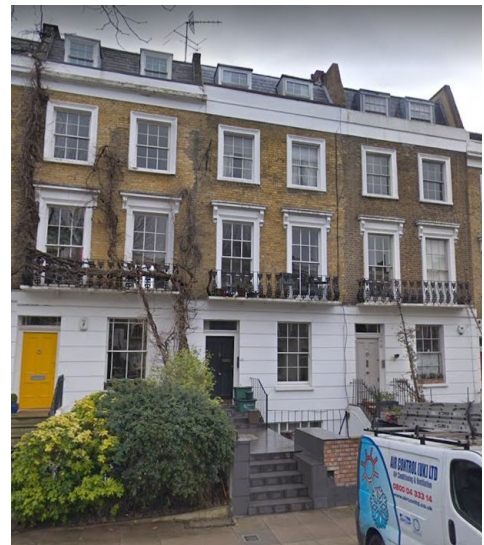


Planning Statement

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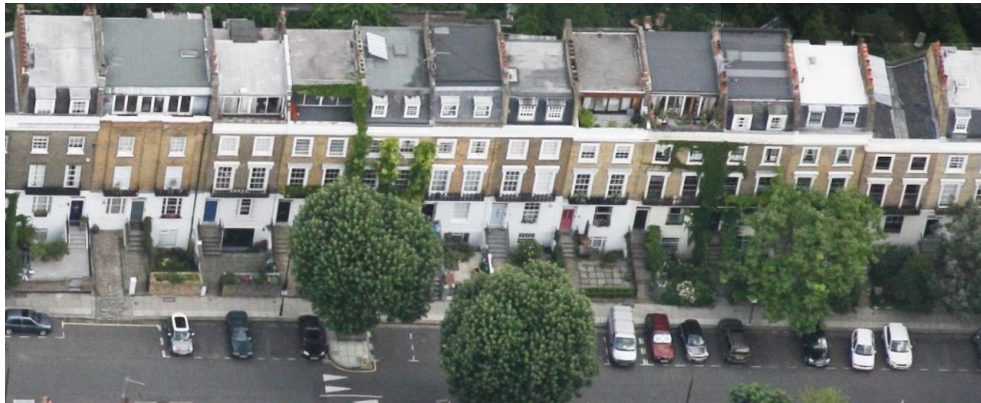
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1 Introduction

This statement has been prepared by Magenta Planning on behalf of Saffron Homes Ltd (the Applicant), in support of their Planning and Listed Building Consent applications for:

“Conversion to 3 self-contained dwellings and remodelling of the rear extension together with new glazed infill extension”

In accordance with local validation requirements, this statement identifies and responds to the planning issues associated with the proposed works and provides an assessment of the proposal against current planning policy.



Isometric view of existing building

This planning submission is supported by the following specialist reports:

- Existing and Proposed Plans
- Site Location Plan
- Design & Access Statement
- Planning Statement
- Heritage Assessment
- Application Forms
- Application fee

2 Site Description and Planning History

Site Description

The site is five storey terraced town house located on the eastern side of Albert Street.

The site's current arrangement is as follows:

- Lwr ground: 1 bedroom; kitchen; shower/WC (access via ground floor)
- Ground: 1 bedroom; kitchenette; shower/WC
- 1st floor: 1 bedroom; kitchenette; bath/wc
- 2nd floor: 1 bedroom/living room; Kitchen;
- 3rd floor: 2 bedrooms; shared kitchen; shower/wc on shared mezzanine

The property forms part of a Grade II listed terrace. It is located within the Camden Town Conservation Area.

The site area is approximately 133 m².



Site location plan

Planning History

The relevant planning history on the site is set out below. The planning records indicate that in 1984 Planning Permission and LBC were granted for use of the second and third floor level as self contained maisonnette. The rear three storey extension was granted in 1968.

Application Number	Site Address	Development Description	Status	Date Registered	Decision
8470006	76 Albert Street NW1	Change of use and erection of a roof extension to provide a 2nd and 3rd floor maisonnette. ^As shown in drawings numbered 400.1 2 3 4A and 5. ^Revised on 8th February 1984.	FINAL DECISION	10-02-1984	Grant List.Build. or Cons.Area Consent
8400015	76 Albert Street NW1	Change of use and erection of a roof extension to provide a second and third floor maisonnette. ^As shown in drawings numbered 400.1 2 3 4A and 5. ^Revised on 8th February 1984.	FINAL DECISION	10-02-1984	Grant Full or Outline Perm. with Condit.
J11/25/4/5324	76 Albert Street, Camden.	Erection of 3 storey addition at rear of 76 Albert Street, Camden.	FINAL DECISION	16-03-1968	Conditional

The planning history does not record a change of use away from Class C3 (dwelling house). Council Tax records from 1993 record the property as being registered as self contained flats, whilst also recognising the maisonnette arranged on the upper two level of the building, consistent with the planning history.

Council Tax records		
Unit	Ref	With effect from
Lower Ground Floor (Front)	5118317	01/04/1993
Lower Ground Floor (rear)	5118317	01/04/1993
Ground Floor	5118318	01/04/1993
1st Floor	5118319	No date indicated
Maisonnette 2nd & 3rd Floors	5118320	No date indicated

The current arrangement of the property suggests that the building is in use as Class C4 (Small Houses in Multiple Occupation).

Camden's HMO licensing register confirm the current C4 use, indicating that a HMO license was renewed on 2nd February 2018 with maximum occupation of five persons (License no.55717). The maximum permitted number of persons has been determined following an inspection.

3 Proposed Scheme

The proposed description of development is as follows:

“Conversion to 3 self-contained dwellings and remodelling of the rear extension together with new glazed infill station”

The development will comprise the following:

- 1x 3b5p (lower ground/ground floor)
- 1x 1b2p (first floor)
- 1x 2b3p (second/third floor)
- remodelling of non-original rear extension
- rear glazed infill extension
- replacement of existing PVC mansard windows with traditional timber sash
- removal of rear out building

4 Legislative and Policy Framework

The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon ‘heritage assets’. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and nondesignated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant legislation in this case extends from section 16 of the 1990 Act which states that special regard must be given by the decision maker, in determining listed building consent applications, to the desirability of preserving or enhancing listed buildings and their setting. Section 69(1) of the Act requires LPAs to ‘determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas ‘from time to time’. For development within a conservation area section 72 of the Act requires the decision maker to pay ‘special attention [...] to the desirability of preserving or enhancing the character or appearance of that area’.

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2018).

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2018).

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

At the heart of the NPPF is a need to achieve sustainable development and Plans and decisions should apply a presumption in favour of sustainable development.

The NPPF provides three overarching objectives to be pursued in mutually. These objectives are:-

- a) Economic;
- b) Social; and
- c) Environmental

Heritage

The environmental objective seeks to protect and enhancing the natural, built and historic environment.

It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.

For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their significance. The level of detail provided should be proportionate to the significance of the heritage assets affected.

This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications. Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this

harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.

Paragraph 200 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Adding, proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

National Planning Guidance

National Guidance Planning Practice Guidance (MHCLG) The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

The PPG contains useful information on other aspects (e.g. setting, consultation requirements, viable use which may also be useful for particular schemes) Conservation Principles, Policies and Guidance (English Heritage, April 2008).

Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment.

While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

Housing

The NPPF provides a strong policy emphasis through the 'presumption in favour of sustainable development' (Paragraph 10) in that planning applications which accord with the aspirations set out in the Framework should be approved unless adverse impacts significantly and demonstrably outweigh the benefits of the development. Paragraph 11 States that "*plans and decisions should apply a presumption in favour of sustainable development*".

A key objective of the NPPF is focused on delivering a sufficient supply of homes outlined in Chapter 5 and in particular the Framework's emphasis is on local authorities to significantly the supply of housing.

Paragraph 68 emphasises the important contribution small and medium sites can make to meeting the housing requirement of an area, and highlights that they are often built-out relatively quickly. The NPPF states that in order to promote the development of a good mix of sites local planning authorities should "*support the development of windfall sites though their*

policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes.”

Design

Good design is identified “a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities” (Paragraph 124).

6. Delivering a wide choice of high-quality homes
7. Requiring good design
8. Promoting healthy communities

The Development Plan

The Camden Local Plan (CLP) was adopted on 3rd July 2017. The adopted policies considered relevant to this proposal are listed below.

Camden Local Plan 2017:

- Policy H1 Maximising housing supply
- Policy H4 Maximising the supply of affordable housing
- Policy H6 Housing choice and mix
- Policy H7 Large and small homes
- Policy C6 Access for all
- Policy D1 Design
- Policy D2 Heritage
- Policy CC1 Climate change mitigation
- Policy CC2 Adapting to climate change
- Policy CC4 Air quality
- Policy CC5 Waste
- Policy T1 Prioritising walking, cycling and public transport
- Policy T2 Parking and car-free development

Camden Planning Guidance

- CPG1 Design (2018)
- CPG Amenity (2018)

5 Planning Assessment

In this section, the main planning issues are assessed against the decision-making policies contained in the local development plan.

The main planning considerations relating to the application set out below:

- Use
- Heritage impact
- Residential mix,
- Quality of accommodation and amenity
- Highways/Parking
- Sustainability

Use

The building is currently shared accommodation and falls into planning Use Class C4. This is defined as *“small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom”*.

Planning legislation provides freedom for small houses in multiple occupation (C4) to change between self-contained homes (C3) without the need for a planning application. Paragraph 3.268 of the Camden Local Plan reaffirms this legal position.

Paragraph 3.268 of the Camden Local Plan, states that *“For most purposes we will treat small houses in multiple occupation (Use Class C4) in the same way as self-contained homes (Use Class C3), to reflect the freedom provided in legislation for changes between these two uses without a planning application.”*

As such the principle of the change of use from C4 to C3 is acknowledged as lawful development.

Camden's HMO licensing records indicates that the HMO license was renewed on 2nd February 2018 and is the max occupation is 5 people. (License no.55717).

The licence corresponds with the site's HMO arrangement as visible in its current vacant state.

The property was historically a single dwellinghouse in C3 use. In the latter part of the 20th century it appears to have been converted to self contained units. More recently the use of the property has been for shared accommodation (C4).

Given the property is a listed building originally intended for C3 use, this proposed change of use would be consistent the historic residential use and therefore represents a return to the principal historical use of the property, and is therefore favourable in heritage and conservation terms.

Whilst we do not consider planning permission to be required for C4 to C3 use, permission is required with regards to the quantity and quality of the proposed accomodation and the external alterations.

Design

Local Plan Policy D1 (Design) states that the Council will seek to secure high quality design in development. The Council will require that development:

- (a) respects local context and character;
- (b) preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).

Rear extension

Local Plan Policy D2 states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

Paragraph 4.10 of CPG1 (2018) states that rear extensions should be designed to: be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing; respect and preserve the original design and proportions of the building, including its architectural period and style; and respect and preserve existing architectural features.

The proposal involves rebuilding the existing outrigger and a glazed infill extension to match the neighbouring dwelling.

The existing 1960s three storey outrigger will be rebuilt to provide consistent floor levels with the host building. The bricks would be selected to match the existing london stock brick on the main building

The size and scale extension broadly matches the height of the existing extension although the parapet of the new structure will be raised slightly to limit views towards the neighbouring terrace at 78 Albert Street. Currently, the relationship of the flat roof area results in direct views onto the terrace of the below.

The glazed infill is to be constructed of slim aluminium sections to maximise transparency and be lightweight in its appearance. It's form will be stepped down, starting with the

replacement of the pod structure at first floor level. The extension does not exceed the depth of the outrigger or nearby extensions to the south.

The infill would be subservient to the parent building and would occupy what is a currently a small paved rear courtyard which holds little functional or architectural value.

The glazing, whilst modern in its style would be sited to the rear of the property and by reason of its siting and form would clearly read as a modern element to the property.

The proposed extensions have been sensitively designed to ensure it is unobtrusive in scale and footprint when compared to the host building. Given the secondary nature of the glazed element, the sensitive and modest design is considered to be appropriate to the setting of the host building Listed Building.

The birds eye image below demonstrates the variety and extent of development at the rear of the properties along the terrace. Many of the neighbouring properties have full width extensions and as such this type of development is considered to be part of the surrounding character.



View south along rear of Albert Street properties

With respect to windows, all of the external PVC windows will be replaced with timber sash boxes to match the original appearance. This will both improve the appearance of the building

its contribution to the conservation area. Existing sash boxes will be repaired locally where necessary.

Internal alterations

In general terms, the overriding approach to the project is to retain as much of the historic fabric as possible within the building to restore and enhance the property through the removal of any non-original partitions and unsympathetic features. Any remaining historic features/elements will be repaired/reinstated in following advice set out in the heritage assessment.

The overall condition of the building at present is below average and a considerable amount of work is required to bring it back to its original (or indeed post-conversion) state.

Many of the existing partition walls being removed relate to the previous conversion works and are therefore non-original.

The scheme seeks to retain the original plan form of the building, particularly at lower levels, by the proposing very few new partition walls and introducing very few new openings.

In listed building terms, the scheme has been designed to retain large nibs and downstands to retain a reference to the original plan form of the building.

Overall we consider that the conversion and the associated internal and external works would not result in any material harm to the listed building. The proposed alterations to the property are discussed in more detail in the Heritage report and the Design and Access Statement.

The proposed alterations to the property are discussed in more detail in the Heritage report and the Design and Access Statement.

Neighbouring Amenity

Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

The proposed scheme is considered to fully preserve the amenity of the adjoining neighbours. The remodelled three storey outrigger represent a very modest increase in height which is not considered to result in any material harm to the amenity of the neighbouring property in terms of loss of light, outlook or privacy.

The design of the glazed element has been designed with a stepped form and does not extend significantly beyond the rear building line. As such there is no impact from on neighbouring amenity from this infill element.

Given the above, the proposal is not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy, and is in compliance with policy A1 of the Local Plan.

Residential Mix and Standards

Residential mix:

Camden policy H6 aims to minimise social polarisation and create mixed, inclusive and sustainable communities by seeking high quality accessible homes and by seeking a variety of housing suitable for Camden's existing and future households, having regard to household type, size, income, and any particular housing needs.

Camden policy H7 ('Large and small homes') aims to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive, and sustainable communities.

The policy states that all housing development, including conversion of existing homes, contribute to meeting the priorities set out in the Dwelling Size Priorities Table and includes a mix of large and small homes.

Table 1: Dwelling Size Priorities

	1-bedroom (or studio)	2-bedroom	3-bedroom	4-bedroom (or more)
Social-affordable rented	lower	high	high	medium
Intermediate affordable	high	medium	lower	lower
Market	lower	high	high	lower

Camden policy H7 matrix of dwelling size priorities

Paragraph 3.190 states that there is a need and/or demand for dwellings of every size shown in Table 1. Developments are expected to include some homes that have been given a medium or lower priority level. Housing listed as 'high' priority will be expected wherever it is practicable to do so.

Policy (a) aims to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table, including conversion of existing residential and non-residential floorspace. Part (b) expects a mix of large and small homes in all residential developments.

The Dwelling Size Priorities Table indicates that for market/private sale housing 2- and 3-bed units are 'high' priority in the Borough. 1-bedroom units are given a 'lower' priority.

The scheme delivers a residential mix geared towards larger family units required by the Camden Local Plan.

This mix reflects this guidance and is therefore considered to satisfy the local housing need in accordance with policy H7.

Layouts and internal space:

The proposed residential units have been designed to fully comply with the National Housing Standard and London Plan minimum standards set out by table 3.3 within Policy 3.5.

The proposed development has been designed to ensure good living conditions for future occupants including light and outlook.

As demonstrated below, the proposed units exceed the internal floorspace standards as set out in the National Technical Housing Standards and integrated into the London Plan.

Internal Space Assessment			
Unit	Type	National Internal Space standards GIA (m ²)	Approx. GIA (m ²)
1	3B5P	84	102
2	1B2P	50	50
3	2B3P	70	71

All of the units are dual aspect allowing for optimum levels of natural daylight and sunlight.

The Technical Standard requires built in storage of at least 3m². Each unit is provided with storage exceeding this minimum standard.

The proposed dwellings would satisfy the minimum gross internal area (GIA) and are therefore considered acceptable in terms of residential amenity for future occupiers.

Residential Amenity

Policy D1 states that development should incorporate outdoor amenity space for residential occupiers.

Private amenity space is provided for ground floor unit at the rear of the property.

The removal of the rear outbuilding would increase the available garden space. This compensates for the loss of the hardstanding return area which is poor quality and suffers from overshadowing.

The prospective occupants will benefit from good public open space provision in the area, with Regents Park being less than 10 minute walk from the site.

Overall the units would have access to adequate amenity space and benefit from proximity to nearby public amenity space.

Highways/ Parking

Car Parking

The site has a PTAL rating of 6a which indicates that the site has very good access to the public transportation network.

The site is within a Controlled Parking Zone (CPZ) which operates Monday-Friday 08:30-18:30, & Saturday and Sunday 09:30-17:30.

Policy T1 seeks to promote sustainable travel by encouraging different modes of transport other than the use of the private car e.g. walking, cycling and public transport.

Policy T2 seeks to *“limit the availability of parking and require all new developments in the borough to be car-free”*

To reduce parking availability, amongst measures, the Council will *“not issue on-street or on-site parking permits in connection with new developments and use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits.”*

Paragraph 10.20 states that *“In redevelopment schemes, the Council will consider retaining or re-providing existing parking provision where it can be demonstrated that the existing occupiers are to return to the address when the development is completed. This is common where an existing dwelling or block is being extended or subdivided.....If a development is to have new occupiers, this should be car free.”*

The proposed development would be car-free in accordance with the policy T1 and T2. As such the proposals would not have result in additional on street parking pressure.

Cycle parking

Policy T1 promotes sustainable transport by prioritising walking, cycling and public transport in the borough.

With respect to cycling, the Council will seek to ensure that *“development provides for accessible, secure cycle parking facilities exceeding minimum standards outlined within the London Plan (Table 6.3) and design requirements outlined within our supplementary planning document ‘Camden Planning Guidance’ on transport. Higher levels of provision may also be required in areas well served by cycle route infrastructure, taking into account the size and location of the development;”*

Camden's Parking Standards states that one storage or parking space is required per residential unit; however, the London Plan requires one space per studio and single bedroom unit and 2 spaces per all other dwellings.

The proposed scheme provides accessible secure cycle parking in accordance with this standard.

Refuse and Recycling

Policy CC5 sets out measures to make Camden a low waste borough. The policy aims to reduce the amount of waste produced in the borough and increase recycling and the reuse of materials to meet the London Plan targets of 50% of household waste recycled/composted by 2020 and aspiring to achieve 60% by 2031;

Part d. of the policy seeks to ensure that developments include facilities for the storage and collection of waste and recycling.

The scheme retains the existing bin store located to the front of the house and is easily accessible from the street. This provides convenience for residents and for collections.

6 Conclusion

This planning statement is being submitted to support a Planning and Listed Building application relating to 76 Albert Street, Camden NW1

The application relates to: *“Conversion to 3 self-contained dwellings and remodelling of the rear extension together with new glazed infill station”*

An infill extension is proposed to the rear at lower ground floor, then stepped back up to first floor level.

Internal alterations and partitioning are proposed to facilitate the conversion into self-contained units.

The proposed internal and external works have been closely guided by heritage experts to ensure the preservation of the building’s historic interest.

The proposed design of the rear extensions preserves the properties relationship with the adjoining neighbours and would not represent harm to neighbouring amenity.

The proposal makes efficient use of the site and provides a net increase of dwellings, including family units which planning policy indicates are among the highest priority for the Borough.

We consider that the proposed scheme complies with Camden’s ‘Development Plan’ and is a carefully designed proposal which would preserve the character and appearance of the Conservation Area.

This report demonstrates that all of the relevant standards set out in Development Plan are satisfied.

We are confident that the proposals described in this planning application will make a wholly positive contribution to the immediate area and the wider borough.

For the all the reasons outlined in this report, we consider that the relevant development plan policies have been fully satisfied. We therefore consider that the application proposals pass the Section 38 Test of the Planning and Compulsory Purchase Act 2004 and that Planning Permission and Listed Building consent should be granted accordingly.