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PLANNING STATEMENT Revision A

106 King Henry's Road, London, NW3 3SL

INTRODUCTION

The planning statement has been prepared to support a planning application at 106 King Henry's Road.

The planning application comprises the following

- Application form
- Site plan
- Site location plan
- Existing drawings
- Proposed drawings
- Design and Access Statement
- Lifetime Homes statement
- Basement Impact Assessment
- Basement Impact Assessment Audit Form

The development proposes the demolition of a single family dwelling and construction of a replacement family dwelling with new basement underneath.

The existing property lies on the north side of King Henry's Road and was constructed in around 1970 as part of the Chalcots Estate development.

The property is not listed and does not lie within a conservation area.

A planning application (2017/5122/P) for a new basement and internal refurbishment of the property has been submitted to the council and is currently awaiting determination. This application differs from the previous application in that the front elevation, previously retained, is to be demolished and replaced (like for like) to both upgrade the external fabric of the building and facilitate the construction of the basement. This should reduce the build programme and the length of disruption to the neighbours.

PLANNING HISTORY

106 King Henry's Road

- **2017/5122/P**

Planning application submitted for the excavation of single storey basement under existing house, internal refurbishment and the infilling of a first floor terrace. The application was submitted following

- **2016/7024/PRE**

Pre-application advice was sought and received for the proposed works included in planning application 2017/5122/P. Beyond the additional works to replace the front elevation, as the works included in this application match those in application 2017/5122/P, the pre-planning advice remains relevant.

The advice was that the proposed basement and side infill extension are considered acceptable in principle.

On the specific design elements, the following advice was received

1. Basement

The proposed basement extended under the full footprint of the house and the small courtyard and *'although Camden Planning Guidance generally recommends the construction of basements below the existing footprint, the existing rear courtyard is entirely paved and so the development would not result in the loss of any trees or vegetation. The proposed extension of the basement outside of the footprint of the existing house is considered acceptable in principle'*.

As an amount of terrace was retained to the courtyard at ground floor level and as the property benefits from access to a private communal garden, *'the proposal is therefore considered to retain a reasonable amount of rear amenity space'*.

2. First floor side infill extension

The proposal was seen to *'present a continuation of the existing building and would not have an adverse impact on the host building'* and would *'respect the character and appearance of the host building and surrounding buildings and would thus be considered acceptable and an improvement on the current situation'*.

3. Alterations to fenestration and roof.

'The proposed new openings would be of a uniform appearance in size and scale and would align from basement to first floor level. Full-height glazing at both ground and first floor level is a feature of the host building and surrounding properties in the Chalcot Estate, therefore the alterations are considered acceptable in principle, subject to detailed design.'

4. Front lightwell

The front lightwell providing light to the basement rooms was not considered acceptable and has been removed from the proposed scheme

Since the introduction of Camden's Local Plan (Adopted June 2017), planning policy regarding basements has changed. The planning officer who provided pre-application

advice, Charlotte Meynell, was contacted to understand if the new policy would affect the original advice. Whilst there was policy change in the retention of garden/amenity space, it was confirmed that due to the amenity of the communal garden, the proposal complied with points f-m of the new policy and the pre-application advice would be unchanged.

From: Meynell, Charlotte Charlotte.Meynell@camden.gov.uk
Subject: RE: 2016/7024/PRE - 106 King Henry's Road, London, NW3 3SL
Date: 2 August 2017 at 17:01
To: Johanna Molineus johanna@johannamolineus.com
Cc: Patrick Brice patrick@johannamolineus.com, David Nash david.nash@solid-geometry.com



Dear Johanna,

Many thanks for your email including the images of the courtyard and trial hole.

I ran the proposal past one of my colleagues in planning policy this afternoon, and they have confirmed that the rear yard would indeed not be considered as a garden, and so a proposed basement development under the full footprint of the property and rear yard would comply with the points f) to m) of Policy A5. My original pre-application advice would therefore be unchanged.

Kind regards,

Charlotte Meynell
Planning Officer
Regeneration and Planning
Supporting Communities
London Borough of Camden

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Please consider the environment before printing this email.

- **2006/4719/P**

The erection of a rear extension at first floor level and erection of refuse store in front garden of the dwelling house

Granted 01/12/2006

PLANNING POLICY

1. National Planning Policy Framework (NPPF)

Key policies from the NPPF that are relevant to this application include

- Para 12/14. Development that accords with an up to date development plan should be approved without delay
- Para 49. Housing applications should be considered in the context of the presumption in favor of sustainable development.
- Para 50. 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 community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)
 - identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand
- Para 65. Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits)

2. Camden Planning Policy

The following Camden planning policy and guidance documents were taken into consideration in the proposed design during the pre-application stage:

Core Strategy (adopted November 2010)

- CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010-2025

- DP22 Promoting sustainable design and construction
- DP23 Water
- DP24 Securing High Quality Design
- DP26 Managing the impact of development on occupiers and neighbours
- DP27 Basements and lightwells

Camden Planning Guidance

- CPG1 Design
- CPG2 Housing
- CPG3 Sustainability
- CPG4 Basements and lightwells
- CPG6 Amenity

Local Plan

Since receiving pre-application advice and prior to submitting this application, Camden have introduced a new Local Plan (adopted June 2017) which has replaced the Core Strategy and the Camden Development Policies 2010-2025.

The following policies within the Local Plan have been taken into consideration in the proposed design during the planning application stage:

- A2 Open Space
- A3 Biodiversity
- A5 Basements
- D1 Design
- D2 Heritage
- CC1 Climate Change Mitigation
- CC3 Water and flooding

CC1 Climate Change Mitigation

Policy CC1 requires proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building; and expect all developments to optimise resource efficiency.

A previous application was submitted for the construction of a basement with the retention of the roof and front elevation. This application has been submitted to including the demolition of these elements due to

- Increased speed of construction of the basement with simpler engineering which will reduce energy and water use during construction.
- Improvement to fabric thermal efficiency and performance to in line with other new built elements.

The timber frame front elevation and flat roof, built in c. 1970 offer poor thermal performance. The flat cold roof in particular is to be replaced with improved construction and insulation significantly reduce heat loss.

The construction of the scheme will require the contractor to meet Camden's policies to reduce waste and divert waste from landfill.

CONCLUSION

The proposed development will refurbish and extend the existing property to provide high quality family home. The proposals have been revised in response to the pre-application planning officer's advice and comments to enable full officer support.

The development accords with the local development plan (Local Plan 2017), local planning guidance (CPGs) and national Technical housing standards and should receive endorsement through the grant of planning permission.