

Inglewood Mansions Planning, Heritage, Townscape and Design and Access Statement

Emer Ltd

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1.0 Introduction

1.1 This Planning, Heritage, Townscape and Design and Access Statement has been prepared by Lichfields on behalf of our client, Emer Ltd. It accompanies an application for full planning permission for a single storey roof extension to Inglewood Mansions to facilitate the delivery of 13 additional bedsit units.

1.2 This application proposes the following development:

“Single storey mansard roof level extension to provide 13 bedsit units (Sui Generis) with shared kitchen facilities, together with associated cycle parking and the installation of roof lights at third floor level.”

1.3 The proposed development seeks to make more efficient use of the Inglewood Mansions site by providing additional bedsit accommodation within West Hampstead Town Centre, a sustainable location with excellent public transport links. The development will widen available housing choices in West Hampstead and LB Camden.

1.4 The purpose of this Statement is to bring together the necessary information to appraise the proposal against prevailing planning policy and other relevant material considerations and to review design and access considerations. It therefore also assesses the heritage, townscape and visual impacts of the scheme (owing to the site’s location within the West End Green Conservation Area).

Accompanying Documents

1.5 In addition to this Statement, the planning application comprises the following:

- 1 Planning application form and certificates;
- 2 CIL Additional Information Requirement Form;
- 3 Application Drawings, prepared by AS Studio Ltd;
- 4 Air Quality Assessment prepared by Hodkinson;
- 5 Construction Management Plan prepared by Motion;
- 6 Daylight and Sunlight Assessment, prepared by Lichfields;
- 7 Energy and Sustainability Statement, prepared by Hodkinson; and
- 8 Transport Assessment prepared by Motion.

Structure of Statement

1.6 This Statement comprises the following sections:

- Section 2 describes the site and its context;
- Section 3 provides a summary of the proposed development;
- Section 4 sets out the relevant planning policy context;
- Section 5 assesses the development having regard to planning policy;
- Section 6 sets out the conclusions.

2.0 **Background**

The Applicant

- 2.1 Emer Ltd is an established property investment company that looks to deliver residential developments that are socially sustainable and provide an attractive place to live. Emer Ltd has an extensive London portfolio of holdings and successfully delivers both residential and commercial developments.

Site and Surrounding Context

- 2.2 The application site comprises a four-storey building known as Inglewood Mansions, located at 287-289 West End Lane and was constructed in the 1870s.
- 2.3 The building currently provides a mix of uses, comprising office floorspace (Use Class B1) at basement level with four floors of residential accommodation above. The residential accommodation includes a mix of self-contained residential (Use Class C3) and bed sit units (Sui Generis). Refuse and recycling storage for both the residential and commercial uses is provided within the forecourt, fronting West End Lane.
- 2.4 Inglewood Mansions and adjoining properties are not listed but the site is within the West End Green Conservation Area. The building sits within a terrace of five buildings fronting onto West End Lane (to the east) located between Inglewood Road (to the south) and West Cottages (to the north).
- 2.5 Inglewood Mansions comprise a pair of four storey terrace buildings, each with bays either side of ground floor entrances. Both are dressed in yellow stock brick with white stucco detailing and a butterfly roof form above. A small front courtyard is enclosed by a white render wall and black railings. The rear elevation comprises a number of bays with butterfly roof profiles which can be glimpsed from Inglewood Road.
- 2.6 The site is extremely well located in respect to non-car modes of transport. West Hampstead Thameslink station, West Hampstead Overground Station and West Hampstead Underground station (Jubilee Line) are all located within 500 metres. Furthermore, West End Lane is served by a number of local bus routes with destinations including Archway, Baker Street, Brent Cross, Chelsea, Golders Green, Oxford Circus, Piccadilly Circus, Trafalgar Square and Waterloo. The nearest bus stops to are located only approximately 35 meters to the north of the site. As a result of these excellent transport links, the site benefits from a Public Transport Accessibility Level (PTAL) rating of 6a (Excellent).
- 2.7 Pedestrian access to the site is provided via two entrances fronting West End Lane. Pedestrian access to a courtyard at the rear of the property is provided via Inglewood Road.
- 2.8 The immediate area is characterised by mix of residential and commercial uses. The majority of ground floor units fronting West End Lane provide retail uses (including a high proportion of food and beverage uses) with residential uses above. Properties fronting West End Lane vary in height from three to five storeys. Of note, the adjacent building on the corner of Inglewood Road and West End Lane and the nearby Queens Court building (on the opposite side of West End Road) are both five storeys in height. Inglewood Road (to the west of the site) is residential in character, comprising three storey terraced properties.
- 2.9 The site falls within West Hampstead Town Centre and the West End Lane frontage is designated as secondary retail frontage.

- 2.10 The closest listed buildings to the site are West Hampstead Fire Station (Grade II listed – approximately 100m to the north) and Hampstead Synagogue (Grade II* listed – approximately 150m to the south).
- 2.11 There are no trees or ecological features within the boundary of the site.

Planning History

- 2.12 In 1983 permission was granted for the erection of an extension at roof level to be used for residential purposes, the total size of the extension not to exceed 10% of the cubic content or 10% of the gross floorspace of the original building. This permission was not implemented.
- 2.13 In 2008 a Certificate of Lawfulness of Proposed Use was granted in relation to 287 Inglewood Mansions (ref. 2008/0084/P). The certificate confirms that the lawful use includes HMO units (Sui Generis) and self-contained flats (C3).
- 2.14 A review of the planning history available on LB Camden's website does not reveal any other relevant planning history for the site.

3.0 Proposed Development

- 3.1 The application comprises a single storey roof level extension to Inglewood Mansions to provide 13 bedsit units (Sui Generis), the installation of roof lights at existing roof (fourth floor) level and the provision of 13 cycle parking spaces.
- 3.2 The proposed units fall within the definition of a 'bedsit' as defined by the LB Camden's Minimum HMO Standards (May 2016):
- "Bedsit – a one room unit of accommodation which may contain either cooking facilities or bathroom facilities but not both."* (pg. 12)
- 3.3 Each of the 13 bedsit units has a private bathroom facility, while two kitchens provide communal cooking and dining facilities for all units. The bedsit units and communal kitchen facilities have been designed in accordance with LB Camden's Minimum HMO Standards (May 2016). All drainage will connect to the existing sewer network.
- 3.4 The roof top extension is proposed to be set back from the existing roofline of the building and the existing light wells that serve the building. The materials of the extension comprise grey slate roof tiles with flank wall brick to match existing. The dormer is to be lead cladded, with timber sash windows painted black.
- 3.5 Rooflights to the proposed extension and existing third floor level are proposed to ensure that the all units have acceptable daylight/sunlight levels and the existing daylight/sunlight levels for bedsits on the third floor are retained.
- 3.6 The proposed units will be accessed via the existing two stair cores, which will be remodelled to provide access to the extension. To enable the remodelling of the staircase, floor to ceiling heights of existing units on the third floor will be adjusted from the current 2.8m, to 2.5m with skylights added to the two units adjacent to the lightwell in order to ensure adequate levels of daylight/sunlight are retained.
- 3.7 13 secure cycle spaces are proposed within the rear courtyard of the site, equating to a cycle parking ratio of one space per unit.
- 3.8 The units are proposed to be serviced in line with the existing arrangements for Inglewood Mansions and no car parking spaces are proposed.

4.0 **Planning Policy Considerations**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts and that the determination should be made in accordance with the plan unless material considerations indicate otherwise.

4.2 This Section identifies the planning policy and guidance relevant to this proposal. It then identifies key planning considerations against which the acceptability of the proposal should be assessed.

Statutory Development Plan

4.3 The Statutory Development Plan relevant to the site comprises:

- 1 The London Plan (2016);
- 2 The Camden Local Plan (2017);
- 3 Site Allocations Development Plan (2013); and
- 4 Fortune Green & West Hampstead Neighbourhood Plan (2015).

4.4 Within the Development Plan, the site falls within: West Hampstead Town Centre (a District Town Centre); the West End Green Conservation Area and an Archaeological Priority Area. The West End Lane frontage is designated as Secondary Frontage for retail purposes.

4.5 Of relevance to this proposal, the Local Plan distinguishes housing with shared facilities from other residential development (Policy H10) and identifies that flats with more than six occupiers that do not live as a family but are long-term residents sharing some rooms and/or facilities fall outside of any planning use class (Sui Generis).

Other Material Considerations

4.6 In addition to the Statutory Development Plan, the following documents are considered relevant and material in the determination of this planning application:

National Planning Policy

- National Planning Practice Framework (NPPF) (CLG; July 2018); and
- Planning Practice Guidance ('PPG') (CLG; March 2014 and July 2017).

Regional Guidance

- Affordable Housing and Viability SPG (2017);
- Character and Context SPG (2014);
- Housing SPG (2016);
- Sustainable Design and Construction SPG (2014); and
- Town Centres SPG (2014).

Local Guidance

- Affordable Housing and Housing in Mixed Use Developments (2005);
- Camden Design CPG1 (March 2018);
- Housing SPG2 (March 2018)

- Energy Efficiency Planning Guidance for Conservation Areas (2014);
- Minimum HMO Standards (2016); and
- West End Green Conservation Area Appraisal and Management Strategy (2011).

Emerging Local Plan Policy

- 4.7 In accordance with Paragraph 48 of the NPPF, the decision-maker may also give weight to relevant policies in emerging plans according to the stage of preparation, number of outstanding objections and consistency with the NPPF.
- 4.8 The new London Plan (December 2017) was published for public consultation at the end of November 2017. Given this represents an early stage of the review, limited weight is afforded to the draft policies and therefore a detailed assessment of these policies is not provided in this Statement.
- 4.9 Notwithstanding this, it is noteworthy that the draft Policy SD6 seeks to promote and enhance town centre vitality and viability through housing-led intensification. Emerging Policy GG2 also encourages making the best use of land, including through the intensification and higher density development of sites that are well-connected. Para 4.12.7 also notes that Houses in HMOs are an important part of London’s housing offer, acknowledging their ability to reduce pressure on other elements of housing stock.
- 4.10 LB Camden is also in the early stages of consultation on its Site Allocation Local Plan. An initial Call for Sites consultation exercise was undertaken between December 2017 and February 2018.

Policy and Guidance Framework

- 4.11 The table below identifies the key policies and guidance relevant to the proposed development:

Table 4.1 Policy and Guidance Framework

Key Considerations	NPPF (2018)	London Plan (2016)	Camden Local Plan (2017) & Fortune Green & West Hampstead Neighbourhood Plan (2015)
Housing	Chapter 5 (Delivering a sufficient supply of homes)	Policy 3.3 (Increasing Housing Supply) Policy 3.4 (Optimising Housing Potential) Policy 3.5 (Quality and Design of Housing Developments) Policy 3.8 (Housing Choice) Policy 3.10, 3.11, 3.12 (Affordable Housing)	Policy H1 (Maximising Housing Supply) Policy H4 (Maximising the supply of affordable housing) Policy H6 (Housing Choice and mix) Policy H10 (Housing with shared facilities) Policy 1: Housing.
Design	Chapter 12 (Achieving well-designed places)	Policy 5.3 (Sustainable Design and Construction) Policy 7.3 (Designing Out Crime) Policy 7.6 (Architecture)	Policy D1 (Design) Policy C5 (Safety and Security) Policy C6 (Access for All) Policy 2: Design & Character

Key Considerations	NPPF (2018)	London Plan (2016)	Camden Local Plan (2017) & Fortune Green & West Hampstead Neighbourhood Plan (2015)
Daylight/Sunlight	Chapter 11 (Making effective use of land)	Policy Q2 (Amenity)	Policy A1 (Managing the impact of development)
Heritage/Conservation Area	Chapter 16 (Conserving and enhancing the historic environment)	Policy 7.8 (Heritage Assets and Archaeology)	Policy D2 (Heritage) Policy 3: Safeguarding & enhancing Conservation Areas & heritage assets
Amenity, including Noise	Chapter 12 (Achieving well-designed places) Chapter 8 (Promoting Healthy and safe communities)	3.6 7.2-7.3 7.14, 7.15, 7.18	Policy A1 (Managing the impact of development) Policy 2: Design & Character
Transport and Parking	Chapter 9 (Promoting Sustainable Development)	6.3 6.4 6.7 6.9, 6.10 6.13	Policy T1 (Prioritising walking, cycling and public transport) Policy T2 (Parking and car-free development) Policy 7: Sustainable Transport Policy 8: Cycle Parking
Waste and Servicing	N/A	5.16	Policy CC5 (Waste) Policy 1: Housing
Air Quality	Chapter 15 (Conserving and enhancing the natural environment)	Policy 7.14 (Improving Air Quality)	Policy CC4 (Air Quality) Policy A1 (Managing the impact of development) Policy 7: Sustainable Transport
Energy and Sustainability	Chapter 12 (Achieving well-designed places)	Policy 5.3 (Sustainable Design and Construction)	Policy CS10 (Sustainable Design) Policy 2: Design & Character
Planning Obligations	N/A	Policy 8.2 (Planning Obligations) Policy 8.3 (Community Infrastructure Levy)	Policy CS18 (Delivery and Infrastructure)

5.0 **Assessment of Proposed Development**

5.1 This section assesses the proposed development against the relevant planning policies summarised in the previous section. It also provides a heritage, townscape and visual assessment of the proposal.

5.2 The main policy themes comprise:

- 1 Principle of development and housing mix
- 2 Design
- 3 Heritage
- 4 Townscape and visual impact
- 5 Access and parking
- 6 Daylight and sunlight
- 7 Amenity
- 8 Air quality
- 9 Sustainability

Principle of Development and Housing Mix

5.3 As explained in Section 2 of this Statement, Inglewood Mansions currently provides a mix of bedsits (Sui Generis) and residential apartments (Use Class C3), alongside office accommodation (Use Class B1). The principle of bedsits on the site has therefore been established, and the development of the site to provide an additional 13 bedsits is considered acceptable.

5.4 The site is located within a high accessible town centre location, close to residential amenities.

5.5 Intensification of town centre sites to widen housing choices is supported at all levels of planning policy and residential development is acknowledged to support the vitality of town centres (NPPF, para.85). The NPPF (para. 118) and Draft London Plan (Policy GG2, 2018) both seek to strengthen policy support for realising the development potential of well-connected town centre sites, including through appropriately designed upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene.

5.6 The Camden Local Plan (Policy H6) aims to create mixed, inclusive and sustainable communities and seeks to provide a variety of housing suitable for Camden's existing and future housing needs. The policy acknowledges that specific considerations of HMOs will be taken into consideration in determining planning applications (as set out at Policy H10).

5.7 Policy H10 confirms the Council's support for the provision of a wide range of housing with shared facilities (i.e. HMOs) to meet the needs of small households with limited incomes and modest space requirements. Such housing is noted to take the form of homes let to groups of friends, homes let room-by-room to unrelated individuals or properties formally divided into bedsits.

5.8 HMOs are supported provided that a number of criteria are met, including that the development:

- complies with any relevant standards for HMOs;
- contributes to creating a mixed, inclusive and sustainable community;

- does not create a harmful concentration of such a use in the local area or cause harm to nearby residential amenity; and
- is secured as a long-term addition to the supply of low cost housing or otherwise provides an appropriate amount of affordable housing

- 5.9 The proposal seeks to deliver 13 single-occupancy bedsits in accordance with LB Camden's HMO standards (see design assessment below). The bedsits will contribute to widening housing choices and will provide accommodation for individuals that require more affordable accommodation.
- 5.10 Whilst a proportion of the existing building is currently in use as a HMO, the building itself is mixed use, with office space at basement level. The local area is also characterised by a wide range of residential, retail and office uses. Given this mixed and diverse character of the site and surrounding area, it is considered that the addition of 13 bedsits will not result in a harmful concentration of HMOs in the local area.
- 5.11 Due to the size and nature of the proposed bedsit units, the proposal will provide low cost accommodation that is more affordable than self-contained one-bedroom apartments. Accordingly, the proposal will provide a long-term addition to the supply of low cost housing in accordance with Policy H10, meaning that alternative provision affordable housing provision is not required in this instance.
- 5.12 The proposed 13 bedsit units will contribute to Camden's housing pool, widening housing choices in the borough in a way that integrates with the surrounding area and host building. The proposal is therefore considered to be compliant with Policy H10.

Design

Design Concept

- 5.13 The purpose of the proposal is to create 13 HMO's in a manner that is complementary to the building and local townscape. London Plan Policy 3.4 seeks to ensure that the development of housing takes into account local context and character.
- 5.14 Following a consideration of options for roof extension, the design and heritage considerations have led to adoption of the current proposal as having a minimal effect on the street scene and conservation area. The new accommodation has been designed to sit within the footprint of the current property creating an additional floor in the roofspace, bays to the rear and two new dormers. This approach limits alterations to the West End Lane frontage respecting its contribution to the West End Green Conservation Area and the proposed mansard roof extension sits comfortably within the Victorian streetscape and will be screened by an existing parapet.
- 5.15 As explained below, the design of the proposal complies with London Plan Policy 3.4 and 3.5, which require that development proposals take account of physical context, local character, density and land use mix. It also seeks to achieve local design policies set out in the Camden Local Plan (Policy D1) and Fortune Green & West Hampstead Neighbourhood Plan (Policy 2).

Context Appraisal

- 5.16 West End Lane has generous dimensions and a coherent sense of enclosure created by consistent building lines, generally three to four storey building heights and similar proportions and materials of the upper floors within the streetscape. The adjoining Alice House (south) on the corner of Inglewood Road is four storeys in height but appears taller than Inglewood Mansions due to the increased height of the ground floor that accommodates a public house.

The four storey 291 West End Lane (north) is lower due to street levels and reduced floor to ceiling heights which create a stepped pattern to the group. Notable exceptions to this height characteristic include the single storey wing of the Black Lion pub and the prominent five storey 224-230 West End Lane (opposite side of the road), which includes a recessed sixth floor. Variety, activity and interest is provided by commercial ground floors.

- 5.17 Butterfly roof forms are a common characteristic on the western side of the street. Mansard roofs are also evident in the street scene at 291 West End Lane (above the Black Lion pub), Carlton House (above Waitrose) and in a terrace of five units at 267-277 West End Lane (south of the site). Each of Alice House, the single storey wing of the Black Lion and 311 West End Lane are notable exceptions, with flat roof lines. On the opposite side of the street 224-230 West End Lane terminates the view from Inglewood Road with a flat roof line and a recessed sixth floor.

Design Characteristics

- 5.18 The proposal will create a new mansard roof extension, set behind the existing roof parapet. In the few locations where visible, it will appear in character with the roofscape characteristic of the streetscene identified earlier. From Inglewood Road, although the mansard roof would be seen above the existing butterfly roof form it would be perceived as a secondary layer of development, in keeping with the adjoining Alice House.

- 5.19 The proposed mansard roof is consistent with the Council requirements for roof extensions (s.5.14 and 5.15, CPG updated 2018) as well as London Plan Policy 7.4, which requires that development should have regard to the form, function, and structure of an area.

Form and Scale

- 5.20 The front elevation will not perceptibly change with the addition of the mansard. The two bays to the rear of the building will be carefully hidden from view. A new lightwell will be created in the centre of the additional floor to maximise access to natural light.

- 5.21 The scale of the proposed mansard roof sits comfortably within its setting and, where seen, it would be subservient to the main roof line. Due to its setback and design, Alice House (south) will still appear taller than Inglewood Mansions when viewed from the street. The ridge height of the proposal will be marginally taller than the parapet of the adjoining Alice House but will maintain the existing stepped pattern within the group.

- 5.22 To the rear, the roof extension would appear as further articulation to the existing bays and would complement the form and detailing of Alice House and would therefore comply with Policy D1 of the Camden Local Plan and Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan (2015).

Layout

- 5.23 The mansard accommodation will be accessed via two new stairwells adjacent to the West End lane frontage. A generally circular internal route of corridors will provide access to each of the proposed new units. Three sets of shared use kitchens are located along the northern corridor providing easy access to each of the 13 proposed units.

- 5.24 The layout and floor areas of the units are identified in the drawings accompanying this planning application.

Materials

- 5.25 The materials and architectural details of the extension have been selected to blend in with the existing building and adjoining properties. The new materials will comprise:

- 1 Flank wall extension to north in yellow stock brick to match existing;
- 2 Grey roof slates consistent with existing;
- 3 Black conservation type rooflights (West End Lane); and
- 4 Dormers detailed in lead cladding with black painted timber sash windows (to rear Inglewood Road).

Compliance with Council Standards for HMOs

5.26 The proposal has a simple layout providing clear and efficient movement between private and communal space. The Minimum HMO Standards (2016) sets out the requirements to licence a HMO within LB Camden. The proposal has been designed to be compliant with the following key criteria:

- 1 Minimum area of 9 sqm where shared kitchen is provided in separate room;
 - a Room area only counted where ceiling height is greater than 1.9m;
 - b Area is exclusive of hygiene facilities;
 - c Each room should be suitably heated and serviced in terms of power sockets; and
 - d Adequate fire safety and means of escape from each unit;
- 2 Three kitchen sets to be provided for 11-15 units with a minimum area of 16 sqm;
 - a Properly designed to allow safe and hygienic preparation of food; and
 - b Each kitchen set will incorporate a minimum set of facilities.
- 3 Minimum area for sanitary facilities is 2.2 sqm;
- 4 The layout of rooms and facilities must be fit for purpose;
- 5 Adequate natural or artificial lighting to allow each unit/space to be safely used.

5.27 Whilst no open space is provided on site, West End Green is located within easy walking distance (100 metres).

5.28 Policy H10 sets out the Council's position on Houses in Multiple Occupation stating the aim to meet the need "*of small households with limited incomes and modest space requirements*". Such development will be supported where development:

- a. will not involve the loss of two or more self-contained homes;
- b. will not involve a site identified for self-contained housing through a current planning permission or a development plan document, unless it is shown that the site is no longer developable for self-contained housing;
- c. complies with any relevant standards for houses in multiple occupation;
- d. contributes to creating a mixed, inclusive and sustainable community;
- e. does not create a harmful concentration of such a use in the local area or cause harm to nearby residential amenity; and
- f. is secured as a long-term addition to the supply of low cost housing, or otherwise provides an appropriate amount of affordable housing, having regard to Policy H4 Maximising the supply of affordable housing.

5.29 The bedsit units proposed as part of this development comply with the requirements of the Camden HMO minimum standards and will not involve the loss of any self-contained homes. On this basis, the development would accord with Policy H10 and Para 3.55 of the London Plan

which recognises the strategic importance of homes in multiple occupation as a strategically important part of London's housing offer.

Heritage

Heritage Context

- 5.30 The below Heritage Assessment has been undertaken in accordance with the methodology provided at Appendix 1.
- 5.31 West End Green originated as land that was connected to the Priory Convent of Kilburn that was constructed near a Roman road (Edgware Road) in the 16th century. The Priory was demolished in 1790 and divided into large plots to accommodate country houses. Following the expansion of London from the south and of Hampstead and the construction of the Midland Line Railway Station on West End Lane in 1871, these large plots were developed with residential housing. This wave of development ran until 1917 and comprised terraced housing, mansion blocks, Emmanuel Church, Hampstead Synagogue, the Fire Station, and Salmons and Inglewood Garages all radiating off of West End Lane.
- 5.32 Inglewood Mansions were constructed around 1870-9 facing onto West End Lane to the north of various large country houses. By the early 19th century the rest of West End Lane had been developed with terraced housing, largely in the Queen Anne Revival style.

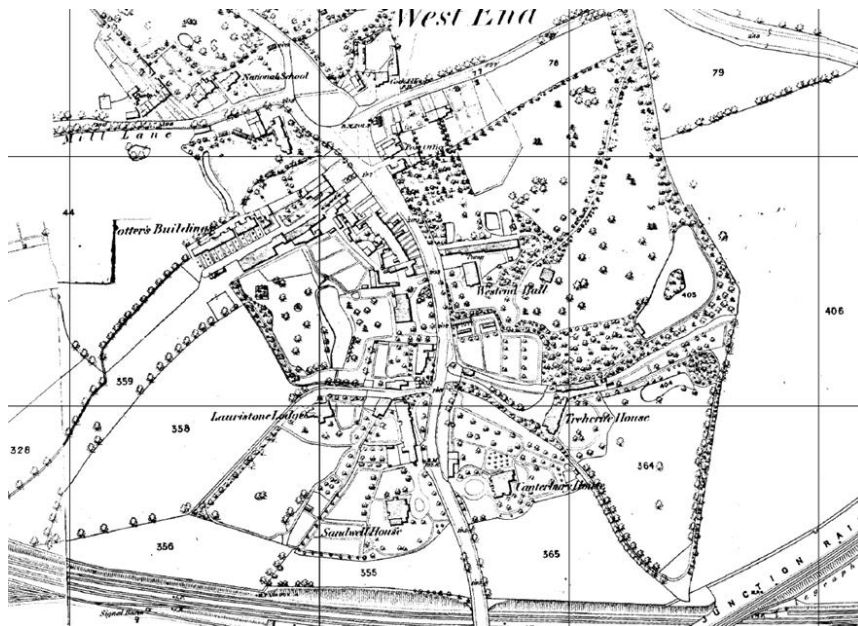


Figure 1: 1871-7

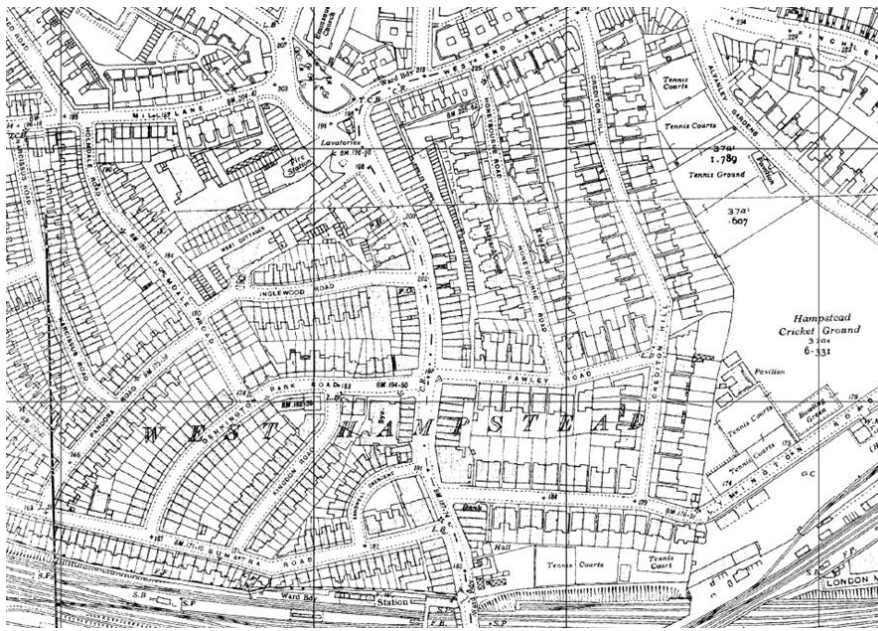


Figure 2: 1934-6

Significance

- 5.33 The historic and architectural significance of the West End Green Conservation Area lies in its homogenous character that is illustrative of Edwardian and Victorian architecture and planning. The Conservation Area represents a variety of architectural styles prevalent during the Victorian period including the Arts and Crafts style. The retained village like character centred on West End Lane and West End Green provides evidence of the 19th century suburban expansion of London.
- 5.34 Inglewood Mansions (287-289 odd) are identified in the relevant conservation area appraisal (2011) as positive contributors to the Conservation Area. The buildings are of high architectural quality with a bold scale and construction (yellow stock brick with white stucco) that contrasts with the surrounding Victorian terraces. They have consistent and homogenous detailing that contributes to the aesthetic value of the Conservation Area. They have group value with the other mansions in the Conservation Area built in the same architectural style.

Impact of the proposals

- 5.35 The proposed roof extension would be of a similar scale to and set back from the existing roof of Inglewood Mansions. It would therefore appear subservient in scale to the existing roof and be largely obscured in views throughout the Conservation Area. It would be partially visible in some limited views along West End Lane and Inglewood Road where it would not affect the legibility of the existing roof profile. The proposed extension would have a traditional hipped form and be roofed in grey slate, with black painted timber sash windows within lead-clad dormers to the rear, and black conservation roof lights to the front. This use of traditional forms and materials ensures that the proposed extension will be sensitive to the historic character and appearance of the Conservation Area.
- 5.36 Policy D2 of the Camden Local Plan confirms that the council will seek to preserve and, where appropriate, enhance Camden's heritage assets and their settings. Similarly, Policy 3 of the Fortune Green & West Hampstead Neighbourhood Plan (2015) notes that development that enhances or preserves Conservation Areas will be supported.

- 5.37 As confirmed above, the proposal has been sensitively designed with regard to the character and context of the local area and Conservation Area. The mansard extension will be subservient in scale of the existing roof and will only be partially visible in limited views along West End Lane. As such, it is considered that the development will preserve the character and appearance of the area.
- 5.38 Overall the proposals would have a negligible impact on the West End Green Conservation Area and would have a neutral effect on its significance.

Townscape and Visual

- 5.39 The below Townscape and Visual Assessment has been undertaken in accordance with the methodology provided at Appendix 2.

Townscape character and sensitivity

- 5.40 This part of the West End Green Conservation Area is characterised by 18th and 19th century residential terraces and mansion blocks with 20th century infill facing onto West End Lane. The area has a largely homogenous architectural style and is dominated by 2 to 5 storey red brick terraces in the Queen Anne Revival style. Terraces have narrow frontages and generous rear gardens. The roofscape varies between flat, mansard, gable and Dutch gable roof and attic storeys with dormer windows and corner turrets are common features. The area has a linear street pattern with residential streets and crescents radiating off of West End Lane and the remaining medieval road network. West End Lane forms the central shopping area and has a commercial character with both traditional and modern shopfronts. The church, synagogue and library form local landmarks and the area has retained a village like scale and quality. Visual receptors are local residents, pedestrians (consumers) and motorists.
- 5.41 The townscape is of **Medium** Sensitivity.

Impact of the proposals

- 5.42 There would be a Negligible magnitude of change to the townscape.
- 5.43 The proposed roof level extension would be minimally visible in limited views south along West End Lane where it would not affect the legibility of the buildings' existing roof profile. The roof extension would alter the existing roof profile of Inglewood Mansions in eastward views along Inglewood Road. Here it would be visible above the existing roof profile where it would balance the dramatic increase in height between Inglewood Mansions and the adjacent public house at 283-285 West End Lane. The proposals would be sensitive in terms of scale, massing, material and design and would not alter the architectural or townscape quality of the area.
- 5.44 The overall effects would be **Negligible**.

Views and impact of the proposals

- 5.45 Computer generated images and a wire line of the proposed extension have been produced by Studio Architectural Services Ltd. to illustrate the effect of the scheme on three representative viewpoints. The viewing positions are shown below at Figure 6.1:

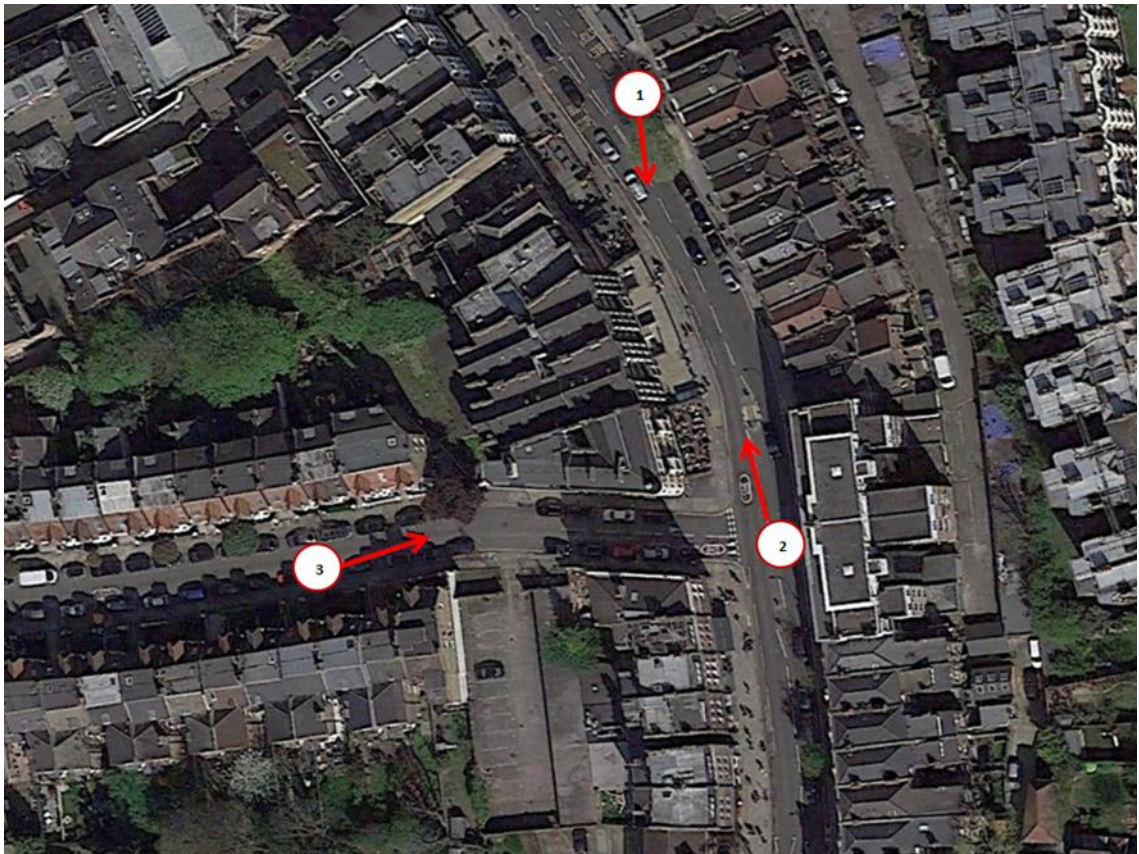


Figure 6.1: Map showing the location and direction of views

5.46 The 'existing' and 'proposed' images are shown below for each view.

1. View south along West End Lane

5.47 The view is taken from the east side of West End Lane looking south. It is located within the West End Green Conservation Area. In the foreground of the view is West End Road a main vehicular route and commercial street. In the middle distance 19th and 20th century brick and stucco terraces line the street, many of which containing commercial or restaurant shopfronts with colourful signage. Due to the slight bend in the road terraces can be seen in the distance along with some street trees.

5.48 The view is of **Medium** sensitivity.

5.49 There would be a Negligible magnitude of change to the view. The proposed roof extension would be very minimally visible above the existing roofscape of 287-289 Inglewood Mansions where it would not affect the legibility of the roof profile.

5.50 The overall effects would be Negligible.



EXISTING STREET VIEW
WEST END LANE



— NOT VISIBLE PROPOSED
ROOF PROFILE
— VISIBLE PROPOSED
ROOF PROFILE

PROPOSED STREET VIEW
WEST END LANE

2. View north along West End Lane

- 5.51 The view is taken from the east side of West End Lane at the junction where it meets Inglewood Road looking north. It is located within the West End Green Conservation Area. In the foreground and middle distance the view comprises 19th and 20th century brick and stucco terraces with coloured shopfronts and canopies lining West End Road. In the distance the view is terminated by a cluster of mature trees in West End Green.
- 5.52 The view is of Medium sensitivity.
- 5.53 There would be no change in the view and the overall effects would be Nil.



EXISTING STREET VIEW
WEST END LANE



— NOT VISIBLE PROPOSED
ROOF PROFILE
— VISIBLE PROPOSED
ROOF PROFILE

PROPOSED STREET VIEW
WEST END LANE

3.

View east along Inglewood Road

- 5-54 The view is taken from the eastern end of Inglewood Road looking east. The view is located within the West End Green Conservation Area. In the foreground the view contains 19th century residential terraces on either side of Inglewood Road, a residential side street. In the middle ground a small portion of the rear of Inglewood Mansions can be visible adjacent to a tall four storey public house. In the distance a 20th century white stucco terrace with ground floor shops on West End Lane is visible.
- 5-55 The view is of **Medium** sensitivity.
- 5-56 There would be a low magnitude of change to the view. The rooftop extension would form a new element behind the existing rear roof profile of Inglewood Mansions where it would minimally increase the overall height. This would balance the dramatic increase in height between Inglewood Mansions and the adjacent public house at 283-285 West End Lane.
- 5-57 This would have a very Minor beneficial effect on the view.



EXISTING STREET VIEW
INGLEWOOD ROAD



PROPOSED STREET VIEW
INGLEWOOD ROAD

5.58 The overall visual impact of the proposals would be Negligible/very Minor beneficial effect.

5.59 Policy A1 requires that a development's impact upon visual privacy, outlook and disturbance from artificial light can be influenced by its design and layout. As has been demonstrated above, the design of the proposal responds to potential harmful effects on occupiers and neighbours and responds to the townscape along West End. As such, the proposals also accord with Policy 7.4 of the London Plan which considers that development should have regard to the form, function and structure of the area.

Transport, Access, Parking and Servicing

5.60 Policy T1 confirms that LB Camden will seek to promote cycling within the borough, ensuring a safe and accessible environment for cyclists, with secure cycle parking facilities to be provided in line with the London Plan requirements. The Council requires that all new developments in the borough are car free, with on-site parking limited to spaces which are either essential for operational or servicing needs or that are designated for disabled people (Policy T2).

5.61 The primary access points to the buildings will remain unaltered. Access to the new units will be provided via two stairwells. Due to a minor difference in levels, the proposed extension will be set over two levels with a short run of five steps facilitating the transition.

5.62 The addition of 13 bedsit units will have no impact on car parking. There are currently no existing car parking spaces on site and none are proposed as part of this proposal. A total of 13 cycle parking spaces are proposed within the rear courtyard. The storage units will offer secure and covered cycle parking provision.

5.63 It is proposed to continue the current arrangement for refuse collection which is managed from the street.

5.64 There is currently no vehicular access to the site and a new vehicular access is not proposed as part of the application. The pedestrian access off West End Lane will be retained and servicing is proposed to take place in line with the existing on-street arrangements for the building (via the West End Lane Forecourt).

5.65 A Transport Assessment conducted by Motion as part of this planning application confirms that any additional servicing and delivery requirements associated with the additional units such as refuse collection would be subsumed within the existing servicing trips and would not require additional trips.

Daylight/Sunlight

5.66 Policy A1 of the Camden Local Plan confirms that sunlight, daylight and overshadowing will be considered by the Council to ensure that proposed developments do not cause unacceptable harm to amenity.

5.67 The proposed development at Inglewood Mansions will deliver new accommodation in the Borough of Camden and the design development process has been closely guided by the matters of protecting the daylight and sunlight amenity enjoyed by occupiers of both the neighbouring properties and the existing accommodation within the Inglewood Mansion property itself. Furthermore, the design has also been informed by the need to maximise the internal daylight levels to the new units forming the development.

5.68 The accompanying Daylight/Sunlight assessment confirms that the neighbouring residential accommodation and the proposed units will continue to receive good levels of daylight and sunlight following construction of the proposed development, such that the proposals would comply with Policy A1.

Air Quality

5.69 Policy CC4 confirms that the Council will seek to ensure that the impact of development on air quality is mitigated. The impact of air quality on potential development, notably the exposure of occupants to air pollution will also be considered.

5.70 An Air Quality Assessment conducted by Air Quality Consultants confirmed that the proposals would not give rise for the need for mitigation as nitrogen dioxide concentrations are likely to be below relevant air quality objectives at the roof extension. It is expected that concentrations of nitrogen dioxide are likely to further decrease in the future due to the introduction of cleaner vehicles in London.

5.71 As such, the proposal would comply with the requirements of both Policy CC4 and Policy 7.14 of the London Plan.

Noise

5.72 Policy A4 confirms that planning permission will not be granted for development likely to generate unacceptable noise or sensitive uses in areas likely to be subject to high levels of noise.

5.73 The development will sit adjacent to West End Road (Classified as a 'B' road) and is therefore not considered to be a busy main road. All new residential units will be at 4th floor level, setback from the roof level which will help to minimise any noise impact generated from road traffic.

5.74 The proposed bedsit use will not generate any unacceptable levels of noise and the proposal therefore complies with Policy A4.

Sustainability and Energy

- 5.75 The Camden Local Plan establishes that developments are required to minimise the effects of climate change and encourages all developments to meet the highest feasible environmental standards that are financially viable (Policy CC1 and CC2). Supporting text to Policy CC1 (para. 8.8) confirms that new residential development is required to demonstrate a 19% CO₂ reduction below Part L 2013 Building Regulations.
- 5.76 Extensions to existing buildings are required to include proportionate measures to improve energy efficiency and Camden Planning Guidance (CPG3) outlines that 10% of the project cost should be spend on environmental improvements.
- 5.77 Sustainability objectives are further also set out in the London Plan, seeking to minimise carbon dioxide emission and ensure sustainable design and construction measures are employed (Policies 5.2 and 5.3).
- 5.78 The submitted Energy and Sustainability Statement outlines how sustainability measures have been incorporated into the proposal. It confirms that a 19% reduction in carbon dioxide emissions will be achieved and explains how various renewable and low carbon technologies have been considered but ruled out due to technical and viability constraints.
- 5.79 Overall, the statement concludes that the incorporation of sustainable design measures will meet sustainability objectives in accordance with policy.

Planning Obligations and the Community Infrastructure Levy

- 5.80 The NPPF (54-57) and the Community Infrastructure Levy Regulations (2010) both set out the policy and statutory tests for planning obligations, such that planning obligations may only constitute a reason for granting planning permission if they are:
- necessary to make the proposed development acceptable in planning terms.
 - directly related to the proposed development.
 - fairly and reasonably related in scale and kind to the proposed development.
- 5.81 These tests will inform the negotiations with the council on the scale and form of any planning obligations. It is envisaged that the Heads of Terms will be limited to securing the long-term supply of low cost housing only.
- 5.82 In addition, any CIL contributions will be calculated in accordance with the Community Infrastructure Levy Regulations (2010) and the relevant LB Camden and Mayoral CIL Charing Schedules.

6.0 Conclusion

- 6.1 This Statement provides a detailed assessment of the application proposed at Inglewood Mansions and considers the key principles of the development in relation to local and national planning policy and guidance.
- 6.2 The proposed development provides an opportunity to deliver thirteen new bedsits through a set-back roof top extension of the existing Inglewood Mansions building. The proposal represents a sustainable development of an under-utilised town centre site. It will widen housing choices and provide a long-term addition to the supply of low cost housing in the borough.
- 6.3 Emer Ltd and its technical team have sought to prepare a proposal which delivers an effective number of HMOs within West Hampstead Town Centre. The proposal makes efficient use of a building which currently provides bedsit and residential accommodation and has been sensitively designed with regard to heritage, townscape and daylight and sunlight implications and meets standards for internal accommodation as outlined in the LB Camden's HMO standards.
- 6.4 The proposal has been sensitively designed so that the proposal integrates successfully with the existing building, surrounding townscape and Conservation Area.
- 6.5 Technical reports accompanying this application demonstrate that the impact of the proposed development is acceptable from transport, air quality, daylight/sunlight, environmental and sustainability perspectives.
- 6.6 Overall, the proposal is considered to accord with national and local planning policy and will provide a positive contribution to West Hampstead Town Centre and the West End Green Conservation Area.

Appendix 1: Heritage Methodology

The HIA methodology is based on the requirements for the assessment of the effects of proposed development on the character and appearance of Conservation Areas under Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF (2018). The NPPF outlines that the conservation of heritage assets can bring wider social, cultural and environmental benefits (paragraph 185) and requires applicants to describe the significance of heritage assets affected by proposals, including any contribution made by their setting (paragraph 189). Significance is defined in the NPPF as: “The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.”

The methodology is informed by Historic England guidance, specifically Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (2008) and Advice Note 1: Conservation Area Designation, Appraisal and Management (March 2011) as well as Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015).

This methodology has also been informed by the Design Manual for Roads and Bridges (1992) and ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011) which are commonly used for Heritage Impact Assessments.

Appendix 2: Townscape & Visual Methodology

The townscape and visual impact assessment methodology is in general conformity with the approach set out in the Guidelines for Landscape and Visual Impact Assessment prepared by the Landscape Institute and the Institute of Environmental Management & Assessment, (GLVIA3, 2013).

The effect on the townscape and visual resources is a function of the sensitivity (a combination of value and susceptibility to change) of the affected receptors and the degree of change that they will experience as a result of the proposed development. The resultant effects on the townscape and visual resources can be beneficial, neutral or adverse.

The identification of representative viewpoint locations has considered the effects of the proposed development on heritage assets.

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