

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

PLANNING, DESIGN AND ACCESS STATEMENT

'Conversion of single dwellinghouse into 3 self-contained flats (2x1bed and 1x2bed).
Erection of single storey rear extension at ground floor. Replacement of 2x windows on
Western elevation and door on rear elevation at ground floor level.'

On Behalf of Mr Sina Motesharei

49 PRATT STREET, LONDON NW1 0BJ



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1 OVERVIEW

1.1 This Planning Statement has been prepared on behalf of Mr Sina Motesharei ("the applicant"), to support an application for planning permission. Planning permission is sought on the following development:

*'Conversion of single dwellinghouse into 3 self-contained flats (2x1bed and 1x2bed).
Erection of single storey rear extension at ground floor. Replacement of 2x windows on
Western elevation and door on rear elevation at ground floor level.'*

Application Documents

1.2 In addition to this Planning, Design and Access Statement the following documents are submitted in support of this application:

- Application Covering Letter;
- Completed Application Form;
- Completed Community Infrastructure Levy Form;
- Site Location Plan; and,
- Existing and Proposed Floorplans and Elevations prepared by MZA Planning.

Format of this Statement

1.3 This Statement comprises the following sections:

1. Overview – *provides a brief introduction to the application supported by this Statement;*
2. Site and Surroundings – *briefly describes the application site and its surroundings;*
3. Planning History – *provides details of the planning history relevant to the application;*
4. Proposed Development – *describes the proposals;*
5. Planning Policy Context – *identifies the planning policy framework against which the application should be determined;*

6. Planning Assessment – *sets out the merits of the application proposals and how it complies with relevant planning policy;*
7. Conclusions – *summarises out conclusions in respect of the application.*

2 SITE AND SURROUNDINGS

- 2.1 The application site comprises a three storey (plus accommodation in the roof) mid terrace property on the north side of Pratt Street in the London Borough of Camden (LBC).
- 2.2 The surrounding area is predominantly residential in character with similarly styled terraced properties, and larger flatted properties immediately opposite the Site.
- 2.3 The property is not statutorily listed, nor is it within a conservation area. The Site is however, identified as being adjacent to a designated area of Open Space - 'St Martin's Garden' (ref. 118).
- 2.4 The Site has a PTAL rating of 6a indicating excellent accessibility to public transport.
- 2.5 There are no other site specific planning policy designations.

3 RELEVANT PLANNING HISTORY

3.1 The planning history for the property is limited; however, the following is considered to be most relevant:

- Planning permission (ref. 33216/R2) was granted in October 1983 for the erection of a roof extension to provide an additional habitable room to the existing dwellinghouse.

4 PROPOSED DEVELOPMENT

- 4.1 The proposals seek planning permission for the subdivision of the existing dwellinghouse into 3no. self-contained dwellings.
- 4.2 The ground floor is proposed to be occupied by one 1 bedroom unit with access to the private external amenity space to the rear. The first floor is proposed to be occupied by 1 studio unit, and the second and third floors are proposed to be occupied by 1 two bedroom unit.
- 4.3 The proposed unit sizes and floorspace are listed below.

Unit	Size	Proposed Floorspace (GIA)(sq.m)	Required Floorspace (GIA)(sq.m)
GF	1b2p	50sq.m	50sq.m
1F	1b1p	39sq.m	37sq.m
2F/3F	2b3p	71sq.m	70sq.m

- 4.4 It is proposed that the two bedroom unit would retain access to the existing car parking permits, whilst the newly proposed studio and one bedroom units would be car free. It is considered that this could be secured by an appropriately worded Unilateral Undertaking.
- 4.5 A single storey ground floor rear extension is proposed to replace the existing sheltered area and external WC. This extension is proposed to be built out of materials to match existing with patio doors opening onto the private external amenity space.
- 4.6 It is also proposed to replace two windows at ground floor level on the side flank wall with traditional timber sash windows.

5 PLANNING POLICY

5.1 The development proposals take account of relevant national, regional and local planning policy. This section of the Planning Statement set out the relevant adopted and emerging planning policy framework, against which the proposals are assessed in Section 6 of this Planning Statement.

Adopted Planning Policy Framework

5.2 In accordance with Section 38(6) of the Planning and Compulsory Act (2004), planning applications should be determined in accordance with the Development Plan, unless other material considerations indicate otherwise.

5.3 The relevant adopted development plan for the site comprises of the:

- London Plan consolidated with alterations (2016)(the 'London Plan')¹; and,
- LBC's Local Plan (CS)(2017)

5.4 In considering the development proposals, other relevant documents which will form material considerations in the determination of the planning application include the National Planning Policy Framework (NPPF)(2012), and the National Planning Policy Guidance (NPPG)(2014 as updated).

5.5 There are also a number of additional Camden Planning Guidance (CPG) documents published by the GLA and LBC which provide guidance on standards for development proposals. These documents are referred to throughout this Statement where relevant, including (but not limited to):

- The Mayor of London's Housing SPG (2016); and,
- CPG1 Design (2011);
- CPG2 Housing (2016);
- CPG6 Amenity;
- CPG7 Transport;
- CPG8 Planning Obligations (2015);

¹ Given the scale of this development, it is not of strategic importance and therefore no further reference to the London Plan will be made below

6 MATERIAL CONSIDERATIONS

6.1 This section assesses the application proposals in the context of the planning policy framework identified above. The Principal matters that are considered to be relevant to this application are set out in the following sub-sections:

- Principle of Development;
- Design and Appearance;
- Residential Amenity; and,
- Transport Impact.

Principle of Development

6.2 The NPPF established a 'presumption in favour of sustainable development' that requires LPAs to approve planning applications which accord with the development plan without delay (para.14) and states that planning should do all it can to support and encourage sustainable economic growth (para.19).

6.3 Local Plan Policy H1 states LBC will maximize the supply of housing and exceed a target of 16,800 additional homes from 2016/17-2030/31, including 11,130 self-contained homes. To achieve this, LBC will regard self-contained housing as the priority land use of the Local Plan. Local Plan Policy H3 supports this policy and states LBC will resist development that would involve a net loss of residential floorspace, or would involve the net loss of two or more homes. These policies do not however, seek to protect family sized accommodation or resist the subdivision of larger properties into small self-contained dwellings.

6.4 In this case it is proposed to subdivide the existing dwelling into 3no. self-contained dwellings (Class C3). This would result in the delivery of a net additional two dwellings. The amount of residential floorspace would increase marginally as a result of the proposed ground floor extension. The proposals would therefore contribute positively to LBC's housing numbers, whilst providing a varied mix of dwelling sizes.

6.5 The proposals are therefore considered to accord with the aims and objectives of Local Plan Policies H1 and H3.

Unit Mix

- 6.6 Local Plan Policy H7 states LBC will seek to ensure that all housing development, including conversion of existing homes contributes to meeting the priorities set out in the Dwelling Size Priorities Table, and includes a mix of large and small homes. For market housing LBC's priorities are as follows:
- 1 Bed – lower
 - 2 Bed – high
 - 3 bed – high
 - 4 bed - lower
- 6.7 However, Policy H7 also states that LBC will take a flexible approach to assessing the mix of dwelling sizes having regard, inter alia, site size, and any constraints on developing the site for a mix of homes of different sizes. The supporting text also acknowledges that there is '*a need and/ or demand for dwellings of every size*' (Paragraph 3.190).
- 6.8 In this case, the proposals seek to optimise the existing dwelling to deliver 3no. dwellings, comprising 1no. studio, 1no. one bed, and 1no. two bed. This dwelling mix was chosen as it provides an optimal solution, which enables communal access and circulation to be based around the existing staircase that provides access to each floor of the property.
- 6.9 The provision of a two bedroom unit on the 2F/3F is possible without much intervention as it can utilise the existing staircase. However, the provision of a 2 bed unit across the GF/1F would require the insertion of an additional staircase within the unit, which when combined with the additional circulation space required within the flat, would result in a highly inefficient layout.
- 6.10 The provision of a one bedroom unit is therefore proposed at ground floor level, and a studio at first floor level, commensurate with the floorspace available at each level. This provides an efficient solution that maximizes the usable floorspace within the property, providing three high quality (two net additional) dwellings. This arrangement, within older properties such as this is not uncommon, and is a practical solution to delivering more dwellings within LBC.

- 6.11 The Site's highly sustainable location, with a PTAL rating of 6a, adjacent to Camden Town and the Central Activities Zone is also less suited for family sized accommodation, and is ideal for higher densities of accommodation.
- 6.12 For these reasons the proposals are considered to accord with the aims and objectives of Local Plan Policy H7.

Quality of Accommodation

- 6.13 Local Plan Policy D1 and H6 require all new dwellings to provide a high standard of accommodation and meet the nationally described space standard. Local Plan Policy A2 also expects developments to provide private amenity space.
- 6.14 As set out in the table at 4.3, all of the proposed units will meet the nationally described space standard.
- 6.15 As regards to private amenity space, the ground floor unit will have access to the existing garden to the rear. It is noted that the 1F and 2F/3F units do not have access to private external amenity space, but this is not uncommon for this type of property in London and the Site is adjacent to St Martin's Gardens (designated open space) and within walking distance of Regent's Park, which would provide ample amenity space for the proposed upper floor units.
- 6.16 The proposals are therefore considered to accord with Local Plan Policies H6 and A2, and, CPG2.

Design and Appearance

- 6.17 Local Plan Policy D1 requires development to respect local context and character, utilise high quality detailing and materials and integrate well with the surrounding streets. Development should
- 6.18 The proposals include the replacement of the existing lean-to shelter and external WC to the rear of the property. The replacement extension would be single storey and project no further beyond the rear elevation than the existing WC. Constructed with materials to match existing the addition would have patio doors leading to the existing garden area, and would provide some additional floorspace for the ground floor unit.
- 6.19 Given the scale of the proposals, it is not considered that it would have any adverse impact on the character and appearance of the building, rather the removal of the

existing piecemeal structures, and their replacement with a single coherent extension should enhance the rear elevation of the property.

6.20 The replacement of the two flank wall windows at ground floor level, with traditional timber framed sash windows will also enhance the character and appearance of the property.

6.21 The proposals are therefore considered to accord with Local Plan Policy D1, and CPG1.

Residential Amenity

6.22 Local Plan Policy A1 requires new development to protect the quality of life of occupiers and neighbours, and states LBC will resist development that fails to adequately assess and address transport impacts, visual privacy, outlook, daylight and sunlight etc.

6.23 The proposals will include the replacement of the existing shelter and WC structure to the rear, with a single storey extension of the same height and depth. It is not therefore considered that this element of the proposals will have any adverse impact on neighbouring properties.

6.24 It is not considered that the trips to and from the site will increase significantly so as to detract from the residential character of the street. The dwellings will also remain in residential (Class C3) use, and are not proposed to be used as short-term accommodation.

6.25 The replacement of the flank wall windows at ground floor level are not considered to have any additional adverse impact in terms of loss of privacy, as they are replacing similar sized windows in the same location.

6.26 For these reasons, it is considered that the proposals will be acceptable in terms of their impact on residential amenity.

Transport Impact

6.27 The NPPF seeks to promote sustainable transport. In doing so, it seeks to ensure that developments that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised (Paragraph 34).

6.28 Local Plan Policy T2 states LBC will limit the availability of parking and require all new developments in the borough to be car-free. To secure this, LBC will not issue on-street parking permits in connection with new developments and will use legal agreements to

ensure that future occupants are aware that they are not entitled to on-street parking permits.

- 6.29 In this case, it is proposed that the 2F/3F property retains access to the properties' existing car parking permits. The GF and 1F flats are proposed to be car free. Given the Site's highly accessible location (PTAL 6a), this would be a highly sustainable arrangement.
- 6.30 The applicant is willing to enter into a legal agreement (UU) to restrict access to car parking permits for the two new dwellings. It is considered that an appropriately worded planning condition could be used to secure this legal agreement.
- 6.31 It is not therefore considered that the proposals will have any additional adverse impact in transport terms as a result of the proposed subdivision, and the proposals accord with Local Plan Policy T2.

Planning Obligations

Affordable Housing

- 6.32 As set out in the NPPG, there are specific circumstances where contributions for affordable housing and tariff style planning obligations (Section 106 obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which gave legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account. It states that:

- Contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floorspace of no more than 1,000sq.m (GIA).

- 6.33 The proposed development is therefore exempt from the requirement to provide affordable housing contributions (financial or otherwise).

Community Infrastructure Levy

- 6.34 The Community Infrastructure Levy (CIL) Regulations 2010 provide that it is unlawful for a planning obligation to be taken into account when determining a planning application for a development, or any part of a development, that is capable of being charged CIL, whether there is a local CIL in operation or not, if the obligation does not meet all of the following tests:

- a. Necessary to make the development acceptable in planning terms;
- b. Directly related to the development; and,
- c. Fairly and reasonably related.

6.35 Although the proposed development does not provide for any additional floorspace in excess of 100sq.m, it does include the creation of a new residential unit. In addition, despite being a conversion of an existing residential property, it is proposed to extend the property. The proposals are therefore liable to pay both Mayoral and LBC's CIL on the net additional floorspace created by the proposals (c.1sq.m).

7 CONCLUSION

- 7.1 The proposals seek planning permission for the conversion of the dwellinghouse into 3no. self contained dwellings. This would provide two net additional dwellings that would contribute positively to LBC's housing targets.
- 7.2 All three units would meet the nationally described internal space standards, and would provide much needed, high quality residential accommodation in this highly sustainable location that would contribute positively to LBC's housing numbers. The GF unit would also have access to a high quality private external amenity space.
- 7.3 It is recognised that the proposed unit mix does not accord with LBC's housing priorities. However, LBC acknowledge that there is still a demand for all housing types throughout the borough, and it is considered that the current proposals provide the optimal solution, for this highly accessible and sustainable location, that is better suited to higher densities of development.
- 7.4 The replacement of the aged shelter and WC structures to the rear of the property, with a high quality brick built extension will also enhance the character and the appearance of the host property and conservation area generally,
- 7.5 Accordingly, it is considered that the proposals are in accordance with the adopted Local Plan, and respectfully it is requested that planning permission be granted.