

Camden
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Our Ref: HP0117

Date: 5th February 2018

Dear Sir/Madam

No.18, Well Road, Camden

Householder application for planning permission for works or extension to a dwelling and listed building consent

We act on behalf of Mr George O'Dowd.

We submit for your consideration an application for the following:

"Proposed development and works to include:

i) External works to the front elevation including improvements and repairs to doorway and windows. External works to the rear elevation and external structures including demolition of existing shed/summerhouse, reinstatement of external door opening to the rear façade from the living room; additional external door opening from the living room on the opposite side of the bay window to a new glazed corridor link and new, single storey, glazed rear extension; provision of garden structures; alterations to existing garden walls; and, refurbishment of existing windows; and,

ii) Internal works including general refurbishment, décor update and improvement; addition of ground floor bedroom suite and improvement to space planning of the bedroom suites on the first floor."

The application includes the following:

- Completed application forms;
- Design and Access Statement;
- Heritage Statement; and,
- Drawings/Plans.

a) Introduction

The justification for the proposals and general design rationale is set out in detail in the Design and Access Statement. It sets out the context for the proposals by describing the property, which is a

Grade II listed building. The property is also situated within a Conservation Area. It then explains how the proposed changes (and repairs) will improve the quality and function of the living space.

A full description of the proposals is provided. Cross reference is made to the Heritage Statement which firstly, examines the significance of the heritage assets, secondly, it provides a detailed assessment of how the proposals impact on the listed building and conservation area, and, thirdly, it provides a conclusion taking into account the analysis undertaken.

The applicant and his Project Team have carefully reviewed the planning history of the property. Both the Design and Access Statement and Heritage Statement make reference to previous proposals for similar development/works to the building that were submitted for the property in 2013 (Council Refs. 2013/8134/P and 2013/8312/L). These applications were subsequently refused and dismissed at appeal (PINS References: APP/X5210/W/14/3001456 and APP/X5210/Y/14/3001195). The concerns of the Council and Inspector who determined the appeals have been taken into account with the new proposals.

b) Planning Justification

The primary consideration in determining what type and form of development may be accommodated on the site is the Development Plan and the policies contained within it. Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that the '*development plan*' is the principle consideration in determining planning applications and states that '*...determination must be made in accordance with the plan unless material considerations indicate otherwise.*'

Planning policy at a national level is contained in the National Planning Policy Framework (NPPF) published by the Government on 27th March 2012. National Planning Policy Guidance is also relevant. The NPPF consolidates a number of Planning Policy Statements, Planning Policy Guidance, Circulars and other guidance that existed prior to that date. Appendix 3 of the NPPF confirms which documents it replaces and transitional arrangements for its introduction are contained within Appendix 1 - Implementation.

The NPPF, in paragraph 210, confirms the existing legal position in that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In paragraph 211, it goes on to say that policies in the Local Plan should not be considered out of date simply because they were adopted prior to the publication of the Framework.

The Development Plan, at present, comprises the London Plan incorporating changes, March 2016 and the Camden Local Plan adopted in June 2017. The Development Plan is also supported by supplementary planning guidance/documents. In support of the London Plan, the Mayor has published supplementary planning guidance in respect of a number of matters. The Council has also published supplementary documents/guidance. The most relevant, in the context of this application, are the documents CPG 1, 'Design', July 2015 and CPG 'Housing', May 2016. The Housing CPG is currently the subject of review given that the Council is updating its planning guidance documents in light of the adoption of the Local Plan in 2017.

The site it is not covered by any environmental designation within the Development Plan. However, as stated above, it is within the Hampstead Conservation Area and the Council published a Conservation Area Statement for this part of the Borough in October 2002.

In assessing the proposals against the Development Plan and in addressing the issue of the principle of development, Policy 3.8, Housing Choice of the London Plan emphasises the need for Londoners to have a genuine choice of homes and Policy 3.14, Existing Housing states that the Mayor will support the maintenance and enhancement of the quality and condition of London's existing homes. Adapting the existing house stock to meet the needs of existing occupiers/residents is relevant in this

context.

In terms of the adopted Camden Local Plan, Policy H6 states that the Council will aim to *“minimise social polarisation and create mixed, inclusive and sustainable communities by seeking high quality accessible homes and by seeking a variety of housing suitable for Camden’s existing and future households, having regard to household type, size, income and any particular housing needs.”* The Policy goes on to say that *“We will seek to secure high quality accessible homes in all developments that include housing. We will a) encourage design of all housing to provide functional, adaptable and accessible spaces;”*

While this Policy is aimed more at the provision of new dwellings it does highlight the need to ensure choice in respect of housing provision and that existing housing should be adapted if required in order to meet a households particular needs. Failure to do so will inevitably lead to pressure for more housing. Policy H7 also has some relevance in this respect. These policies, in our view, provide support to the proposals, given that they seek to provide enhancements to the existing house such that its function will be significantly improved as a result of the proposals.

However, noting the status of the existing property and the fact that it is situated within the Conservation Area, a further important consideration is the design of the proposals and the impact they will have. There are a number of key policies in the Development Plan relating to design. The London Plan, Policy 3.5, Quality and Design Strategic states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment taking account of strategic policies in the Plan to protect and enhance London’s residential environment and attractiveness as a place to live. Policy 7.4, Local Character states that development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It goes on to identify a series of criteria that schemes should adhere to noting that a ‘high quality design response’ is required. Criteria e) requires proposals to be informed by “historic environments”. Policy 7.6, Architecture requires proposals, in the decision taking process, to be, amongst other things, of the highest architectural quality. Other design related criteria should be addressed. Policy 7.8, Heritage Assets and Archaeology sets out how planning decisions should be taken in respect of proposals that impact upon heritage assets.

In respect of the Camden Local Plan, policies D1 Design and D2 Heritage are relevant. Policy D1 cross references to D2 at criteria c) where it states *“The Council will seek to secure high quality design in development. The Council will require that development:*

c) preserves or enhances the historic environment and heritage assets in accordance with “Policy D2 Heritage”;

The Heritage Statement accompanying the application is relevant in the context of understanding whether the proposals sit comfortably with Policy D2. Section 5 of the Statement is of importance as it sets out a set of reasons as to why the proposals preserve and enhance the appearance and use of the Listed Building and this part of the Conservation Area. At paragraph 5.2 it states:

“The impact on the designated heritage assets would be minimal and will not harm their special interest. In the case of impact that is ‘less than substantial’, NPPF 134 directs that this is weighed against the public benefits of the proposal. Those benefits include enhancing the fabric, character, appearance, use and viability of the heritage asset.”

It should be noted that the conclusions, in paragraph 5.1, make reference to the concerns of the Inspector in relation to the previous scheme, most notably, the alterations to the rear of the property. The scheme has been carefully considered against the Inspectors observations and is designed in such a way that it is now considered to be acceptable.


Further, in terms of meeting the design criteria of Policy D1 the proposals are considered appropriate noting the design approach that has been taken. In terms of other issues such as impact on local residents, the proposals will not have an adverse effect on the amenities of residents of adjoining properties.

Therefore, we consider that the proposals are acceptable in all respects and that they should be approved.

The planning application fee (£206) is submitted under separate cover.

If you have any queries regarding the content of the application please do not hesitate to contact Ed Heynes at Heynes Planning Ltd.

Yours faithfully



Director
Heynes Planning Ltd

For and on behalf of Heynes Planning Ltd

Enc. Application and accompanying documentation