proposed development at 150 Haverstock Hill.

Design, Impact on Listed Building and Conservation Area

The proposal would obscure the side elevation and the long diagonal views of the front of the listed building, to the detriment of its setting and of the character and appearance of the Parkhill and Upper Park Conservation Area, to which the listed building makes a positive contribution.

Consequently, the proposal would harm the setting and special interest of 148 Haverstock Hill, destroy the positive contributor at 150 and detract from the character and appearance of the Parkhill and Upper Park Conservation Area, contrary to DP24 and 25, and CS14.

Amenity

It is considered that whilst the Daylight Assessment provided has considered the impact on daylight and sunlight to neighbouring properties as a result of the proposal 'fairly small and negligible', there would also be loss of outlook to the properties. The development is therefore considered unacceptable in terms of amenity for neighbouring properties and contrary to policy CS5 (Managing the impact of growth and development) of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies

Residential Accommodation

Additionally, the proposed bedrooms would be single aspect and the kitchen at rear ground floor would have no windows, resulting in poor residential accommodation, contrary to policies CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies. a

I can proceed to determine the application so that your client may have the option to appeal the decision. Please let me know if you have any questions.

Kind regards,

Tessa Craig  
Planning Officer  
Regeneration and Planning  
Culture and Environment  
London Borough of Camden

Telephone: 020 7974 6750  
Web: [camden.gov.uk](http://camden.gov.uk)

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**From:** Ian Phillips <ian.phillips@cunнанetownplanning.co.uk>  
**Sent:** 16 June 2016 12:12  
**To:** 'Craig, Tessa'  
**Subject:** RE: 2016/2507/P- 150 Haverstock Hill

Dear Tessa

Thank you for your e-mail of June 2 outlining the Council's objections to my client's proposals for this property. I understand that it is your intention to draft a report on the proposals in the next day or so, and I felt it appropriate to respond to the matters which you have raised.

- (i) ***Impact on listed building and conservation area*** – my colleague has spoken to the Council's Conservation Officer and it is very disappointing that he was not inclined to even question whether No. 150 does actually make a positive contribution to the Conservation Area. He seems simply to accept what the appraisal document says as gospel, rather than assess for himself whether the visual contribution of the application building to the heritage asset is so important that it is not outweighed by other considerations.

Plainly, as you will see from the report of Mr Warshaw, there are positive aspects to the proposal such as the opportunity to reveal more widely the most important front elevation of the adjoining listed building, and I would suggest that the limited extent to which the proposed extension might obscure part of the less important flank elevation should attract rather less weight in the balancing exercise.

- (ii) ***Quality of residential accommodation*** - to put the matter rhetorically, exactly how many windows and aspects would you expect a bedroom to have? I would respectfully suggest that one bedroom window in each room on the principal east and west elevations is more than sufficient to provide a reasonable standard of daylighting and amenity for those rooms. As for the proposed kitchen at the rear of the ground floor, I assume you have noted that this space would have a large, openable, roof light to provide natural light and ventilation. In planning terms I would not regard it as essential for this space to have an aspect from a window.
- (iii) ***Residential amenity*** – I assume from your e-mail that we are in agreement the proposal would have no adverse impact on daylight or sunlight reaching windows in the adjoining properties at Nos. 150A and 152?

With regard to aspect, I note your confirmation that you have not entered any of the adjoining properties, and I would respectfully suggest that this is disappointing if you are intending to refuse planning permission on the basis of the loss of aspect/visual intrusiveness of the proposed extension. Nonetheless, I would comment as follows:

- a) With regard to the first floor bedroom window in the flank wall of No. 152, the extension has been designed so that it would not totally obscure the view from that window, but you will note from the photographs forwarded by the occupier of the first floor flat that the existing view is confined to the unauthorised roof terrace set up by the occupier of No. 150A, the flank wall of No. 148, and the building on the other side of Haverstock Hill. If the proposed extension is constructed, however, the view from that window would be rather more restricted, but there would be a view nonetheless.

More importantly, I would invite you to consider when balancing the merits of this proposal whether it is absolutely imperative that a bedroom window retains an aspect? You will appreciate, given the function of the room, that when it is in use, the blinds or curtains are shut and it will be dark outside. Conversely, when there is no-one in the room, the blinds or curtains will be open and since there would be nobody in the room it hardly matters that the aspect from the bedroom window is more restricted.

- b) As for the glazed door that has been inserted into the flank wall of No. 150A, you will have noted at the site visit that this provides access to an unauthorised roof terrace on my client's property. However, you seem to be more concerned about the loss of aspect from this door arising from the proposed opaque glass screen around the roof garden. I am not sure how you can make this assessment or reach this conclusion



if you are unaware, as you plainly are, of which room the glazed door serves. For example, the door may only serve a corridor. Even if the glazed door does provide some aspect to a habitable room, I have to say that, in my experience, it would be most unusual for that aspect to warrant protection through the planning process. It would be more usual for the windows in a room to fulfil that function, but if it is the choice of the occupiers of that property to keep those windows shuttered all the time, that personal choice should not negate the opportunity for my client to develop his property.

I hope these observations are of assistance to you. My client has advised that he will be lodging an appeal against an adverse decision should that be your intended course of action. We will be seeking a Hearing in this case to ensure that the planning and listed building merits of the proposals are properly analysed and discussed.

Kind regards.

**Ian Phillips**

**CUNNANE TOWN PLANNING LLP**

ian.phillips@cunnanetownplanning.co.uk

**IMPORTANT ANNOUNCEMENT**

On January 30<sup>th</sup> Cunnane Town Planning moved to new offices in Chertsey. Please note the change of address and phone number below.

Cunnane Town Planning LLP  
Churchward House  
4 Foundry Court  
Gogmore Lane  
Chertsey  
KT16 9AP

Tel: +44 (0) 1932 564280  
Mob: +44 (0) 7778 599538  
Fax: +44 (0) TBC

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**From:** Craig, Tessa [mailto:Tessa.Craig@camden.gov.uk]  
**Sent:** 14 June 2016 13:17  
**To:** Ian Phillips  
**Subject:** RE: 2016/2507/P- 150 Haverstock Hill

Hi Ian,

Consultation expires on the 16th June (Thursday), I'll be making a determination after that.

Kind regards,

**Tessa Craig**  
Planning Officer

Telephone: 020 7974 6750



## **APPENDIX 3**

## Ian Phillips

---

**From:** Ian Phillips <ian.phillips@cunnetownplanning.co.uk>  
**Sent:** 03 August 2016 13:26  
**To:** tessa.craig@camden.gov.uk  
**Subject:** 150 HAVERSTOCK HILL  
**Attachments:** H2162 - 150 Haverstock Hill - Daylight Assessment - v2.pdf

Hi Tessa

Further to recent email exchanges with yourself and a right to light consultant representing the adjoining property owners, I have now revisited the site and the houses on either side, accompanied by Nick Hawkins of Hawkins Environmental. An updated Daylight/Sunlight Assessment is attached, and this should be substituted for the original assessment submitted with the application.

In summary, the updated report adds an assessment of 3 further windows, all within No150a. These are the first floor window in the front elevation which serves a study (No 1007), a rooflight on the side roof serving the ground floor lounge (1009) and a second rooflight on the side roof above the rear stairs (1010). The report offers the following observations in respect of each:

1007 - the first floor level room is a study, which also has a window in the east elevation and a part glazed door in the south elevation. The report concludes that although there would be some reduction in daylight and sunlight reaching this particular window, since there are 2 other openings serving this room, the overall effect would be insignificant. Similarly there would be no material detriment in terms of loss of aspect in my opinion.

1009 – daylight reaching this rooflight would be unaffected by the proposed development, but there would be some loss of sunlight. However, since the other rooflight (1010) will retain good access to sunlight, the overall impact would not be significant. In my view the visual impact of the proposed extension on this rooflight would be negligible.

1010 – this rooflight has been included for completeness. It is positioned above the rear stairs and provides borrowed light to the open plan ground floor lounge area and the first floor study area. Neither daylighting nor sunlighting to this aperture would be materially affected, and nor would there be any visual impact in planning terms as this is not a habitable room window.

With regard to No148, having now inspected the property internally I am satisfied that in planning terms there would be no material impact upon the amenities of the neighbour. The nearest windows comprise an obscure glazed roof light serving an internal hallway towards the rear of the house, and at first floor level, obscure glazed bathroom windows facing front and back. Neither space constitutes a habitable room, but regardless of this I do not consider that the proposed extension would have any impact.

I have left a phone message with your colleague yesterday and hope we can have a conversation about progressing this application to a conclusion later today.

Incidentally, I have belatedly noticed one small error on the submitted plan/elevation. The opaque glass screen around the rear roof terrace should be a maximum of 1.8m from top to bottom to ensure privacy for neighbours and the occupants of the new house, and not 1.6m on top of the wall enclosing the balcony as shown. Its only a small point but I can get it changed if you wish.

**Ian Phillips**  
CUNNANE TOWN PLANNING LLP  
[ian.phillips@cunnetownplanning.co.uk](mailto:ian.phillips@cunnetownplanning.co.uk)

## **APPENDIX 4**

<b>Delegated Report</b>		Analysis sheet		Expiry Date:	29/06/2016
		N/A		Consultation Expiry Date:	16/06/2016
Officer			Application Number(s)		
Tessa Craig			2016/2507/P		
Application Address			Drawing Numbers		
150 Haverstock Hill London NW3 2AY			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
<b>Proposal(s)</b>					
Change of use from shop (Class A1) to provide a 2 storey, 2 bed dwelling (Class C3) with roof terrace including partial demolition of existing building, alteration to front façade, erection of front boundary wall and erection of first floor extension.					
<b>Recommendation(s):</b>		<b>Refuse Planning Permission</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			

<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>12</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was displayed 26/05/2016- 15/06/2016 and a press notice was advertised on 26/05/2016. Objections were received from:</p> <p>2A Upper Park Road;  148 Haverstock Hill;  150a Haverstock Hill;  152c Haverstock Hill.</p> <p>The objections relate to:</p> <ul style="list-style-type: none"> <li>• Overlooking into gardens;</li> <li>• Loss of light;</li> <li>• Overshadowing;</li> <li>• Maintenance access;</li> <li>• Obscure views of listed building;</li> <li>• Daylight/sunlight report inaccurate;</li> <li>• Noise and air pollution from bathroom;</li> <li>• Inaccurate drawings;</li> <li>• Neighbouring windows missing from drawings;</li> <li>• Design of privacy screen;</li> <li>• Privacy;</li> <li>• Sense of enclosure;</li> <li>• Solar panels;</li> <li>• Loss of commercial property;</li> <li>• Cycle and bin store in front elevation</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify	Parkhill CAAC- no response received.					

## Site Description

The subject site is located on the north east side of Haverstock Hill and is a single storey A1 commercial unit in a group of three commercial frontages stretching from the subject site to the corner of Upper Park Road. The property is within the Parkhill and Upper Park Conservation Area and is a building which makes a positive contribution to the Conservation Area.

To the north of the site the buildings are four storeys high with front dormer windows. To the south is 148 Haverstock Hill a Grade II listed building which abuts the subject property. Above ground level the properties to the north are residential and to the south, the properties are residential. 150a Haverstock Hill is tucked in behind 150 Haverstock Hill and has access via a side passageway.

## Relevant History

None.

## Relevant policies

### **National Planning Policy Framework 2012**

Paragraphs 14, 17, 56-66 and 126-141

### **London Plan March 2015**

Policies 3.3, 3.5, 7.4, 7.6 and 7.8

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

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS8 - Promoting a successful and inclusive Camden economy

CS14 - Promoting high quality places and conserving our heritage

CS11 - Promoting sustainable and efficient travel

CS18 - Dealing with our waste and promoting recycling

DP2 - Making full use of Camden's capacity for housing

DP5 - Homes of different sizes

DP6 - Lifetime homes and wheelchair homes

DP13 - Employment premises and sites

DP14 - The transport implications of development

DP17 - Walking, cycling and public transport

DP18 - Parking standards and limiting the availability of car parking

DP20 - Movement of goods and vehicles

DP24 - Securing high quality design

DP26 - Managing the impact of development on occupiers and neighbours

DP28 - Noise and vibration

### **Camden Planning Guidance**

CPG1 (Design) Pages 9-14 and 35-38

CPG2 (Housing) Pages 59-68

CPG5 (Town centres, retail and employment) Pages 83-87

CPG6 (Amenity) Pages 25-38

CPG7 (Transport) Pages 25-28

### **Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011**

## Assessment

### 1.0 Proposal

- 1.1 Planning permission is sought for the change of use of the unit from an A1 commercial use to C3 residential use and the erection of a first floor extension with rear roof terrace to form a two bedroom single dwelling house. Part of the front elevation of the existing unit would be demolished (4.2m<sup>2</sup>) to form a 1.2m setback from the street where a front boundary wall will be erected and a small forecourt will serve as a waste and cycle storage space.
- 1.2 The proposed first floor extension shall be 10m deep, 2.9m high, 4.2m wide and tapering back to 2.8m at the rear, three front elevation windows and two rear elevation glazed doors and a sedum roof are proposed. The extension shall have a flat roof and a rooflight near the middle. The terrace at the rear shall include a walk on rooflight, a 1.6m high opaque privacy screen on all sides and shall be 9.5m<sup>2</sup>. The proposed materials are London stock brick and timber framed windows.

### 2.0 Assessment

2.1 The main issues for consideration are:

- Land use;
- Quality of accommodation;
- Design;
- Residential Amenity;
- Transport;
- Waste/refuse;
- Sustainability;
- CIL/other matters

#### Land Use

- 2.2 CS8 and DP13 (Employment premises and sites) seek to retain land and buildings that are suitable for continued business use and will resist a change to non-business use unless it can be demonstrated that the site is no longer suitable for its existing business use or there is evidence that the possibility of retaining, reusing or redeveloping the site has been fully explored over time.
- 2.3 The existing unit is currently occupied by hairdressers and is 42m<sup>2</sup>. The property is outside of a town/neighbourhood centre and is one of a group of three commercial units. 152 Haverstock Hill has recently (2015/2016) been granted permission for change of use from A1 to D1 (dental practice) and A1 to A3 (restaurant) although neither of these permissions have been implemented yet. 154 Haverstock Hill has been given permission for change of use from A3 to C3 (residential). Given the unit is outside of a neighbourhood centre, the loss of the A1 unit is considered acceptable in this case.

#### Priority Dwelling sizes



2.4 The Council's LDF sets out priorities for dwelling sizes in policy DP5. This seeks to ensure that all residential development contributes to the creation of mixed and inclusive communities by securing a range of homes of different sizes. The new residential unit is two bedroom. The policy sets out that the highest priority in this tenure is for 2 bedroom units. A one bedroom unit is a low priority within the priority table. The proposed unit size is therefore acceptable in terms of number of bedrooms.

#### Standard of accommodation

2.5 Policy 3.5 of the London Plan promotes high quality design of housing development that takes into account its physical context, local character, density, tenure and land use mix and relationship with, and provision for public, communal and open spaces taking into account the needs of children and older people.

2.6 From 1st October 2015 the planning authority are no longer able to apply Lifetime Homes Standards, 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 national space standards (reflected in the London Plan) and access standards in Part M of the Building Regulations.

2.7 New development should conform to the minimum space standards set out in Table 1 of the 'Technical housing standards- nationally described space standards March 2015'. For a two bedroom three person dwelling over two floors the minimum space requirement is 70sqm. The proposed residential unit measures 66.2sqm and is therefore below the minimum space requirement for a two bed, three person dwelling with a shortfall of 3.8sqm. Furthermore the bedroom would fall short of the required 11sqm for double and first bedrooms. It is therefore considered the proposed accommodation would be substandard in terms of space. The London plan Housing SPG notes the space standards are the minimum requirements and should be exceeded, due to this shortfall the proposed unit is not considered a suitable size.

2.8 Furthermore in respect of daylight, sunlight, outlook and sense of enclosure for future occupiers of the unit. Within the ground floor level, the living room to the front would be served by a single window which would provide sufficient outlook and daylight for that room. However to the rear would be the kitchen/dining area, measuring 6.4m deep and 2.4m wide and would be served only by a rooflight to the rear elevation. This is considered to be a habitable room and is likely to be where future occupiers would spend a large portion of their time when within the unit, it is considered the proposed area would not have sufficient outlook nor would they received sufficient daylight and sunlight within this room. The applicant has not provided a daylight and sunlight assessment to demonstrate this room would receive a sufficient level of light. It is therefore considered that the proposed kitchen/dining area would not achieve an acceptable level of light and would have poor outlook to the detriment of future occupiers.

2.9 With regard to privacy, it is considered future occupiers would have a suitable level of privacy when within the unit.

#### Design

2.10 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy DP24 are relevant to the application - the development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials used.

2.11 Camden Planning Guidance 1 (Design) paragraphs 4.10-4.15 states that extensions should be designed proportionally in relation to the existing buildings and groups of buildings and in

particular should be secondary to the building being extended in terms of form, scale and proportions.

- 2.12 At present, the gable end of the listed building, an important early 19th-century house, and the side elevation of its two-storey side extension are fully visible above ground-floor level, with the existing shop forming a modest link between them and the larger corner building. The upper parts of the front of the listed building are also visible at wide angles from along the street. The structure 150 is a modest lock-up shop of neo-Classical influence, featuring a substantial fascia atop pilasters crowned with a heavy, splayed cornice, and considered to be a positive contributor to the conservation area. While currently in poor condition and marred by garish plastic signage, the underlying shopfront is attractive and could be restored to its former splendour. Furthermore, 150 Haverstock Hill is noted as a positive contributor, which means that there is a strong presumption against its total or substantial demolition.
- 2.13 The proposal would obscure the side elevation and the long diagonal views of the front of the Grade II listed building, to the detriment of its setting and of the character and appearance of the Parkhill and Upper Park Conservation Area, to which the listed building makes a positive contribution. There would also be disruption to the drainage of the roof of the listed building's side extension, which currently overhangs the shop, while the view of the clapboard rear of 2 Upper Park Road would be interrupted. It is considered that the proposed development would harm the setting of the Grade II listed building as it would fail to pay regard to its character and proportions and would infill the gap between No.148 and No.150a and 152, causing harm to the historic character and setting of the listed building, contrary to DP25.
- 2.14 Consequently, the proposal would harm the setting and special interest of 148 Haverstock Hill, destroy the positive contributor at 150 and detract from the character and appearance of the Parkhill and Upper Park Conservation Area, contrary to DP24 and 25, and CS14.

#### Residential Amenity

- 2.15 Policy CS5 seeks to protect to the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be 'designed to protect the privacy of both new and existing dwellings to a reasonable degree' and that the Council 'aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers'.
- 2.16 The applicant has provided a daylight/sunlight assessment to accompany the application. The report has numbered the neighbouring windows to the north and south of the site to explain the impact on daylight and sunlight. The report concludes that there will be a reduction in daylight and sunlight to neighbouring properties, however that the impact will be negligible under BRE guidance. The proposed development would result in a two storey building with blank flank walls approximately 1.2m away from existing windows to the north at 152 and 150a Haverstock Hill. Whilst the proposed extension does not extend fully to the rear of the site, the 1.6m high opaque screen will also impact on sense of enclosure for neighbours to the north. It is considered the proposal would be harmful in terms of loss of light and outlook for these properties and would therefore be unacceptable in terms of impact on residential amenity. This is due to the introduction of built form in such close proximity to those impacted windows.
- 2.17 The proposed development would result in overlooking from first and second floor side windows and the second floor level rear balcony of Flat 2 along with the lower ground level courtyard serving Flat 1. Prospective occupiers of the subject units would be able to overlook the

surrounding properties at 76 Crediton Hill and 324-326 to the north in particular. The development would therefore result in a significant loss of privacy for those neighbouring occupiers. It is noted the side elevation windows could be opaque glazed to overcome overlooking, however, there would still be concern due to the significant amount of overlooking and loss of privacy resulting from use of the rear terrace and lower courtyard. The current site has a commercial use and Officers consider that the introduction of a residential use along with the above would introduce a significant level of overlooking that currently does not exist.

### Transport

#### Car parking

- 2.18 The site is located on Haverstock Hill and has a public transport accessibility level of 3. In accordance with policy DP18 as the site has moderate public transport and is located within a controlled parking zone and in order to prevent the development from adding to existing parking stress in the surrounding area, the proposed residential unit would be secured as car free by means of the Section 106 Agreement. Given the context of the recommendation this consequently forms a further reason for refusal of the application, although an informative will also specify that without prejudice to any future application or appeal, this reason for refusal could be overcome by entering into a legal agreement in the context of a scheme acceptable in all other respects.

#### Cycle parking

- 2.19 The Council expects cycle parking at new developments to be provided in accordance with the standards set out in the London Plan of March 2015. For residential developments this requires the provision of 2 spaces per unit.
- 2.20 The proposal includes two cycle stores on the front forecourt; however these are next to the refuse bins. The proposal should be amended so that separate cycle parking and refuse stores are provided, if possible. Locating the cycle parking next to the refuse bins would discourage residents from owning a bicycle and therefore from cycling. Details of the cycle parking facilities, access routes and cycle store would need to comply with the guidance provided within CPG7.
- 2.21 Therefore, the proposed cycle parking plans are unacceptable in their current format. As this matter could be overcome by a planning condition requiring further details of cycle parking, if the scheme was considered acceptable, this matter does not form a reason for refusal.
- 2.22 Given the level of works involved it is considered necessary to secure a financial contribution towards highways works, to make good any damaged caused as a result of the development. Such a contribution would be secured via a Section 106 legal agreement, given permission is to be refused a reason for refusal in regard of the absence of a Section 106 agreement shall be used.

### Waste and Refuse

- 2.23 A bin store has been proposed at ground level in the front forecourt and this is considered to be acceptable for a single residential unit.

### Sustainability

- 2.24 With regard to Sustainability, the applicant has provided a sustainability report which acknowledges that Code for Sustainable Homes is no longer in existence, however the proposal has been designed in a manner to achieve Code Level 4, and thereby would provide a sustainable development. As with all new developments a Section 106 legal agreement would

be used to secure the Sustainability Plan to ensure the appropriate energy and resource efficiency measures are employed in the detailed design and build of the development. Given permission is to be refused a reason for refusal shall be used in the absence of a Section 106 legal agreement.

### CIL

2.25 As the proposal would involve the creation of new residential uses, it may be liable for the Mayor's and Camden's Community Infrastructure Levy (CIL). A standard informative would normally be attached to any approved decision notice drawing CIL liability to the Applicant's attention.

### **3.0 Recommendation**

Refuse planning permission.

## **APPENDIX 5**

Cunnane Town Planning  
Churchward House  
4 Foundry Court  
Gogmore Lane  
CHERTSEY  
KT16 9AP

Application Ref: **2016/2507/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

1 September 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:  
**150 Haverstock Hill**  
**London**  
**NW3 2AY**

#### Proposal:

Change of use from shop (Class A1) to provide a 2 storey, 2 bed dwelling (Class C3) with roof terrace including partial demolition of existing building, alteration to front façade, erection of front boundary wall and erection of first floor extension.

Drawing Nos: Site Location Plan, HH14 01A, HH14 06C, Design and Access Statement by William Hardman Associates dated 18 March 2016, Sustainability Statement by Envision Sustainability dated 23 April 2016, Heritage Statement by Conservation Architecture & Planning dated March 2016 and Planning Statement by Cunnane Planning.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed development, by reason of its siting, design, massing, scale and materials, would be detrimental to the character of the host building and the surrounding streetscene, failing to preserve or enhance the character and appearance of the surrounding conservation area, contrary to policy CS14



(Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed development, by reason of its siting, design, massing, scale and materials would be detrimental to the character, appearance and setting of the neighbouring Grade II listed building at 148 Haverstock Hill. The proposed development fails to respect the special historic and architectural interest of the Grade II listed building contrary to Policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and Policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, by reason of its design, layout and associated deep floor plan would result in an unacceptable standard of accommodation for future occupants by way of a substandard unit and bedroom size and poor daylight and outlook for the kitchen, contrary to policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 4 The proposed development by virtue of its siting and scale would result in an undue loss of light and outlook to neighbouring properties at 150a and 152 Haverstock Hill contrary to policy CS5 (Managing the impact of growth and development) of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 5 The proposed development, in the absence of a legal agreement securing a sustainability plan, would not secure the appropriate energy and resource efficiency measures, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards) and CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.
- 6 The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.
- 7 The proposal, in the absence of a legal agreement to secure highway contributions to undertake external works outside the application site, would fail to secure

adequate provision for the safety of pedestrians, cyclists and vehicles, contrary to policies CS11 (Promoting sustainable and efficient travel), CS19 (Delivering and monitoring the Core Strategy), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Core Strategy and Development Policies 2010.

Informative(s):

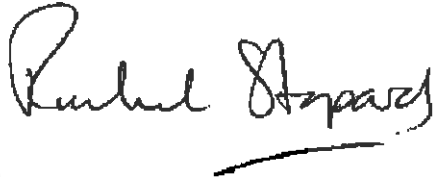
- 1 Without prejudice to any future application or appeal, the applicant is advised that reason for refusal numbers 5-7 could be overcome by entering into a legal agreement with the Council.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard  
Executive Director Supporting Communities



## **APPENDIX 6**



**Sini & Co**  
PLUMBING & HEATING  
609.776.6343

**WATER PUMP**  
WATER HEATER

**NO LEFT TURN**





**MASTER CLEAN DRY CLEANERS**  
**LATE DRY CLEANING SPECIALIST**

**SAVE DRY DRY CLEANING**  
207 586 2954

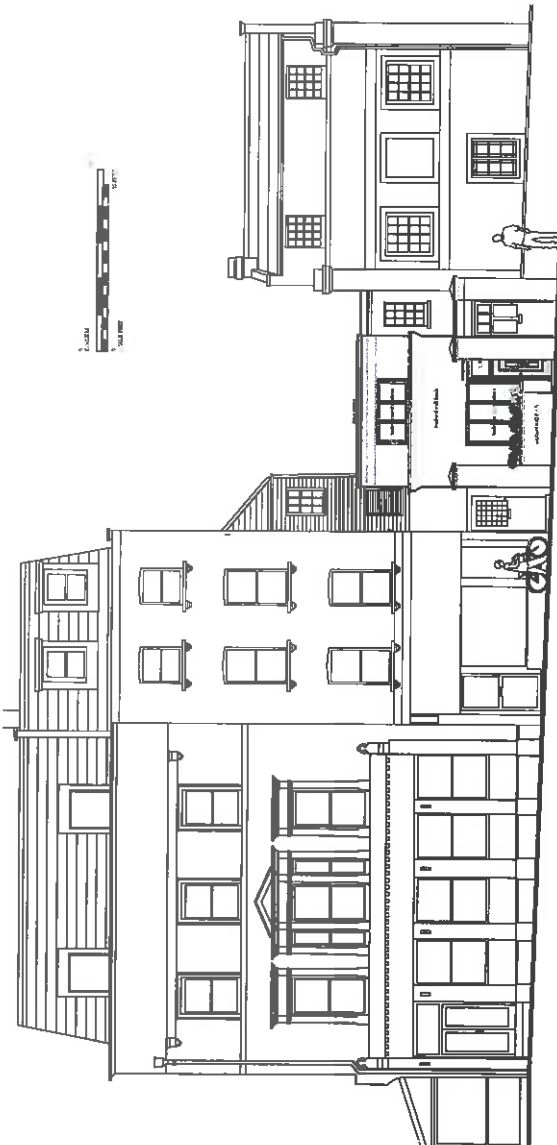


**207 586 2954**

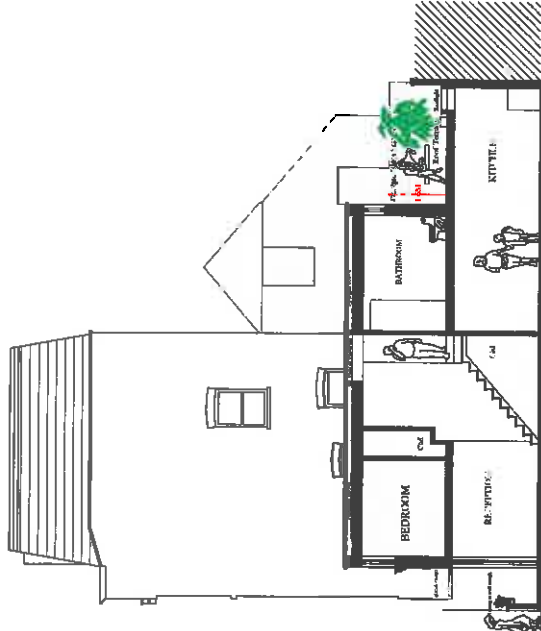
**P**

1100

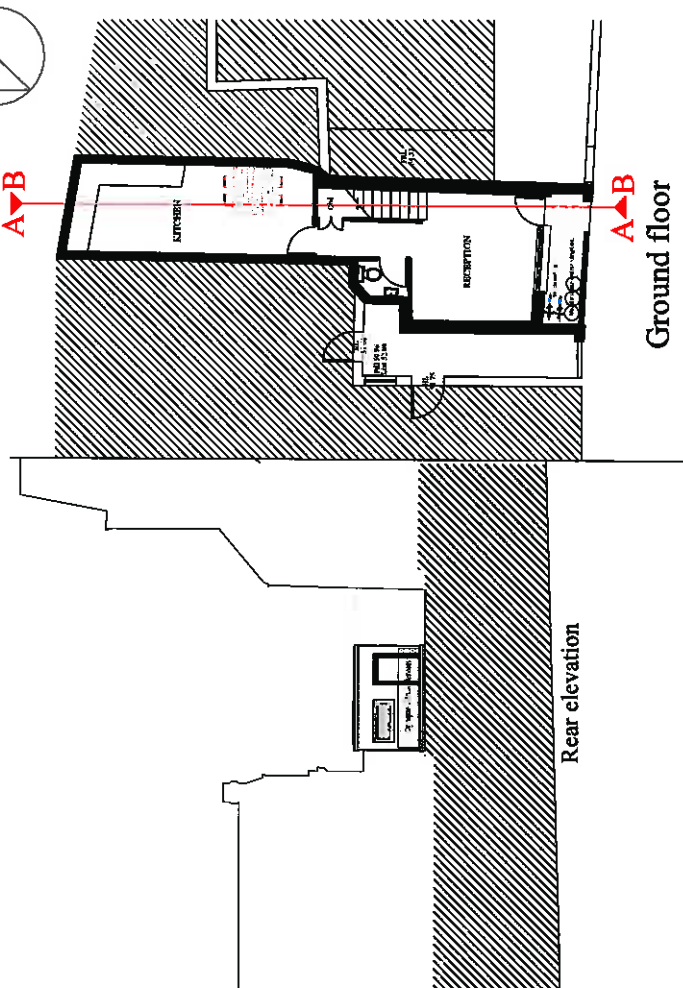
# **APPENDIX 7**



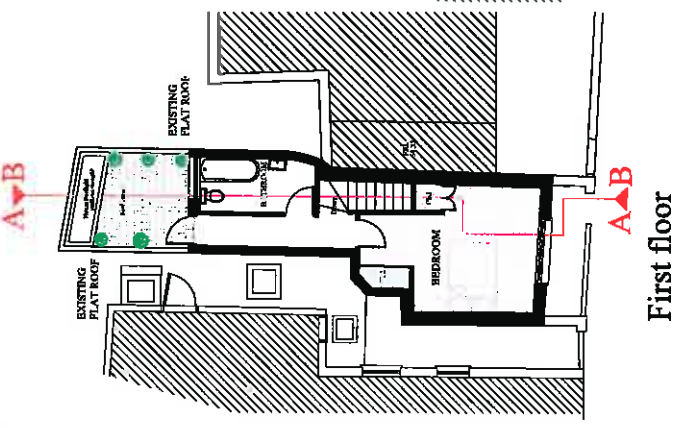
Front elevation



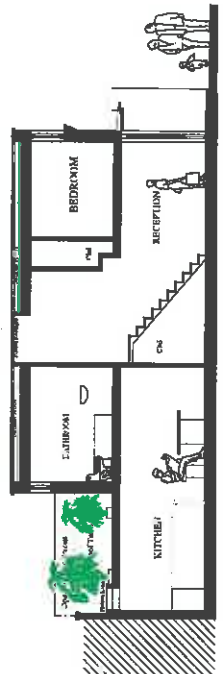
Section AA



Ground floor




First floor



Section BB

Rear elevation

150 HAVERSTOCK HILL, LONDON NW3 2AY		Scale	1:100@A2
Designed by	Checked by	Date	Oct 2016
CAD	WRH	Filename	ATH
Proposed Plans, Sections and Elevations			Sheet
 WILLIAM HARDMAN ASSOCIATES ARCHITECTS T: 0208 840 2535 F: 02045 130 8810 www.williamhardman.com			HH14 07B

1/3  
1/3  
1/3