



Planning, Design, Access and Heritage Statement on behalf of

Aaron Shaya

Regarding the sub-division of property to create 1 x studio, 1 x 2 bed and 1 x 3 bed flats including external alterations to open up five blind architraves on the side elevation at:

**70 OAKLEY SQUARE, KINGS CROSS,
LONDON, NW1 1NJ**



Drawing and Planning ref: OKYSQ

October 2018

1.0 INTRODUCTION



<u>CONTENTS</u>		<u>PAGE</u>
SECTION 1	INTRODUCTION	2
SECTION 2	SITE AND AREA ANALYSIS	3
SECTION 3	PLANNING POLICY CONTEXT	10
SECTION 4	DESIGN AND HERITAGE	16
SECTION 5	ACCESS CONSIDERATIONS	22
SECTION 6	CONCLUSION	23



- 1.1 Drawing and Planning Ltd. have been instructed by Aaron Shaya to prepare a Planning, Design, Access and Heritage statement in support of a full planning application and a listed building consent application regarding the sub-division of a property to create 1 x studio, 1 x 2 bed and 1 x 3 bed flats including external alterations to open up five blind architraves on the end elevation at 70 Oakley Square, Kings Cross, London, NW1 1NJ.
- 1.2 The host building is Grade II listed and located within the confines of the Camden Town Conservation Area, where there is a duty to ensure that development preserves or enhances the borough's heritage assets.
- 1.3 This statement will set out the relevant historical planning information for the host building together with an analysis of the relevant planning policy and then considers the relevant aspects of the development when weighed against the historical interests of the property and motivations of the application. The development will ultimately aim to provide a net gain in the number of units, whilst retaining the existing 2-bed flat at basement level.
- 1.4 This statement will set out the case to suggest that the proposed works will help to restore the original historical fabric of the host building, which is one in a line of similar houses falling under the same listing. The works will be undertaken with a view to ensuring that the development preserves and enhances the significance of the building whilst also considering the setting and contribution of the building's location, within the Camden Town Conservation Area.
- 1.5 This 'Planning, Design, Access and Heritage Statement' is submitted in support of the application and is pursuant to Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This submission should be read in conjunction with the submitted pre-application forms and plans.
- 1.6 The proposal endorses the relevant Central Government policy contained within the Revised National Planning Policy Framework (NPPF) 2018 and the London Plan (2016). At local level the proposal has regard to the relevant policies taken from the adopted Camden Local Plan 2017. Regard will be given the Council's SPD guidance documents together with the appraisal for the Camden Town Conservation Area.

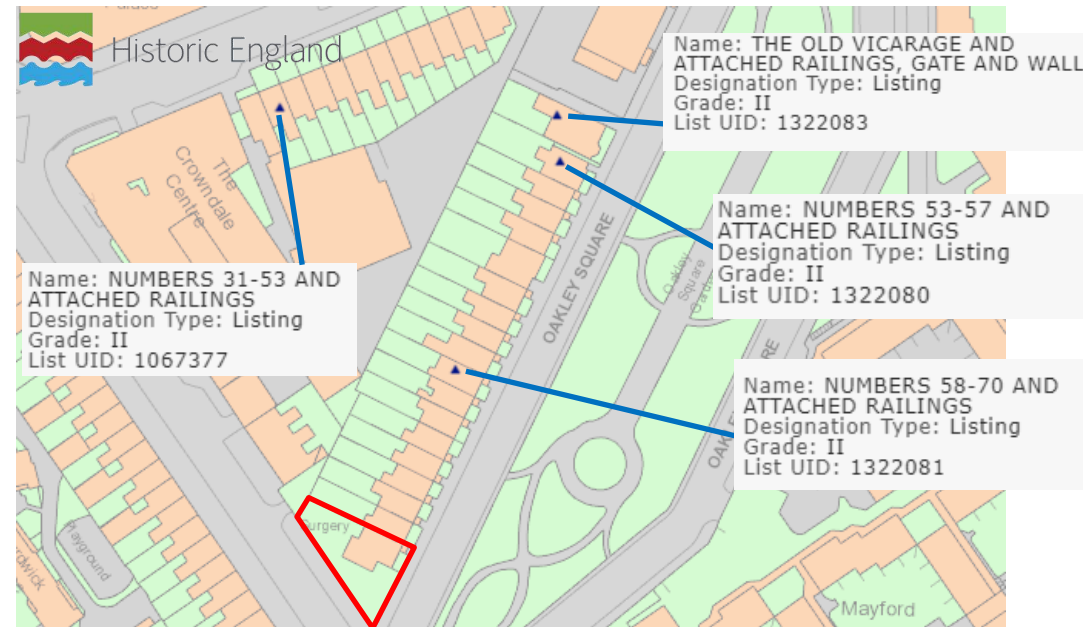
2.0 SITE AND AREA ANALYSIS



- 2.1 The application property is the end in a Victorian Terrace. The building is 4 storeys with a basement level located on the north western side of Oakley Square. The building is also situated on a corner plot at the junction of Oakley Square and Eversholt Street. The property is Grade II listed and in its present form, is divided into 2 flats, with one 2 bed on the at basement level and the large family sized unit served across the ground, first, second and third floor level of the building. The general location map is shown opposite. The plot is larger than most in the area, having an area of 380sqm.
- 2.2 The application site is located within the Camden Town Conservation Area. The map taken from the relevant Conservation Area appraisal is shown on page 4 of this statement. In support of the policy analysis, an extract from the Council’s proposals map is shown on page 15.
- 2.3 The area is mixed in character terms and the relative proximity of the site to Camden Town to the north presents the main reason for this. The houses in the area are themselves historically significant, made up of substantial period dwellings with associated garden areas. In the case of the host property, the amenity area is located on three sides. No parking is provided on site. The building itself is characterised by portico entrance, banded stucco on the ground floor, exposed brick on the upper floors, projecting metal balustrade on the first floor level and architraves on all windows, with those serving the first floor having triangular pediments above. The side elevation is characterised by 8 blind architraves, with one having a window.
- 2.4 The relevant listing details are provided on page 6 of this statement, with the planning history being addressed on page 7 of this statement. The map opposite is taken from Historic England and highlights the statutory listed buildings within proximity to the application site. The site is within one of London’s most sustainable locations (PTAL 6B), see page 5 and section 5 for more information.
- 2.5 The application explores the opportunity to sympathetically undertake conversion of the largest unit in the building, with a view to providing a net gain of 2 units within the existing building. This will be partly aided by the reopening of five blind architraves in the end elevation, in view of maximising natural light for future residents. The building will largely carry the same appearance with the internal modifications being respectful of the listing criteria of the building. The terrace fronts onto Oakley Square and the associated private gardens located centrally within the square.

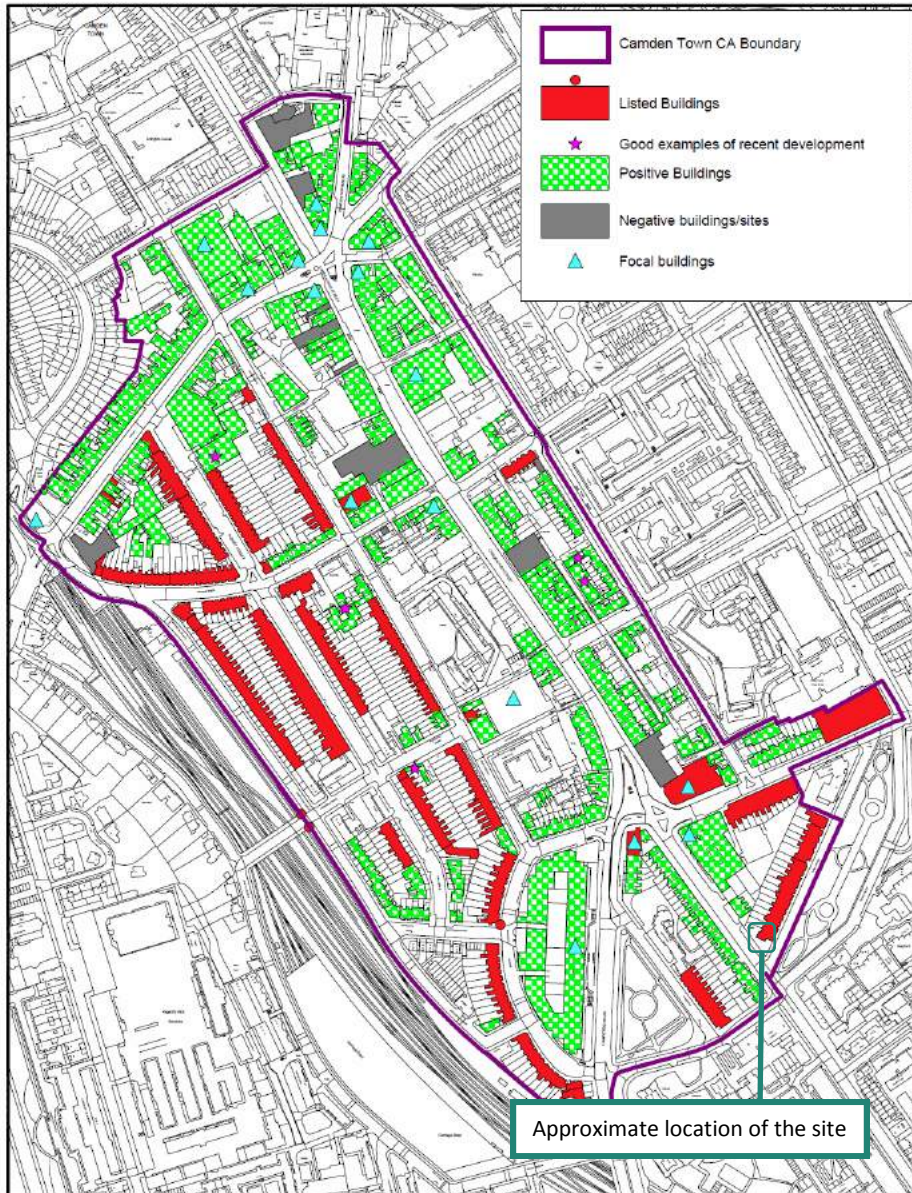


Extract from Google maps to highlight the general location of the application site



Extract from Historic England Map highlighting the application site and the neighbouring listed buildings

Conservation Area



App 6. Camden Town Conservation Area Townscape Appraisal 2006

- 2.6 The application property is located within the Camden Town Conservation Area. The area is largely centred on Camden town and its amenities. These have a huge economic as well as historical influence on the Borough. The application site is located on the south eastern periphery of the area. There are a number of listed properties in the area in addition to those that are regarded as being 'positive' on the area. The high concentration of these mean that the applicant is seeking to propose minimal external alterations, with the only changes being applied to better reveal the original fabric and character of the building.
- 2.7 The surrounding area is helped by the private park in front of the host terraced properties. However, it is noted that these are not included within the Conservation Area boundary, although forms one of the Borough's designated Open Spaces, as shown within the supporting Policies Map, which accompanies the recently adopted Local Plan.

Camden Town Conservation Area Appraisal and Management Strategy

Oakley Square:

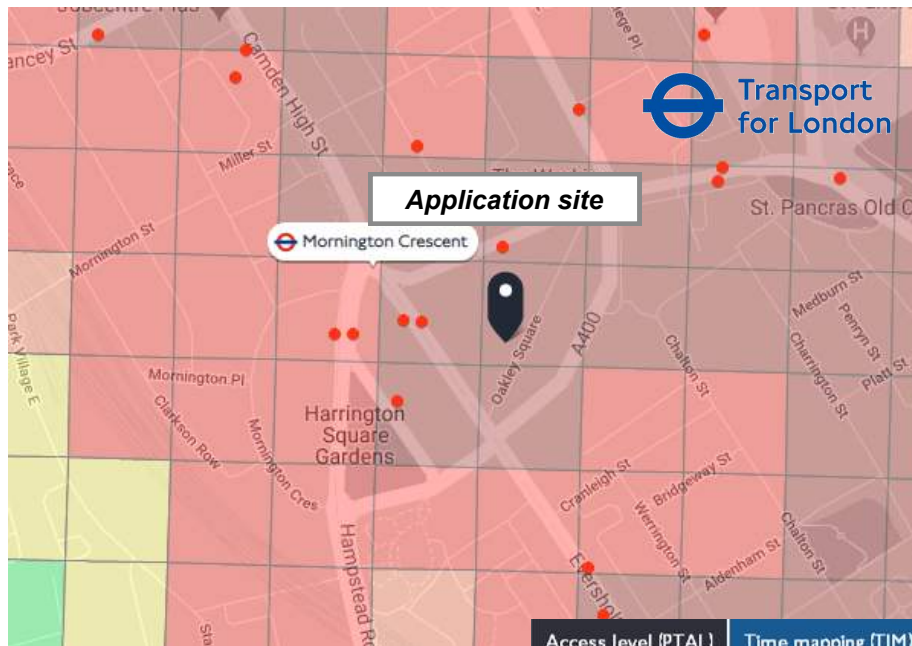
Oakley Square lies to the east, beyond Eversholt Street, and like its contemporary neighbour is a planned composition of townhouses overlooking communal gardens with mature trees. The west side is all that remains after war damage, with houses of a similar scale to elsewhere on the Duke of Bedford's land, but noted for their ground floor entrance porticoes. Of contrasting design is the Old Vicarage, a grade II listed detached dwelling in a Gothic Revival style with polychromatic brickwork, situated at the northern end of the terrace. Dating from c 1861 it was designed by John Johnson, as the vicarage for the demolished St Matthew's Church, which stood next door.



Access Level and Time Mapping



Access Level (PTAL)



Access level (PTAL) Time mapping (TIM)

PTAL: a measure which rates locations by distance from frequent public transport services.

Map key - PTAL

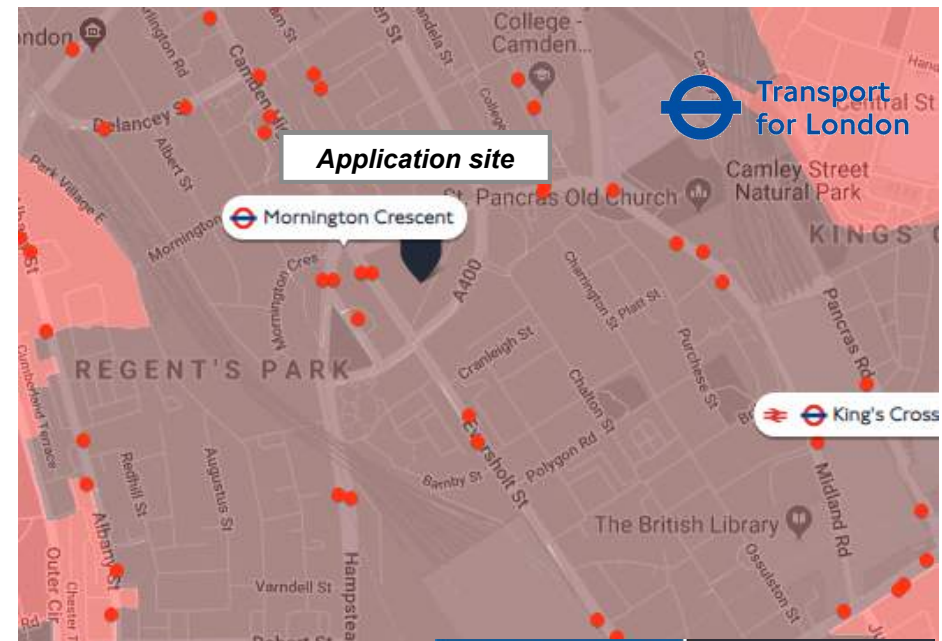


Map layers

PTAL (cell size: 100m)

• - Bus stops

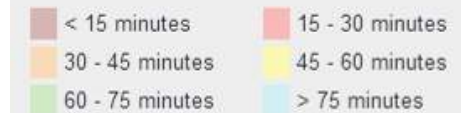
Time Mapping (TIM) - TIM: a new measure, looking at how far one can travel in a given journey time



Access level (PTAL) Time mapping (TIM)

TIM: a new measure, looking at how far you can travel in a given journey time.

Map key - Travel Time



Map layers

Travel Times

• - Bus stops

Historical Records



NUMBERS 58-70 AND ATTACHED RAILINGS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Details

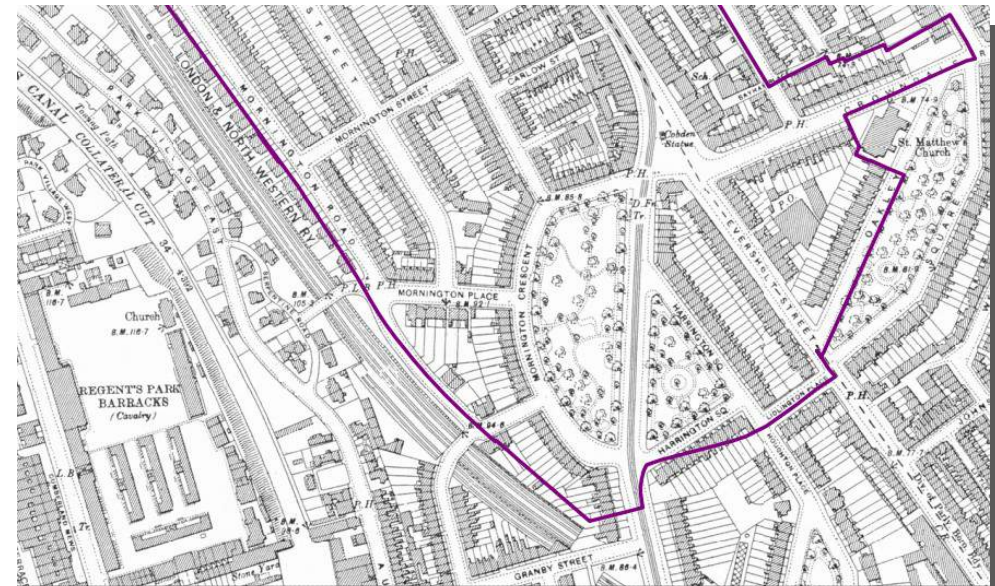
CAMDEN

TQ2983SW OAKLEY SQUARE 798-1/83/1242 (West side) Nos.58-70 (Consecutive) and attached railings

GV II

Terrace of 13 houses. c1845-59. Yellow stock brick with stucco dressings, 2nd floor continuous sill band and mutule cornice; channelled stucco ground floors. 4 storeys and basements. 2 windows each. Prostyle porticos and mostly panelled doors with overlights; approached by steps. Ground floor sashes round-arched with keystones and some with cast-iron window guards. Upper floors have architraved sashes; 1st floor with console-bracketed pediments, Nos 60-62 and 66-68 segmental, and mostly with bowed cast-iron balconies which continue over the portico. 2nd floor sashes have cornices, 3rd floor lugged sills. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas.

2.8 The historical records on this page include the listing details for the host building, which falls within a Grade II classification. In particular the listing details below outline what is most noteworthy about the terraces. The applicant is seeking to preserve these features where possible. The historical map below illustrates the pattern of development in 1894 alongside the existing boundary of the Conservation Area.



Camden Town Conservation Area 1894



70 Oakley Square London NW1 1NJ (2012/2498/P)

Granted (Jul 18 2012) - Full Planning Permission

Replacement of existing boundary fence with brick wall including 2 x pedestrian and 1 x vehicular entrance gates onto Oakley Square all in connection with existing residential property (Class C3).

70 Oakley Square London NW1 1NJ (2012/3762/C)

Granted (Sep 10 2012) - Conservation Area Consent

Demolition of existing timber boundary fence, trellis and metal gates on Oakley Square and Eversholt Road elevation of existing dwelling house (Class C3).

70 Oakley Square London NW1 1NJ (2017/2846/L)

Refused (Jun 29 2017) - Listed Building Consent

Erection of 1st floor side and rear extension to create solarium, ground floor rear extension and re-opening windows on 2nd and 3rd floors of the side elevation.

70 Oakley Square London NW1 1NJ (2017/5541/P)

Appeal Decided (Apr 12 2018)- Householder Application

Erection of 1st floor side and rear extension to create solarium, small ground floor rear extension and re-opening windows on 2nd and 3rd floors of the side elevation.

70 Oakley Square London NW1 1NJ (2010/0981/L)

Refused (Apr 29 2010) - Listed Building Consent

Internal alterations to third floor layout (as approved under 2006/2276/L) and replacement of existing PVCu window units.

- 2.9 The planning records shown on this page relate to all of the recent planning applications for the host building, some of which are replicated as Listed Building consents given the status of the building. Consideration should be given to all of the recently approved modifications to the building, which are largely cosmetic to the host building and its associated grounds. The online planning records do not specify the applications earlier than 2012. However, an application under ref 2006/2276/L was granted and concerned a number of internal alterations to include new opening at 1st floor level together with reconfiguration of partitions at 2nd and 3rd floor level and removal of mezzanine floor. An appeal decision relating to applications 2017/5541/P and 2017/5808/L are discussed in the latter stages of this statement.

70 Oakley Square London NW1 1NJ (2017/2190/P)

Refused (Jun 29 2017) - Householder Application

Erection of 1st floor side and rear extension to create solarium, ground floor rear extension and re-opening windows on 2nd and 3rd floors of the side elevation.

70 Oakley Square London NW1 1NJ (2017/5808/L)

Refused (Nov 30 2017) - Listed Building Consent

70 Oakley Square London NW1 1NJ (2012/3073/L)

Granted (Aug 21 2012) - Listed Building Consent

Installation of an opening timber panel under the sash window at rear lower ground floor level, installation of new steel balcony at rear ground floor level staircase to garden, replacement of studio door with new door and side lights and replacement of existing windows at lower ground floor (Class C3).

70 Oakley Square London NW1 1NJ (2012/3339/P)

Granted (Aug 21 2012) - Full Planning Permission

**Excluding all tree applications*

Aerial Photography



Aerial photograph outlining the location of application site and surrounding area taken from Google maps

Photographic Analysis



Side elevation, exposed to the south west



South eastern front elevation



Side elevation



Rear elevation



A view from the west, side elevation exposed



Basement access



A streetscene view of the host building and the remaining terrace

3.0 PLANNING POLICY CONTEXT



Revised National Planning Policy Framework (NPPF)



Ministry of Housing,
Communities &
Local Government

- 3.1 The National Planning Policy Framework (NPPF) was recently adopted in its revised form. This document sets out the Government's most up-to date vision for future growth.
- 3.2 The three objectives consisting of the economic, social and environment impacts of development are at the heart of the document, with these making up the documents own definition of what sustainable development is defined as.
- 3.3 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 3.4 In recognition to the benefit of having engagement with the local planning authority, paragraph 39 states:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”
- 3.5 Paragraph 59 carries forward the overarching objective to significantly boost the supply of homes.
- 3.6 Paragraph 118(d) states that the promotion and support for development of under-utilised land and buildings should be given where it helps to meet identified needs for housing where land supply is constrained and available site would be used more effectively.
- 3.7 Paragraph 123 focuses on ensuring that decisions should avoid development proposals that are built at low densities, in order to ensure that developments make optimal use of the potential of each site, factoring in a range of densities, rather than one broad one.
- 3.8 Paragraph 124 emphasises that good design is a key aspect of sustainable development as this creates better places in which to live and work and helps make development acceptable to communities.
- 3.9 Paragraph 127 sets out criteria to ensure the relevant design standards are met.

- 3.10 Paragraph 128 recognises the importance to consider design quality throughout the evolution and assessment of individual proposals.
- 3.11 Paragraph 189 places the onus on the applicant to describe the significance of any heritage assets affected by development, including any contribution made by their setting.
- 3.12 Paragraph 192 states that in determining application, local planning should take account of the following criteria:

“a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

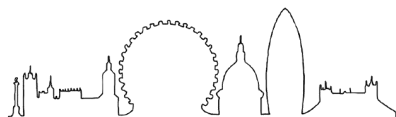
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.”
- 3.13 In recognition to the importance of a heritage asset, paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designed heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Local planning authorities should look for opportunities for new development in a Conservation Area and the setting of a heritage asset to better reveal their significance.

REGIONAL PLANNING POLICY

The London Plan 2016

- 3.14 The latest adopted London Plan provides the Spatial Development Strategy for Greater London.
- 3.15 The London Plan provides minimum space standards which are applied to new residential developments. Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment in order to protect and enhance London's residential environment and attractiveness as a place to live.



3.16 The relevant space standards are set out under table 3.3, which is part shown below for ease of reference.

Number of bedrooms	Number of bed spaces	Minimum GIA (m2)			Built-in storage (m2)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	

Borough	Minimum ten year target 2015-2025	Annual monitoring target 2015-2025
Camden	8,892	889

3.17 The table below forms part of Table 3.1 and has been shortened to highlight the housing targets for Camden as set out within the London Plan.

3.18 Having regard to density per hectare, this forms an important indicator when researching the ideal density characteristics for a site to ensure optimum efficiency and meet housing need in London. The advised density range will, according to the London Plan, be 175-355 unit per hectare, with a habitable room per hectare range being 650-1100 hr/ha. These figures are reserved for the most sustainable / accessible locations in the Capital.

3.19 Policy 3.8 forms is entitled 'Housing Choice'. In particular the policy encourages Lifetime Homes standards to new development in addition to taking account of the changing age structure of London's population and, in particular, the varied needs of older Londoners in addition to affording the appropriate provision to accommodating families with attention being paid to their local needs.

3.20 Policy 7.2 is entitled 'An Inclusive Environment' and stipulates that:
"applicants for planning permission should demonstrate their commitment to achieving high quality inclusive design, how their proposals ensure an accessible environment, how they have engaged with users (including for example organisations of disabled and older people) and the processes used to achieve these."

3.21 Policy 7.4 Local Character states that development should provide a high quality design response that has regard to:

- "a) the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;***
- b) contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area;***
- c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;***
- d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area"***

3.22 Policy 7.6B states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing.

3.23 Policy 7.8 deals with heritage assets and archaeology with part 'd' being the most relevant component of this policy which states:

"Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail."

3.24 The London Plan Housing SPG advocates that double and single bedrooms to be 11.5 and 7.5 sqm respectively.

- 3.25 The newly adopted Camden Local Plan 2017 consolidates both the strategic and local development plan policies into one fully-functioning document. The following policies are regarded as being relevant and are summarised below.
- 3.26 Policy G1 is entitled 'Delivery and location of growth' and states that the Council will create the conditions for growth to deliver the homes, jobs, infrastructure and facilities to meet the Council's identified needs. The policy identifies a need for 16,800 additional homes with the expectation of this being met in highly accessible locations in the borough.
- 3.27 Policy H1 seeks to ensure that a sufficient supply of homes is provided to meet the need of existing and future households. The target of 16,800 additional homes to be provided by 2031, which is inclusive of a specific allocation for 11,130 additional self-contained homes.
- 3.28 Policy H7 The policy focuses on securing a range of homes of different sizes that will contribute to creating of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply. A mix in unit types and standards set out in the Council's Dwelling Size Priorities Table should be complied with. The table finds that for market housing, there is a lower requirement for 1 bed or studio flats and a higher requirement for 2 and 3 bed units in the borough, with a lower requirement for 4 or more bed properties.
- 3.29 Policy C5 is entitled 'Safety and security' with the Council seeking to ensure that development proposals demonstrate that they have incorporated design principles which contribute to community safety and security.
- 3.30 Policy C6 is focused on ensuring that the Council promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities.
- 3.31 Policy A1 concerns the managing the impact of development, with the policy focusing on the protection of the quality of life of occupiers and neighbours. The Council will assess all applications on a range of factors including the visual privacy, outlook, natural and artificial lighting, transport impacts and a variety of other impacts relevant to ensuring that the amenities of neighbours are safeguarded.
- 3.32 Policy D1 focuses on design and within this, the Council will seek to secure high quality design in development. Development should seek to respect local context and character and where applicable, preserve or enhance the historic environment and heritage assets. The policy also requires strategic and local views to be preserved in addition to a high standard of accommodation being sought.
- 3.33 Policy D2 covers heritage and states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings. This is inclusive of Conservation Areas and Listed Buildings. The policy in respect to Listed Buildings, the Council will look for development to preserve the special architectural and historic interest of the building and resist development that would cause harm to the significance of a listed building.
- 3.34 Policy T1 is entitled 'Prioritising walking, cycling and public transport' with the overarching theme being that the Council will promote sustainable transport by encouraging use non-car modes of transport.
- 3.35 Policy T2 promotes limitations towards the availability of parking and requires all new developments in the borough to be car-free.

Camden Local Plan

2017



2 Design excellence

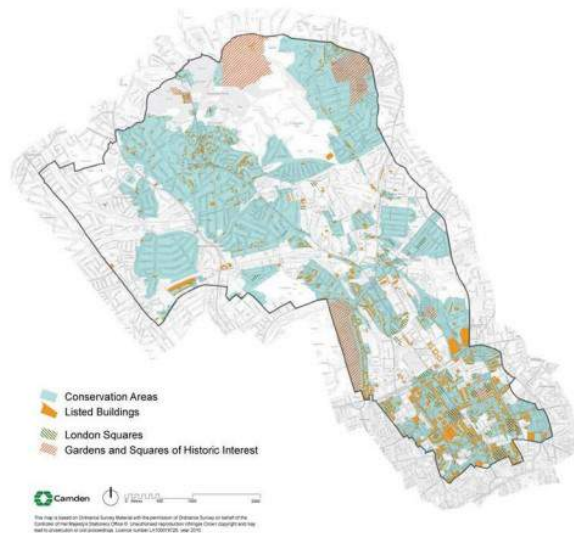
KEY MESSAGES

Camden is committed to excellence in design and schemes should consider:

- The context of a development and its surrounding area;
- The design of the building itself;
- The use of the building; • The materials used; and • Public spaces.

- 2.1 High quality design makes a significant contribution to the success of a development and the community in which it is located. Design of the built environment affects many things about the way we use spaces and interact with each other, comfort and enjoyment, safety and security and our sense of inclusion.
- 2.2 The purpose of this guidance is to promote design excellence and to outline the ways in which you can achieve high quality design within your development.

Figure 1. Conservation Areas



3 Heritage

KEY MESSAGES

Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings.

- We will only permit development within conservation areas that preserves and enhances the character and appearance of the area
- Our conservation area statements, appraisals and management plans contain more information on all the conservation areas
- Most works to alter a listed building are likely to require listed building consent
- The significance of 'Non-Designated Heritage Assets' (NDHAs) will be taken into account in decision-making
- Historic buildings can and should address sustainability and accessibility

- 3.23 We will expect original or historic features to be retained and repairs to be in matching material. Proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them.
- 3.24 Applications for listed building consent should be fully justified and should demonstrate how proposals would affect the significance of a listed building and why the works or changes are desirable or necessary. In addition to listed building consent, some proposals may also require planning permission. These applications should be submitted together and will be assessed concurrently.



CPG—Amenity

2 Overlooking, privacy and outlook

KEY MESSAGES:

- Developments should be designed to protect the privacy of occupiers of both existing and proposed dwellings.
- Mitigation measures should be included to reduce overlooking
- Public spaces benefit from overlooking as natural surveillance

2.1 This guidance relates to the application of Policy A1 – Managing the impact of development and aims to ensure that the potential impact of development on the privacy and outlook of neighbouring properties and their occupiers is fully considered. This chapter contains guidance on the following:

- Overlooking and privacy
- Separation between buildings
- Mitigation measures
- Balconies and roof terraces
- Outlook

Interim Housing CPG—March 2018

- **Stacking** – 'Like' rooms must be placed above one another i.e. living rooms above living rooms, bedrooms above bedrooms to reduce the problem of noise disturbance between adjoining properties. This is particularly important for new homes created by subdivision of an existing dwelling.

- Flexibility will be applied where an existing property is to be subdivided to form new self-contained homes, but as a minimum, a headroom of 2.3 metres will be required for any new home created through a conversion, across at least 75% of the GIA as set out in the [Nationally Described Space Standard](#) technical requirements 10(i).

3 Daylight and Sunlight

KEY MESSAGES:

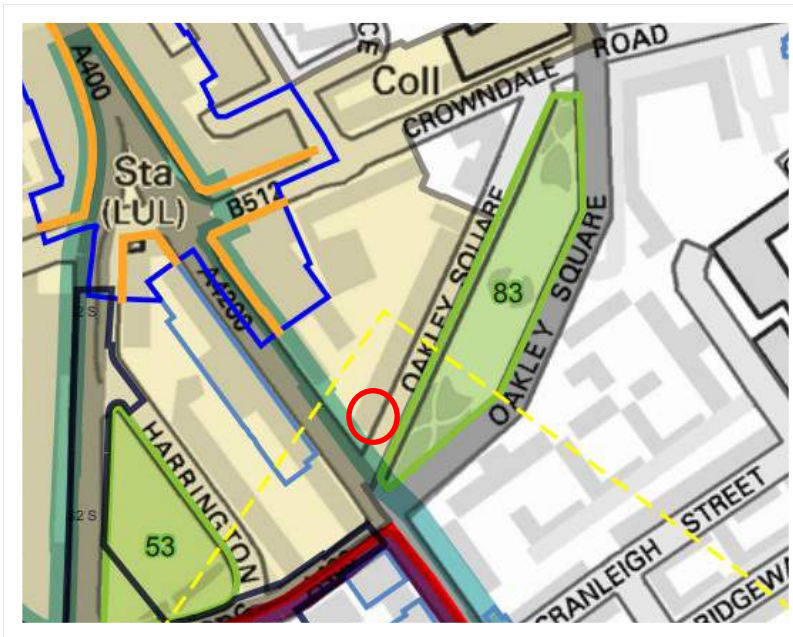
- The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels. Where appropriate a daylight and sunlight assessment should be submitted which should follow the guidance in the BRE's *Site layout planning for daylight and sunlight: A guide to good practice*.
- The 45 degree and 25 degree tests cited in the BRE guidance should be used to assess ('screen') whether a sunlight and daylight report is required.
- Levels of reported daylight and sunlight will be considered flexibly taking into account site-specific circumstances and context.
- The Council may seek independent verification of sunlight and daylight reports if necessary.

4 Residential development standards

This section replaces Sections 4 and 5 of the Housing CPG 2016.

KEY MESSAGES

- Proposals for a new home must seek to comply with the principles set below. Satisfactory housing conditions are a key element to quality of life. As well as shelter, a home must provide a place of rest, relaxation, safety, privacy and space.
- New homes in Camden must comprise a range of affordable and suitably sized properties in a range of tenures to help to address overcrowding in Camden's existing housing stock.
- Proposals comprising more than 5 new homes will be required to provide 10% of the homes for wheelchair users in line with planning policy.



Extract from the Camden Policy Map (2018 v2)

Key

General

-  Growth Area
-  Central London Area


Built environment

-  Conservation Area

Town centres and employment

-  Central London Frontage
-  Town Centre
-  Neighbourhood Centre

Natural environment and open space

-  Open Space

-  Application site

4.0 DESIGN AND HERITAGE



- 4.1 This statement is submitted in support of in support of a full planning application and a listed building consent application regarding the further subdivision of the property to create 1 x studio, 1 x 2 bed and 1 x 3 bed flats including external alterations to open up five blind architraves on the side elevation at 70 Oakley Square, Kings Cross, London, NW1 1NJ. The application includes the following components:
- Conversion of the largest unit of the property to provide a net gain of 2 flats;
 - The development will retain the existing basement flat with no internal alterations being proposed to this unit;
 - Alterations externally to proposed sash windows in 5 of the 8 existing blind architraves;
 - A new refuse area will be proposed to the front amenity area;
 - The application also proposes cycle parking together with a comprehensive landscaping scheme.
- 4.2 The works will allow for the effective use of the existing building. Recognition to its Grade II Listed status was given to the development and more importantly the fabric of the building and its role within the historic setting of Camden Town Conservation Area.
- 4.3 **The proposal was brought forward in recognition of a number of key factors which include preserving a Grade II Listed building within one of the borough's Conservation Areas. The motives of the development will aim to ensure that works are carried out to sensitively preserve the character and setting of the wider Historic Environment, whilst also meeting a general need for housing the borough, to help achieve the aims concerning the provision of self-contained units in the borough. It is suggested that the key policy motives of the newly revised NPPF are followed.**
- 4.4 The existing upper floors of the building serve as a single residence. The requirement for smaller units in the borough, especially 2 and 3 bed flats is reflected through policy H7, where market housing is concerned. The applicant has ensured that the development is proposed without compromise to the layout or the historic significance of the building. The following pages provide extracts showing the proposed layouts and elevations.
- 4.5 There is no embargo to the subdivision of listed buildings in Conservation Areas and as such, alongside the need for mixed and smaller sized accommodation in the borough, the principle of development is regarded as being acceptable.
- 4.6 Local Plan Policy D2 focuses on the heritage interests of development and its impact on the borough's designated heritage assets. Weighing in support of the development is the fact that the building has already undergone subdivision, the basement flat is a 2 bed unit and accessed separately. The proposed layout of the flats will be accessed via the existing portico entrance. The ground floor will serve the two bed unit with the first floor lending itself well to the proposed studio flat. At second floor the unit will be provided over two floors, with the third floor containing a total of three bedrooms together with a family sized bathroom.
- 4.7 The host property fortuitously is located at the end of the terrace meaning that the opportunity exists to propose windows in some of the existing blind architraves on the end elevation. Historically windows were traditionally filled in to essentially avoid a 'Window Tax' widely adopted during the 18th and 19th Century. Initially introduced in England and Wales in 1696 under King William III, it was repealed in 1851. The host building dates from 1845-59 and so had fallen just within the relevant timeframes. The development will seek to retain some of the blind architraves as these will serve the proposed communal staircase and as such will help to retain the historic identity of the building. Conversely, it is suggested that the windows might not have been in the location of the blind architraves. In terms of the general aims, the proposal will still seek to preserve the character and setting of the building from the proposed arrangements.
- 4.8 The development pays recognition to the Conservation Area appraisal's requirement to preserve the important views towards the direction of Camden High Street. This is also reflected by the proposed landscaping, which will be comprehensive throughout. This is also regarded as being necessary in order to ensure that all the practicalities of the development for the area are met for future residents.



- 4.9 The historical views of the area, in particular the one shown above will be preserved—see opposite. The Inspector deciding application refs: 2017/5541/P and 2017/5808/L, objected to the modifications to the side, which included a doorway in the side in place of a blind architrave and not so much the insertion of a window in the architraves noting the following:

“Para 13. The proposal would also involve the loss of historic fabric through the creation of doorway openings and the insertion of windows. The loss of historic fabric would only be moderate in relation to the overall significance of the listed building. Nevertheless, the removal of all of the blind architectural features on this elevation would appreciably erode their evidential and historic value.” -

APP/X5210/W/17/3190994 & 3190996

- 4.10 The development will directly address these concerns through retention of blind architraves and no further alterations or extension being proposed to the building.

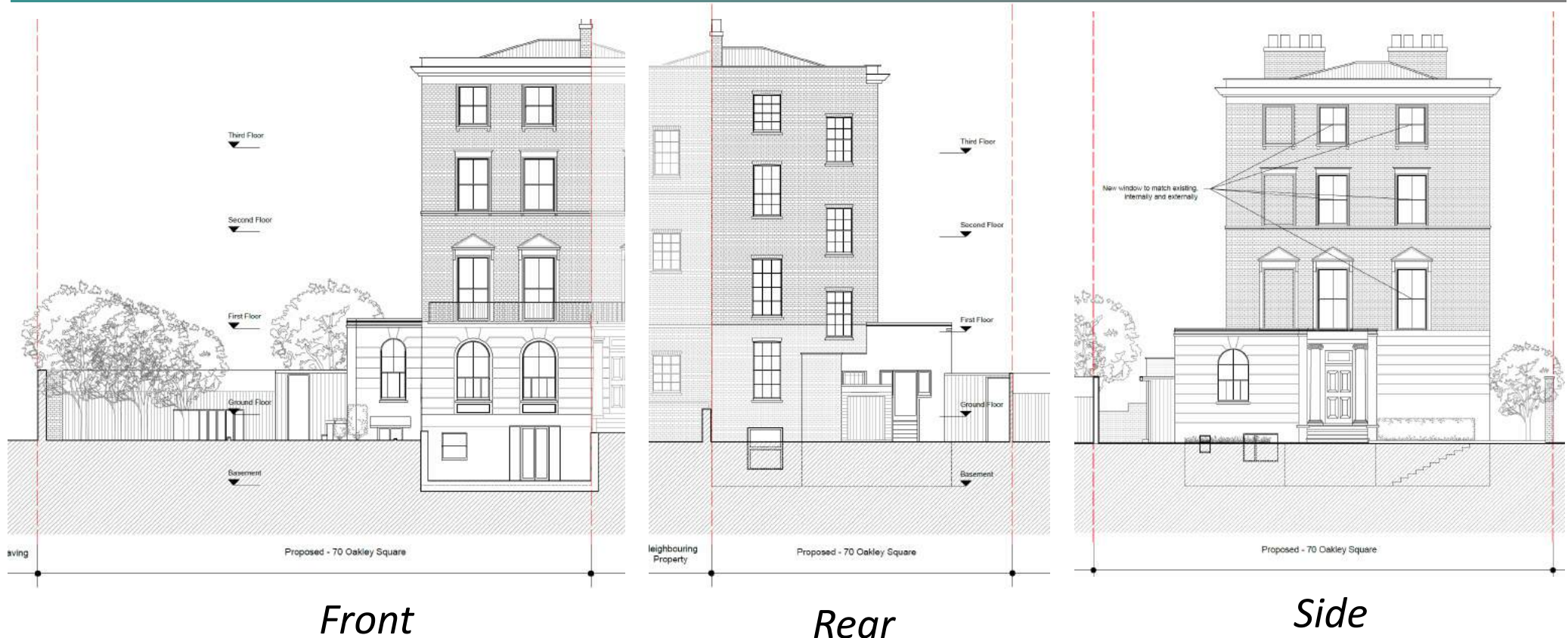
Camden Town Conservation Area Appraisal and Management Strategy

Approaches to the Conservation Area:

- The Cobden statue at southern end of Camden High Street is a focal point in views from south from Hampstead Road, with curved terrace on west side playing an important backdrop role in local townscape;
- Approach from south along Eversholt Street at junction with Oakley Square/Lidlington Place flanked by substantial London plane street trees.



- PROPOSED ELEVATIONS -

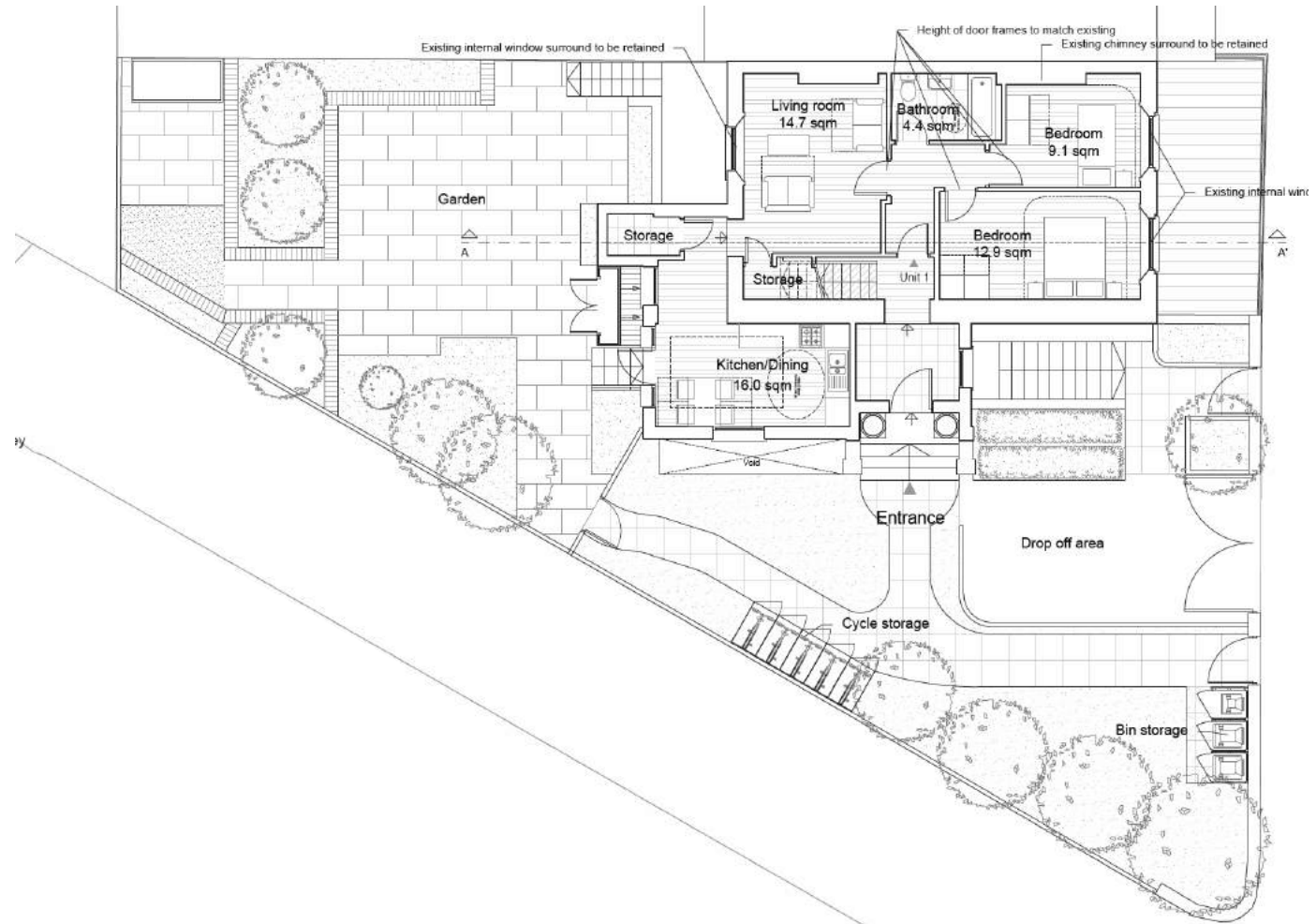


- 4.11 The development focuses on the preserving the existing fabric of the host building, taking what was noted as being important within the recent appeal decision and carrying this forward with the current scheme. The blind architraves earmarked for change will have bespoke timber sash windows inserted, and will be indicative of buildings age and design. Again, it is confirmed that three of the blind architraves will be retained, as these serve the stairwell and are not regarded as being necessary as they will not be serve habitable areas of the building. Applications attract competing demands and it is suggested that the development will strike balance when compared to the recent historic applications. It is also suggested that the additional windows in the side will help to encourage added surveillance locally, a factor that might help towards reducing crime locally, given the site's location and proximity to Camden Town.



- GROUND FLOOR -

4.12 The ground floor of the building will serve the 2 bed unit and will provide a newly landscaped garden area to the side of the building, which will be shared for future residents—see plans. The unit will be proposed in compliance with the relevant London Plan space standards (see Table 3.3), totalling 68.64 sqm.








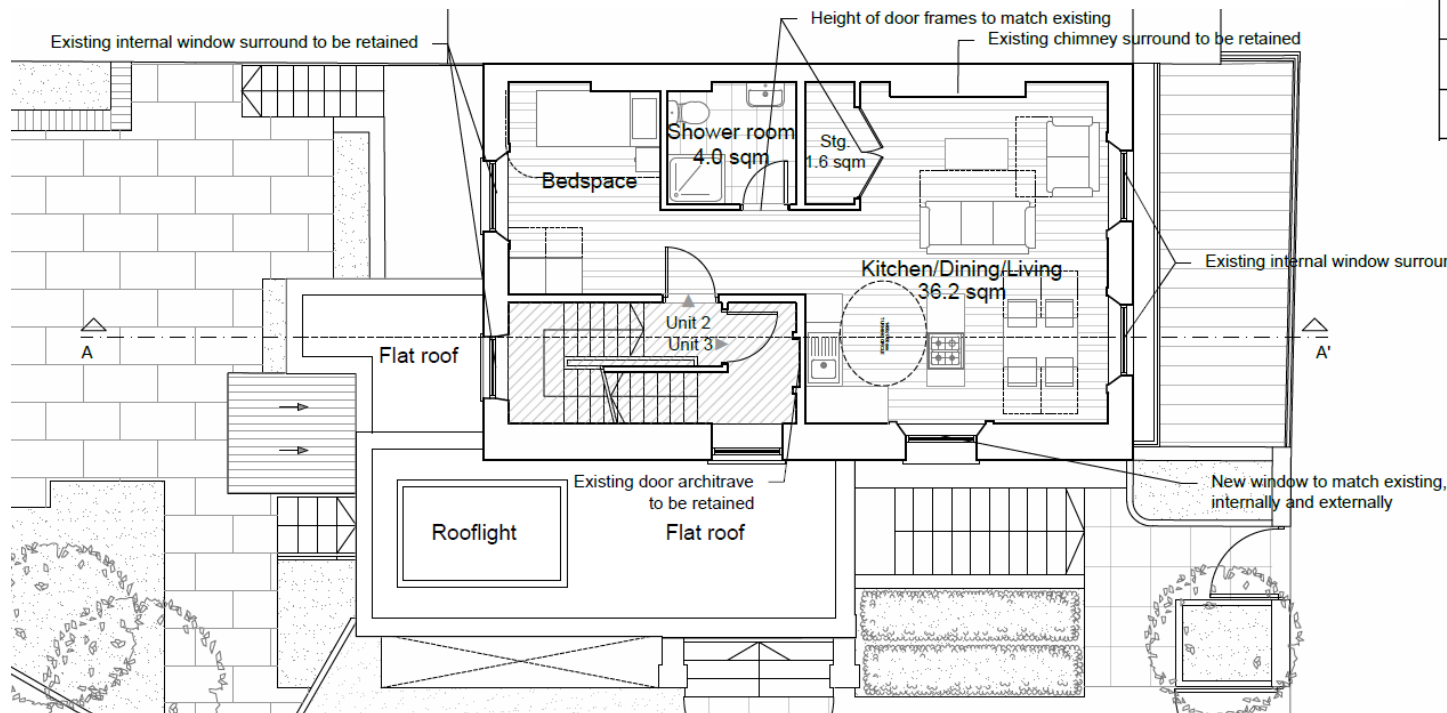
- FIRST FLOOR -

4.13 The first floor unit will serve the proposed studio flat and at 42.69 sqm, again this will be compliant with the 1 person studio sizes as advocated within the London Plan.

Floor finish key

-  Parquet
-  Tiles
-  Carpet

70 Oakley Square			
Unit	Typology	G.I.A. (sqm)	G.I.A. (sqft)
1	2 bedroom 3 persons	68.64	738.57
2	studio flat	42.69	459.34
3	3 bedroom 5 persons	116.08	1249.02



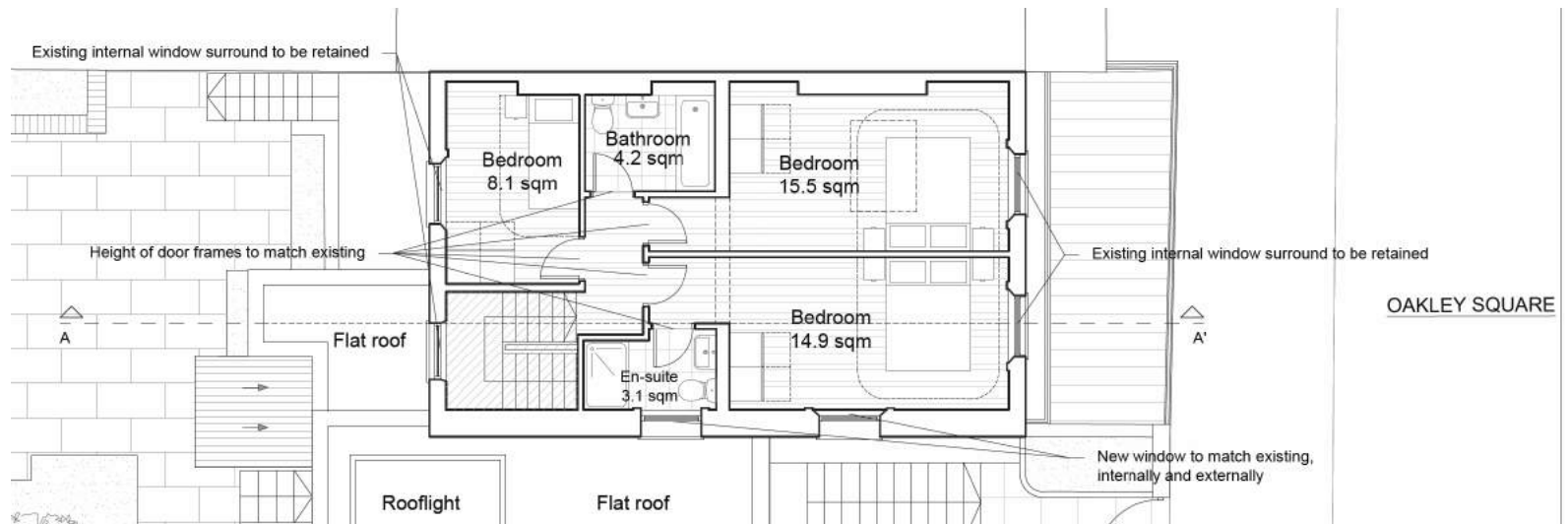
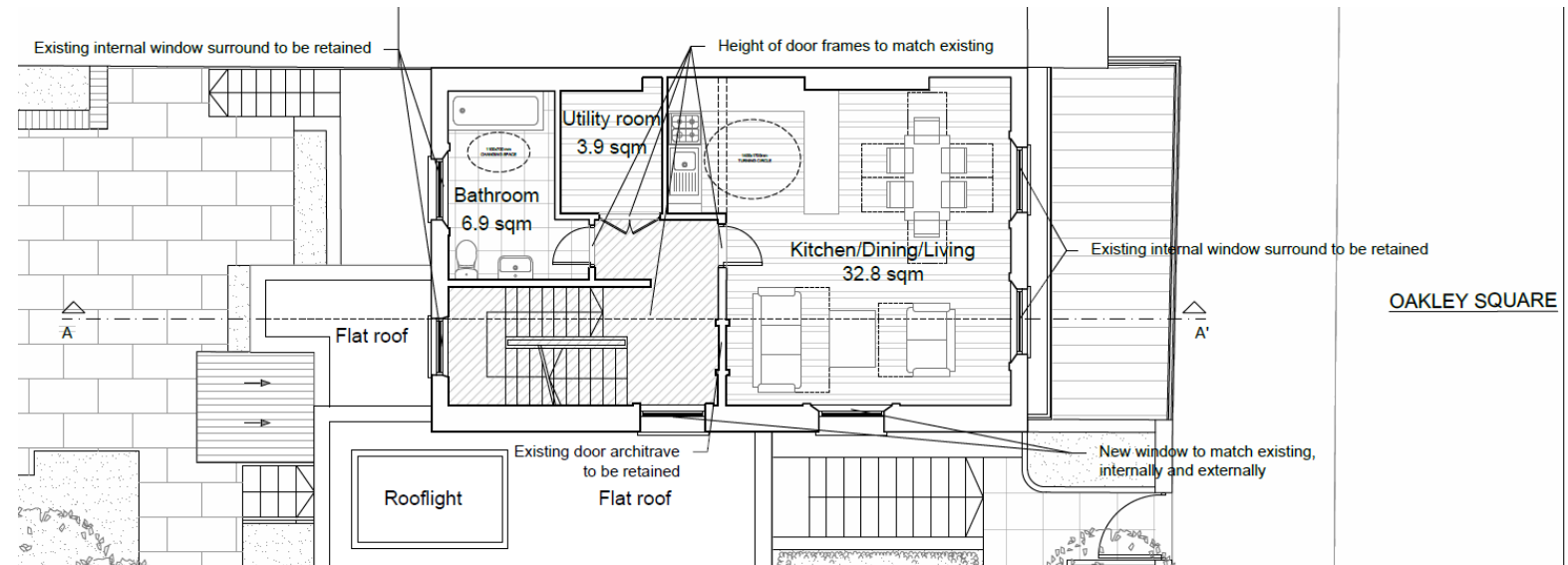
OAKLEY SQUARE



- SECOND AND THIRD FLOORS -

4.14 The top floor flat will become the largest of the development, served over two floors, this three bed flat will meet the requirements of the London Plan where 5 person two storey units are concerned, which promotes a minimum floor area of 93 sqm.

4.15 All the layouts confirm to the requirements for room types to be stacked in a considerate manner, meaning that future occupiers are unlikely to be disturbed as a result of the proposed layout.



5.0 ACCESS AND SUSTAINABILITY



Inclusive Access

5.1 All alterations would be compliant with the relevant requirements of Part M1 & M2 of the Building Control Act. The application premises will not offer lift provision.

Waste and recycling

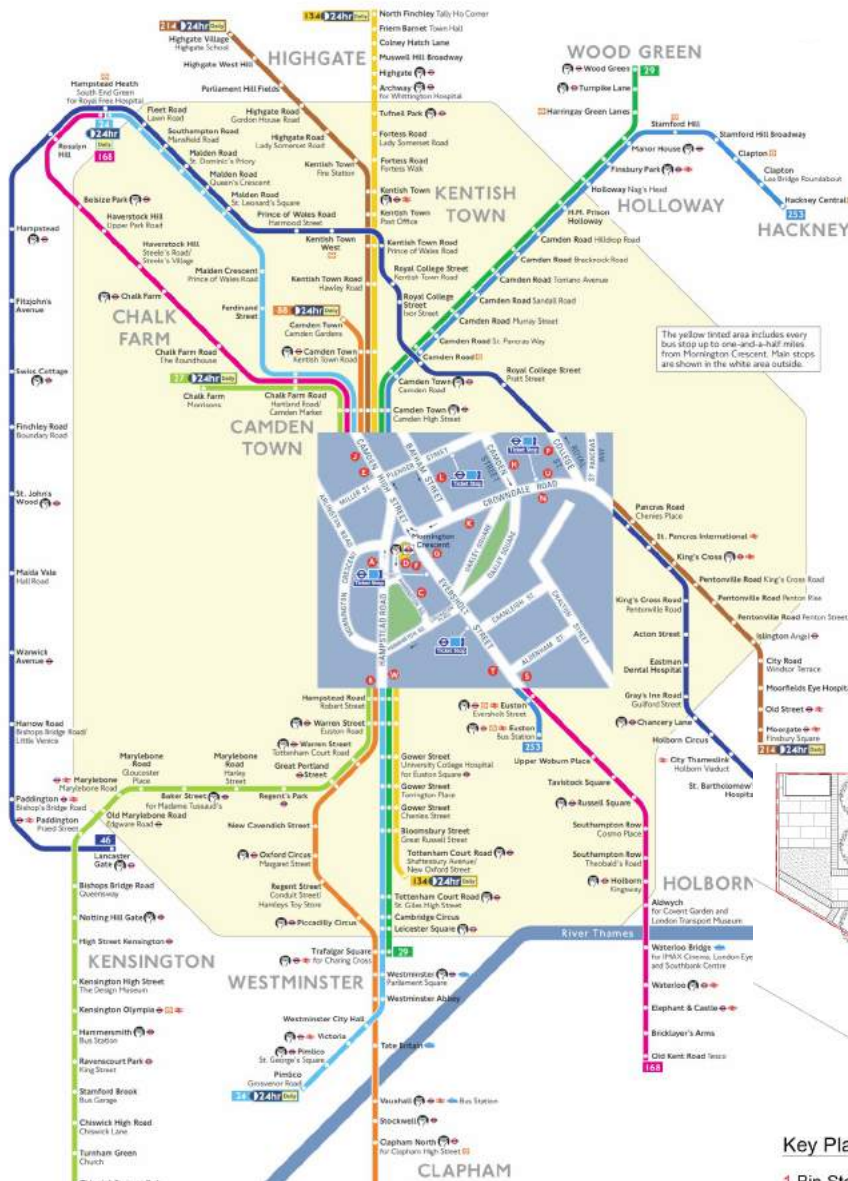
5.2 A secure bin storage, accessed from Oakley Square, these will be securely contained within a dedicated refuse storage unit. The submitted details confirm that these will be cedar clad units, which will enclose the entirety of the Eurobin provision. All general waste and recyclables are to be carried out in accordance with the Council's collection timetable.

Public Transport

5.3 The site is accessible by public modes of transport when taking into account the links all within walking distance from the site and its proximity to Mornington Crescent Underground station, which is served by the Northern Line. A bus map is shown opposite. The site benefits from an excellent PTAL (6b) rating, thereby giving future residents the ease of travel. The bus map further provides further support to the accessibility options to future occupiers.

Cycle Parking

5.4 The provision of 5 cycle spaces will be provided at the site, meeting the requirement of at least 1 space per unit (2 spaces for the three bed flat). Again the units will be cedar clad and will enclose the bicycles, with an added emphasis of

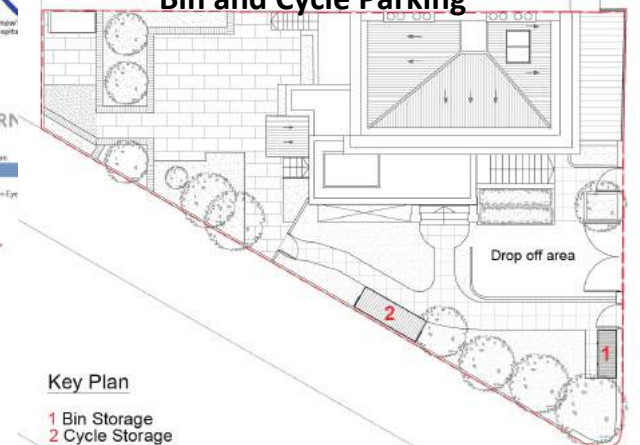


Route finder

Bus route	Towards	Bus stops
24 24hr Daily	Hampstead Heath	A B J
	Pimlico	C W
27 24hr Daily	Chalk Farm	A B J
	Chiswick Business Park	D W
29	Trafalgar Square	C W
46	Wood Green	A B J
	Lancaster Gate	P
	St. Bartholomew's Hospital	H U
88 24hr Daily	Camden Town	A B E
	Clapham Common	D W
134 24hr Daily	North Finchley	A B E
	Tottenham Court Road	C W
168	Hampstead Heath	J T
	Old Kent Road	G S
214 24hr Daily	Highgate Village	E K N
	Moorgate	L U
253	Euston	G S
	Hackney Central	F J T

For night bus information, please see separate poster

Bin and Cycle Parking



Key Plan

- 1 Bin Storage
- 2 Cycle Storage

6.0 CONCLUSION



- 6.1 This submission proposes a full planning application and a listed building consent application regarding the further sub-division of the property to create 1 x studio, 1 x 2 bed and 1 x 3 bed flats including external alterations to open up five blind architraves on the side elevation at 70 Oakley Square, Kings Cross, London, NW1 1NJ.
- 6.2 The development proposes the subdivision of the existing property to provide a further two flats. The development will be reliant on minor external modifications to provide new sash windows in the end elevation in place of some of the existing blind architraves, a feature which will be retained in the end elevation.
- 6.3 It can be concluded that the proposed works internally and alterations externally will collectively preserve the character and setting of the property and its location within Camden Town Conservation Area. Taking into consideration all these matters, the proposed works would aim to preserve the character and setting of the building whilst maintaining what is recognised as being most significant about the host building and views to the north from a southerly direction.
- 6.4 The development was carried out in full compliance to the newly adopted Revised National Planning Policy Framework, the London Plan (2016) and at local level, policies taken from the newly adopted Camden Local Plan 2017. The application should be read alongside the planning history of the site together with the relevant supplementary planning documents, including the Conservation Area appraisal for Camden Town.
- 6.5 For the reasons outlined within this statement, it is requested that the Council look upon the scheme favourably.

