
162 Clerkenwell Road

Planning Statement



Planning Statement

162 Clerkenwell Road, EC1R 5DU



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1. Introduction

- 1.1 This statement has been prepared in support of a full planning application at 162 Clerkenwell Road, EC1R 5DU.
- 1.2 This application seeks planning permission for the conversion of a single dwelling into three studio flats following a single storey rear extension at first and roof extension at third floor level.
- 1.3 This report has been prepared following an examination of the site and surroundings, research into the planning history of the property and an examination of relevant policy documents.
- 1.4 The existing dwelling found on the upper floors of the property is currently vacant and is in need of refurbishment. There is an opportunity therefore to sensitively extend the building at the rear, which is largely hidden from view, and turn the property into three studio flats which is considered a more suitable use for this busy, central London location than the current large dwelling. Welcome improvements to the front façade will also be undertaken, which will enhance the buildings contribution to the Conservation Area.
- 1.5 This statement provides the background information on the site and an assessment of the proposals, in relation to planning policy and other material considerations and is set out under the following sections:
- **Section 2** outlines the site and its context within the surrounding area
 - **Section 3** describes the proposals
 - **Section 4** sets out the relevant planning policy context
 - **Section 5** examines the main planning considerations
 - **Section 6** draws our conclusions in respect of the proposals

2. Site and Surroundings

- 2.1 162 Clerkenwell Road is located within the administrative boundary of Camden. The property is situated on the north side of Clerkenwell Road, between the junctions of Vine Hill and Laystall Street.
- 2.2 The site comprises a four storey mid-terrace building. The ground floor and basement retail unit trades as a café (use class A3) with a separate ground entrance to the existing three storey residential unit above.



Above: Aerial street view image (Source: Google)

- 2.3 The character of the surrounding area is varied, with no style or use predominating. There is a high proportion of Victorian former warehouses and twentieth-century commercial buildings. Clerkenwell Road comprises of a mix of uses, mainly commercial at first floor level and residential.
- 2.4 The PTAL assessment for the site is 6b which is categorised as the 'best'. The property is within a highly accessible location with Farringdon and Chancery Lane stations both a 7 minute walk away (0.4 miles) and Barbican station a 16 minute walk away (0.8 miles).
- 2.5 The property forms part of a group of four buildings which all exhibit similar architectural character on their front elevations at upper levels but are varied at the rear and roof. The fenestration on the front elevation of the application property is currently poor quality PVC in a form that is jarring and detrimental to the character of the building and the Conservation Area. The brickwork on the front elevation has also been painted.

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158
Clerkenwell
Road



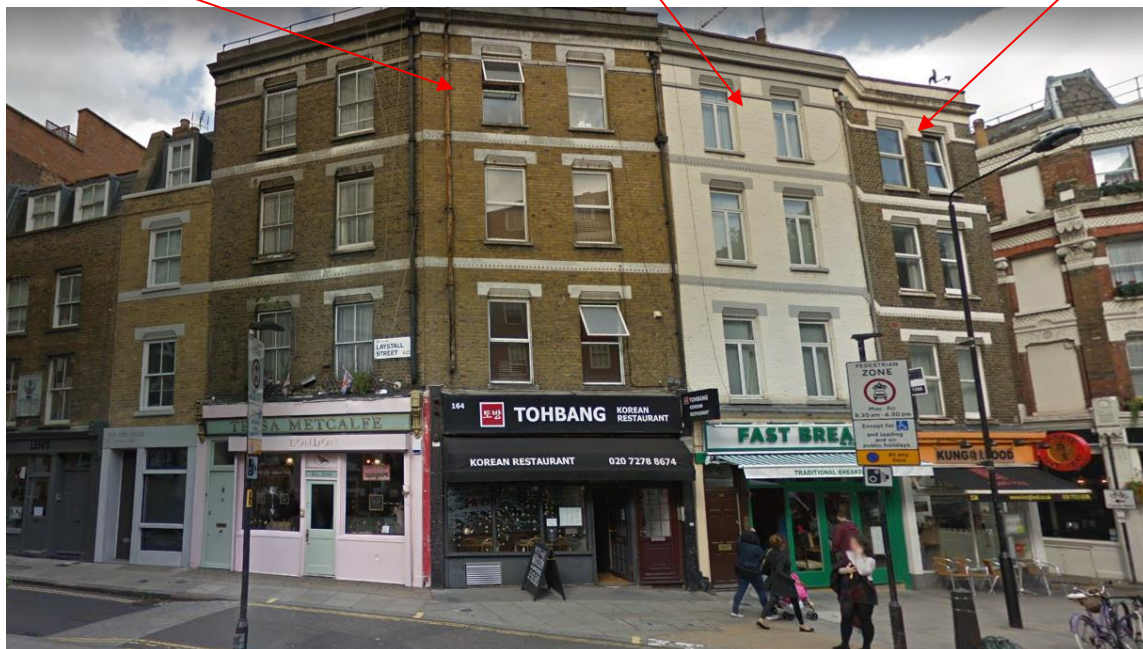
162
Clerkenwell
Road

Above: Street view image looking north on Vine Hill (Source: Google)

164 Clerkenwell Road

160-162 Clerkenwell Road

158 Clerkenwell Road



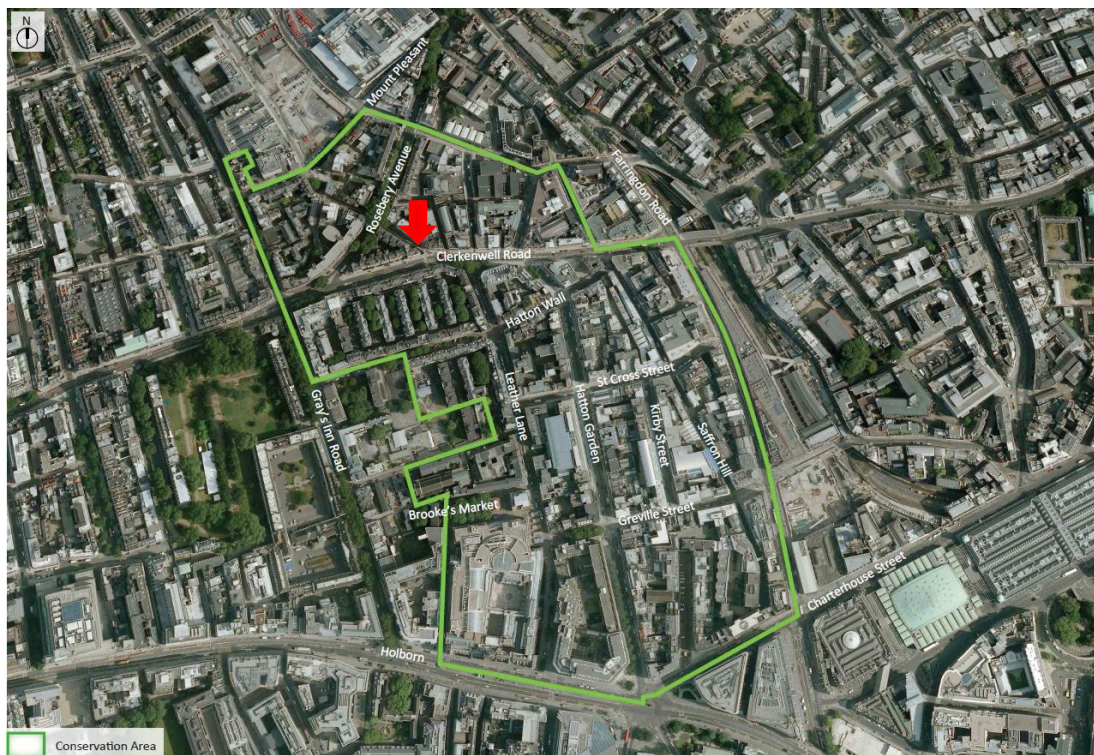
Above: Street view image of the junction facing Leystall Street and Clerkenwell Road (Source: Google)

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- 2.6 The site lies to the north of Hatton Garden Conservation Area, designated in August 1999. The Hatton Gardens Conservation Area Appraisal was adopted in August 2017 and outlines the property as a positive contributor.
- 2.7 The property is located in the Hatton Garden conservation area, sub area 1 - Rosebery Avenue. Within the Conservation Area Appraisal, the view down Vine Hill to Clerkenwell Road is also identified as locally significant.



Above: Map of the Hatton Garden Conservation Area Boundary

- 2.8 There is no relevant planning history for the site.

3. Proposals

- 3.1 The proposals seeks planning permission for the conversion of a single dwelling into three studio flats following a single storey rear extension at first and third floor level.
- 3.2 Planning permission is sought for the following development:
- Rear extension at first floor level by 10m to accommodate a 43m² studio flat;
 - Conversion at second floor level to accommodate a 37m² studio flat;
 - Conversion at third floor level following a rear extension of 4m² to accommodate a studio flat of 39m²;
 - Frameless fixed glazing to third floor extension facing Vine Hill;
- 3.3 External alterations include the following:
- Raising of the chimney flue and kitchen extractor duct above the third floor extension;
 - All existing PVC windows to be replaced with timber frame double glazed sash windows;
 - All paint to brickwork to be removed to expose original brickwork.
- 3.4 The ground floor plan will remain largely as existing, save for the provision of secure cycle storage for no. 3 bicycles.
- 3.5 The three dwellings will be accessed via the existing entrance and staircase located at 162 Clerkenwell Road.

4. Planning Considerations

4.1 This section outlines the relevant national and local planning policies against which the proposals are considered.

National Planning Policy Framework (2012)

4.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and is a material consideration in determining planning applications.

4.3 Paragraph 50 states that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the communities and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

4.4 Paragraph 58 seeks to optimise a sites ability to accommodate development, and whilst requiring development to respond to its context, seeks to ensure this does not prevent innovation.

4.5 Regarding decision-taking, the NPPF advises that Local Planning Authorities should approach this in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems. Decision-takers at every level should seek to approve applications for sustainable development where possible (paragraphs 186 and 187).

Local and Regional Policy

4.6 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any planning application must be determined in accordance with the development plan for the area unless any material considerations indicate otherwise.

4.7 In this case the development plan comprises;

- The London Plan (as amended 2016);
- The Camden Local Plan (adopted July 2017);
- Hatton Garden Conservation Area Character Appraisal (adopted August 2017)

4.8 Camden also have a number of supporting Supplementary Planning Documents which have been considered as part of this application. These documents include:

- CPG 1: Design
- CPG 2: Housing

4.9 There are five main areas which must be considered in determining this application, and they are dealt with below in this order:

- Land use
- Design
- Impact on the Conservation Area
- Impact on Neighbouring Residential Amenity
- Quality of Accommodation

Land use

4.10 The proposals seek to convert the single large three storey dwelling into three self-contained 1 bedroom studio apartments.

4.11 Policy H1 of the Camden Local Plan states that *'the Council will aim to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2016/17 - 2030/31, including 11,130 additional self-contained homes.'*

4.12 The need for more homes in the borough and wider capital is evident in the Local Plan and also in both the Draft New London Plan and the London Housing Strategy. The Draft London Plan identifies small sites specifically as needing to make a greater contribution to the delivery of housing. This small sites policy is particular important in the context of this proposal as the London Plan has never included a small sites policy before and it is being introduced in recognition of the important role such sites will need to play in providing new homes for the future in this time of huge housing shortage and increased housing targets across the Capital.

4.13 Table 4.1 of Draft Policy H1 of the New London Plan sets Camden's annualised average housing target at 2,310 homes, which is a 22% increase on their previous target. The supporting text of the policy states that to achieve these increased targets *"delivery on both large and small sites will need to approximately double compared to current average completion rates"* and that there will need to be *"not just an increase in the number of homes approved but also a fundamental transformation in how new homes are delivered"*.

4.14 The Draft London Plan states that *'to deliver the small sites targets in Table 4.2, boroughs should apply a presumption in favour of the following types of small housing development which provide between one and 25 homes'*. To deliver these targets, part D of the policy states that there should be a presumption in favour of development which would provide one to 25 homes through on sites which propose to increase the density of existing residential homes in higher PTAL area through development such as residential conversions. This scenario is applicable to this site with one of the highest PTAL rating of 6b.

- 4.15 Draft Policy H2 of the New London Plan follows on from this and states that small sites should play a much greater role in housing delivery and boroughs should proactively support well designed new homes on small sites, in order to significantly increase the contribution of small sites to meeting London's housing needs and diversifying the sources, locations, type and mix of housing supplies.
- 4.16 The proposals seek to contribute to Camden's housing targets through the provision of three one bedroom studio flats which will satisfy the need for homes in this highly accessible location.
- 4.17 The Camden Local Plan states that '*we will seek to exceed the target for additional homes, particularly self-contained homes by:*
- a) regarding self-contained housing as the priority land-use of the Local Plan;*
 - b. working to return vacant homes to use and ensure that new homes are occupied'.*
- 4.18 The three studio flats satisfy the above requirements and return a vacant home into use to ensure that new homes are provided for those in need. The Camden SHMA indicates that the greatest requirement in the market sector is likely to be for two and three bedroom homes, followed by one-bedroom homes/studios. Whilst it is acknowledged that one-bedroom homes and studios are not the highest priority for the Borough of Camden, the existing three storey residential unit is currently vacant and the large unit is not considered to be suitable in its location on a busy road in London, and with no garden area.
- 4.19 The CLP policy CL7 states that the Council will be flexible when assessing development against Policy H7 and the Dwelling Size Priorities Table. The mix of dwelling sizes appropriate in a specific development will be considered taking into account the character of the development, the site and the area.
- 4.20 The surrounding area predominantly consists of commercial at ground floor level including a number of restaurant and pub uses very close by, with residential units on the upper floors. In this context, the provision of more smaller units rather than one larger family dwellings is considered more appropriate and a better use of the land. Furthermore, due to the lack of open space, it is not considered that this location is suitable for such a large three bedroom house suitable potentially for a family. The three 1 bedroom studios are considered to be more appropriate for this central London location, where lack of outdoor space does not meant that dwellings become unsatisfactory places to live.

Design

- 4.21 The CLP (2017) states that the Council will seek to secure high quality design in development. The Council will require that development:
- a) respects local context and character;
 - b) preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage.

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Rear extensions at first and third floor

- 4.22 The proposals seek to add a single storey rear extension at first floor and third floor levels to accommodate the studio apartments. The extensions at first and third floor levels will both have roof lights to allow natural daylight into the studios.
- 4.23 The single storey rear extension at first floor level will be subservient to the existing property as illustrated below. The extension will allow for a comfortable studio flat of 43m². The extension will be contained to the rear and first floor level and will be extended to gain 10m². The extension will appear secondary to the existing building and will be designed to match the existing London stock brick.
- 4.24 The extension will sit behind the side and rear party walls of the property, which will hide much of its form from view (illustrated in the photographs taken from the rear of the property below). The extension is not full depth as the existing flue extract needs to be maintained, although it will be rerouted around the extension.



Above: Photographs taken from the first floor of the application property

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4.25 The extension at third floor level will replicate the sheer form and parapet detail found on the adjoining property at 158 Clerkenwell Road. It will line up with the existing depth at third floor level of no. 158. The third floor extension is also proposed in London stock brick to match the existing. The proposals seek to add a frameless fixed glazing to maximise the daylight to the third floor flat and incorporate a contemporary design to the property.



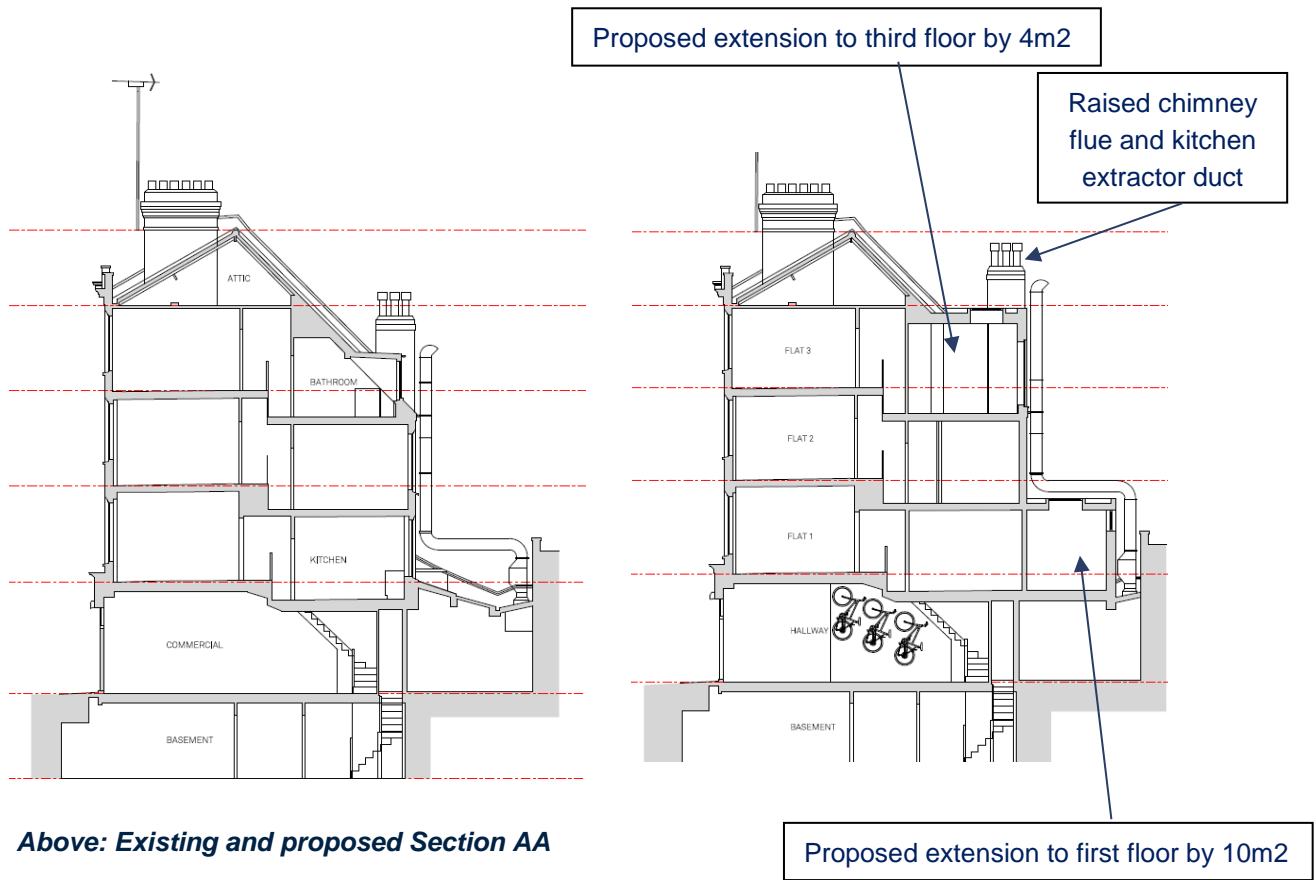
Above: Photographs taken from the third floor of the property and to the rear

4.26 The Camden Design Guidance (CPG – 1) sets out key principles for extensions and alterations:

- Alterations should always take into account the character and design of the property and its surroundings.
- Rear extensions should be secondary to the building being extended.

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Above: Existing and proposed Section AA

- 4.27 The Camden Design Guidance states that *'materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings'*. The extensions will be formed in the existing materials to appear sympathetic and integrated to the host building, respecting the character of this group of buildings.
- 4.28 The Camden Design Guidance states that rear extensions should be designed to:
- Be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing
- 4.29 The proposed extension at first floor level is clearly secondary and subservient to the existing building owing to its positioning at first floor level and being single storey. The third floor extension is appropriate in scale and proportion when aligned with the property located at 158 Clerkenwell Road.
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- 4.30 The proposed extension at third floor level will rationalise the roof form and will appear as a natural extension to the property when viewed from the rear as set out in the images below.

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Above: Proposed rear view (Source: Design and Access Statement)

- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;

4.31 The proposed extension will be constructed using materials to match the existing property to preserve the original design in accordance with Policy D1. The existing chimney stack will be extended above the extension and the kitchen extraction duct will also be extended to accommodate the first floor extension.

- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;

4.32 The proposed rear extensions will be confined to the rear and the main streetscene will therefore be maintained. At the rear of this group of properties, there is a variety of extensions and other built forms, and therefore the extension will sit comfortably in this context.

- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure

4.33 The residential amenity concerns will be addressed in a subsequent section below.

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- 4.34 The Camden Design Guidance states that '*additional storeys and roof alterations are likely to be **acceptable** where:*
- (a) *There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;*
 - (b) *Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.*
- 4.35 The proposed roof alteration complies with the guidance set out above and should be considered acceptable as it seeks to continue the roof pattern of the neighbour and unites the buildings when viewed from the rear. The alterations would be considered architecturally sympathetic to the character of the building and roof form.
- 4.36 The large frameless glazing is purposely a contemporary addition to the property. However, it is considered that there is a context of large glass panes as a feature of Clerkenwell Road and the conservation area evident in the neighbouring properties as illustrated in the photographs below. For this reason, the provision of a feature window is not considered to be out of context or character with the area.



Above: Photograph taken from the Hatton Gardens Conservation Area Appraisal (2017)



Above: 8-14 Vine Hill



Above: 146-148 Clerkenwell Road

External alterations

- 4.37 The front elevation will be altered to upgrade the existing front elevation, replacing all existing PVC windows with timber frame sash windows and all paint removed to expose the original brickwork. These changes will make a positive contribution to the conservation area and unify the group of buildings fronting Clerkenwell Road.

Impact on Conservation Area

- 4.38 Policy D2 (Heritage) of the Camden Local Plan states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, and locally listed heritage assets. Policy D2 states that the Council will:
- e. require that development within conservation areas preserves or, where possible enhances the character or appearance of the area.
- 4.39 As set out above, the proposals seek to enhance the appearance of the Conservation Area through restoring the characteristic features such as timber sash windows and the original brickwork along Clerkenwell Road.

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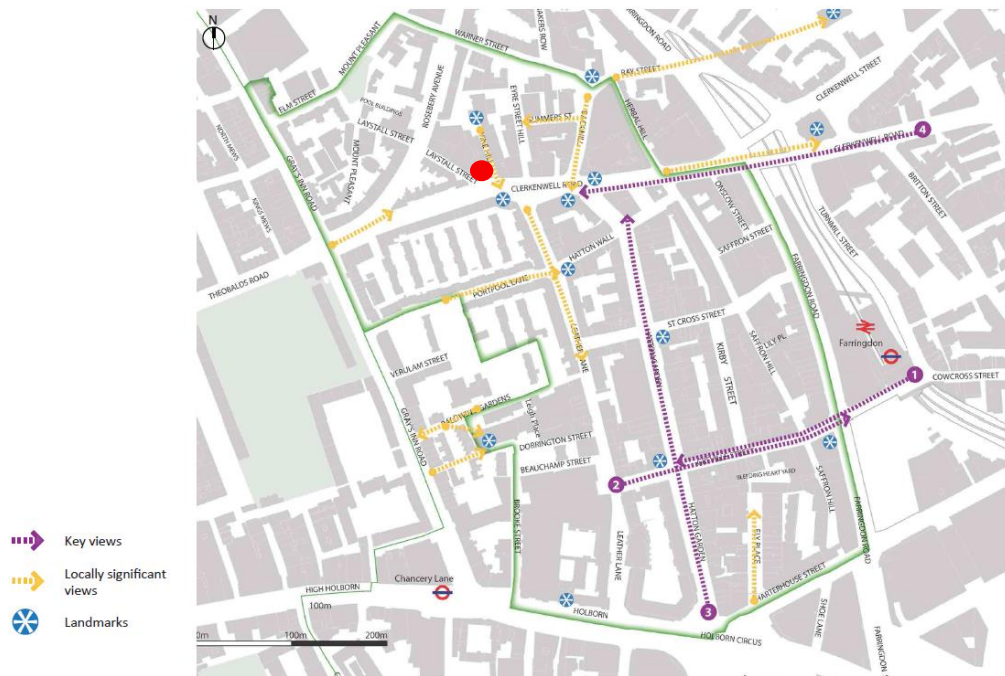


Above: Streetview image of the terrace of properties fronting Clerkenwell Road

- 4.40 The Hatton Gardens Conservation Area Character Appraisal in reference to Clerkenwell Road notes the “model dwellings’ in London stock brick (e.g. Cavendish Mansions, Clerkenwell Road) as ‘positive’. The proposals seek to restore the original brickwork which is a considered to be a great benefit to the Conservation Area.
- 4.41 The CAA notes that ‘*brickwork and stone should not be painted, rendered or clad unless this was their original treatment*’. As illustrated in the photograph above, the white paint to the property currently detracts from the Conservation Area. The existing PVC windows will be replaced with timber framed sash windows which are highlighted in the CAA as a characteristic feature of the Conservation Area.
- 4.42 As set out above, the extensions to the rear will largely be hidden from views. The first floor extension will not be visible at all and sits within the context of the rear of these buildings and various extensions and additions.
- 4.43 Whilst it is acknowledged that the view from Vine Hill is outlined as locally important within the Hatton Gardens CAA. The map of locally important landmarks and views taken from the Hatton Gardens CAA illustrates that at the point from where the view is taken from, the third floor of the application property is not visible.

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Above: Map of views and landmarks taken from the Hatton Gardens CAA

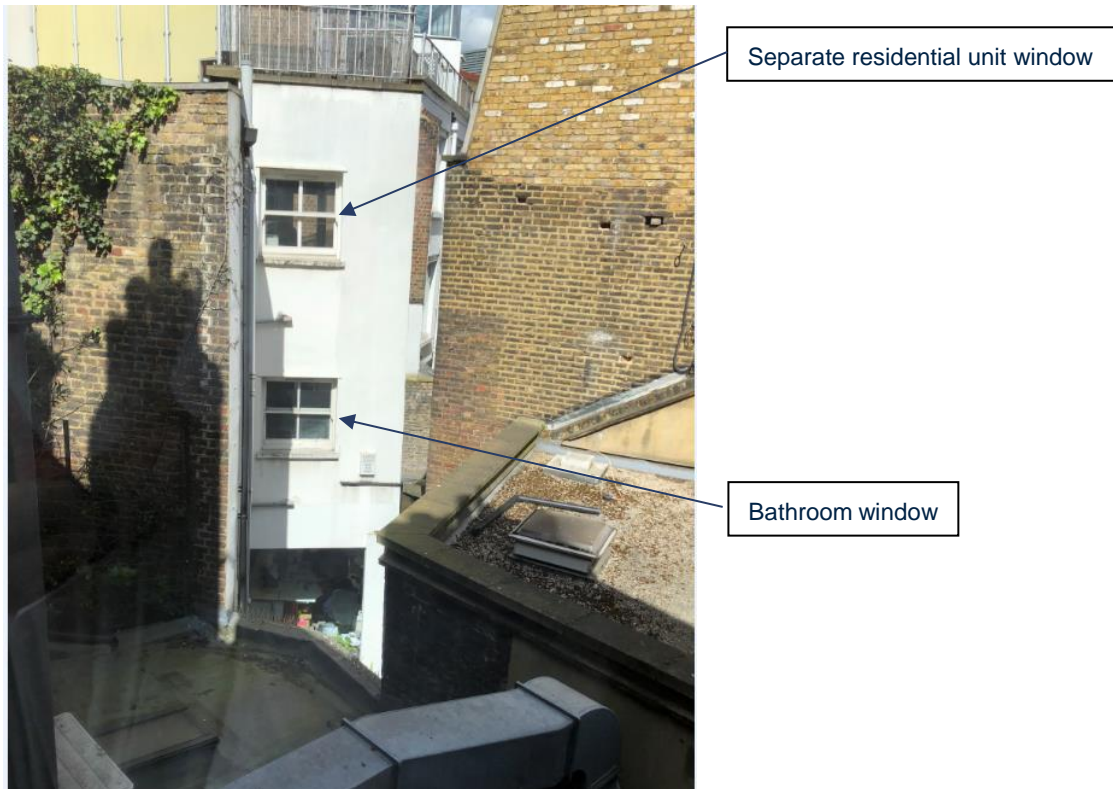


Above: Streetview image of the locally significant view

- 4.44 There is a short stretch of 27m of the street where the third floor of the applicant property would be visible, even then it is only partially. The Design and Access Statement sets out an analysis of the impacts on the key view. MATA Architects have taken a series of photographs at 2m intervals starting at the lower end of Vine Hill facing towards Clerkenwell Road. This study illustrates that the rear part of the application site is only ever partially visible at third floor level when viewed from a close distance.
- 4.45 Rear extensions have a very limited impact on the significance of the Conservation Area and do not cause harm. The proposed changes at the front are ones that would benefit and enhance the Conservation Area, particularly as they address negative aspects identified in the appraisal and on balance the proposals preserve and enhance in accordance with policy D2.
- 4.46 It is therefore considered that the proposals will not cause any harm to the Conservation Area and solely seek to enhance it.

Impact on neighbouring amenity

- 4.47 Local Plan Policy A1, CPG 1 and CPG 6 seek to protect the quality of life for existing and proposed residents by ensuring no adverse impacts of development upon amenity.
- 4.48 Policy A1 seeks to protect the quality of life of occupiers and neighbours and will grant permission for development unless this causes unacceptable harm to amenity.
- 4.49 The single storey rear extension will sit behind the side and rear party walls of the property, and will therefore not impede outlook from windows to properties at 164 and 158 Clerkenwell Road.
- 4.50 The adjacent windows on the upper floors of 10 Laystall Street serve residential units, however the window at second floor serves a bathroom evident in the frosted glass and it is not considered that the third floor window and residential unit would be impacted by the development.
- 4.51 The third floor extension forms a minimal projection, and will therefore have no adverse impacts on daylight and sunlight to neighbouring properties.



Above: Photograph taken from the rear of the property of 10 Laystall Street

4.52 The third floor extension will simply form a natural extension to the existing property and will not cause any additional harm to the amenity of the neighbouring properties. The large window on the third floor will not directly overlook onto neighbouring residential properties.

4.53 Therefore, the proposals are considered to be acceptable in regard to sunlight, daylight, outlook and sense of enclosure.

Quality of Accommodation

4.54 Policy H6 of the Camden Local Plan states that all development is expected to meet the nationally described space standards as set out in the Mayor's Housing SPG and encourage design of all housing to provide functional, adaptable and accessible spaces.

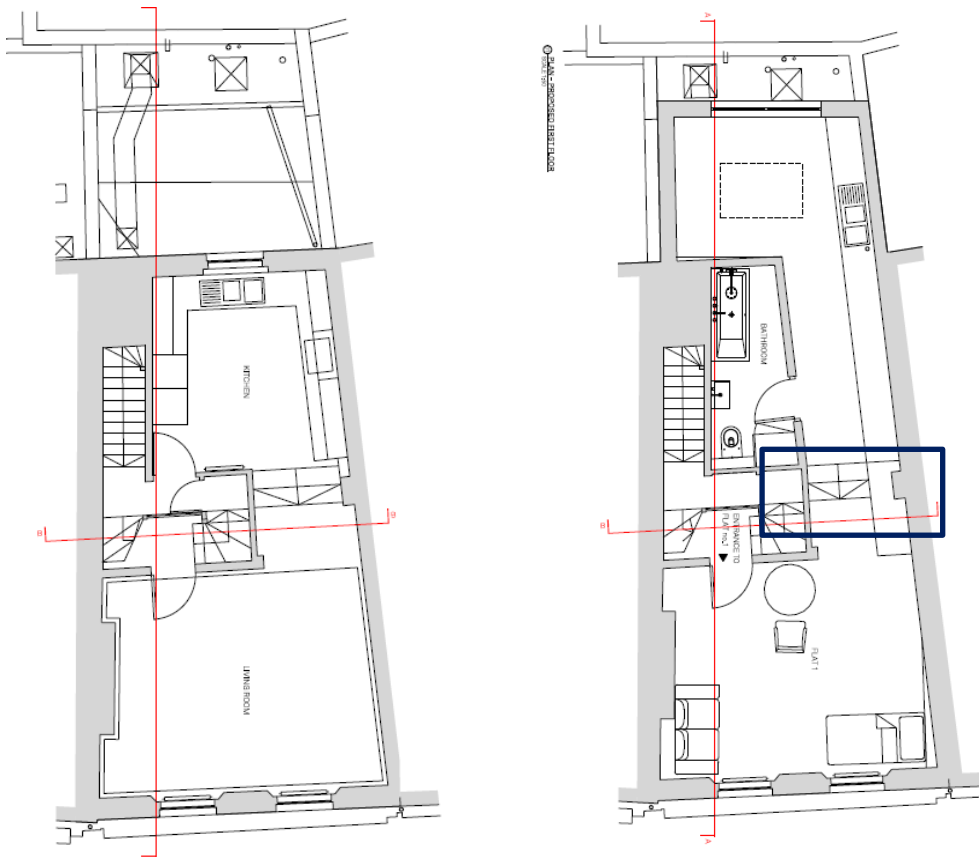
4.55 The Camden Local Plan states that the *'the Mayor's Housing SPG advises that the nationally described space standard should be applied to all new dwellings, whether they are created through newbuilding, conversions or changes of use. Where dwellings will be created from conversions or changes of use, the Council will apply the nationally described space standard flexibly taking into account the constraints arising from conversion of existing buildings, particularly listed buildings and other heritage assets'*.

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- 4.56 All three studio flats comply with national space standards which require 1 bedroom, 1 storey apartments to be a minimum of 39m², save for 1 bedroom 1 person dwellings that contain a shower room instead of a bathroom, upon which the floor area may be reduced from 39 to 37m². The second floor apartment contains a shower room and has a GIA total of 37m².
- 4.57 Camden's Local Plan Design Policy D1 states that studio flat are acceptable where they provide adequate space to separate activities. Each studio flat has a small raise in height (as illustrated in the plans below) to separate the living and sleeping areas to help separate the two separate activities.
- 4.58 All flats benefit from dual aspect, and flats on the first and third floor level benefiting from openable rooflights



Above: Existing and proposed first floor plan

5. Conclusion

- 5.1 This statement has set out a case for conversion of the single dwelling into three studio flats. Whilst we acknowledge that there is a growing need in the borough for 2 and 3 bedroom houses, we are at a time where the direction of planning policy is shifting in response to the long running housing crisis that faces the capital.
- 5.2 The existing three storey dwelling found on the upper floors of the property is vacant and is in need of refurbishment. There is an opportunity to sensitively extend the building at the rear, which is largely hidden from view, and turn the property into three studio flats which is considered a more suitable use for this busy, central London location than the currently large dwelling. There is a greater emphasis being put on the delivery of new homes for Londoners from small sites and for greater creativity and flexibility as to how and where new homes should come from.
- 5.3 Welcome improvements to the front façade will also be undertaken, which will enhance the buildings contribution to the Conservation Area. This is considered to be of significant planning benefit and should be afforded weight when considering the application.