

# Planning Statement

**1 Steele's Studios,  
Haverstock Hill, London  
NW3**

February 2018

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# 1. Introduction

1.1 This Planning Statement has been prepared on behalf of James Gorst Architects (the applicant) in support of an application for full planning permission to the London Borough of Camden (LBC) for the following development at 1 Steele's Studios (hereafter referred to as the site), which has been developed in close consultation with Camden officers:

*"Part-refurbishment and part-demolition of the existing family dwelling, and redevelopment to provide a 3-bedroom single family dwelling with new basement level, associated landscaping, car and cycle parking"*

1.2 The site is located in the Eton Conservation Area and is part of an enclave of 5 dwellings collectively known as 'Steele's Studios'. The studios are accessed via a gated crossover from Haverstock Hill between the five storey 1930's modernist style block of flats known as Stanbury Court and the three storey Sir Richard Steele Public House.

1.3 The proposal seeks to retain and refurbish the historic 19<sup>th</sup> Century artist studio and demolish and redevelop the more modern additions to the existing building to provide a significantly enhanced three bedroom single family dwelling of the highest quality sustainable design and architecture. The proposal has been developed in careful consideration of the Conservation Area setting and neighbouring residential amenity, and the desire to also enhance the setting of the retained historic studio.

1.4 The applicant has engaged in extensive pre-application discussions with the London Borough of Camden (LBC) in advance of submitting the planning application (See Section 4). Through this collaborative process, the proposal has evolved significantly and responded to a number of the Council's comments around design and the opportunities and constraints presented by the building's setting. This has culminated in this submitted proposal which strikes the balance between delivering a contemporary, high quality new addition to the dwelling to the requirements of its future occupiers, while enhancing the character and setting of the Conservation Area and removing the detracting mid-20<sup>th</sup> Century additions to the building.

1.5 This Planning Statement has been prepared to assess the proposed development against the National Planning Policy Framework (NPPF), the Development Plan and all other material planning considerations. This Statement should be read in conjunction with the supporting drawings and documents outlined below:

- Architectural plans/elevations/sections - Existing, proposed and demolition plans, prepared by James Gorst Architects
- Arboricultural Impact Assessment Report, prepared by Landmark Trees
- Basement Impact Assessment, prepared by Soiltechnics
- Drainage Statement, prepared by JPD Technical Services

- Design and Access Statement, prepared by James Gorst Architects
- Ground Investigation Report, prepared by Soiltechnics
- Heritage Assessment, prepared by Turley Heritage
- Structural Engineers Report, prepared by Eckersley O’Callaghan
- Sunlight and Daylight Report and addendum letter, prepared by GIA.

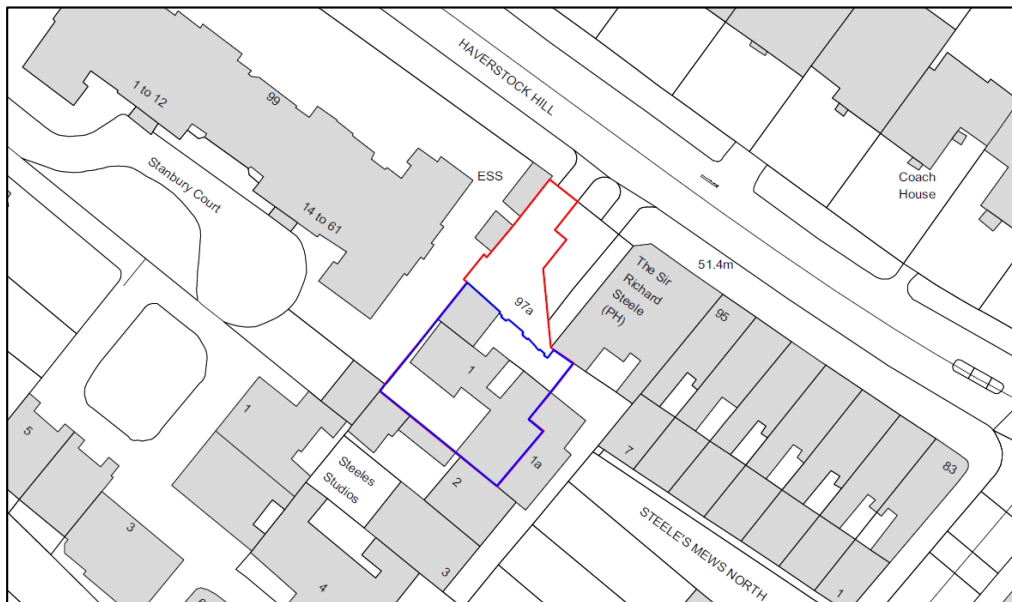
1.6 It is considered that the planning application submission provides sufficient information in order to allow LBC to validate and properly consider the application. These submission documents were agreed with officers as part of pre-application discussions in relation to the extant scheme.

1.7 The remainder of this report is set out as follows:

- **Section 2 - Site Context:** provides a description of the site and the surrounding area.
- **Section 3 - Planning History:** provides a detailed history of all planning applications for the site as set out on Camden’s website, and relevant neighbouring applications and decisions.
- **Section 4 - Pre-application Engagement:** details the process undertaken with LBC prior to submitting this application, and the evolution of the proposals.
- **Section 5 - Proposed Development:** provides a detailed description of the proposed development, highlighting the key aspects of the scheme.
- **Section 6 - Planning Policy Context:** sets out the planning policy framework against which the planning application should be assessed.
- **Section 7 - Planning Assessment:** provides an analysis of the material planning considerations pertinent to the proposed development and provides a justification for the development and outlines the findings of the supporting specialist reports.
- **Section 8 - Summary and Conclusions:** summarises the key features and benefits of the proposed development and the reasons as to why planning permission should be granted.

## 2. Site Context

- 2.1 No 1 Steele's Studios is located within the Eton Conservation Area and is part of an enclave of 5 dwellings collectively known as 'Steele's Studios'. The property is a three bedroom family home with a courtyard garden and an existing car parking garage, as shown on the existing floor plans. There is also a communal entry forecourt to the wider studios between number 1 and Havistock Hill, providing additional parking for other residents and pedestrian access through to the other houses within the Studios.
- 2.2 As shown in the planning history section of this report the original studio has had several iterations of additions through the 20<sup>th</sup> Century, adding the car garage and further extensions, which are the focus of this application as the main opportunity for significant enhancement.
- 2.3 The Studios are identified within The Eton Conservation Area Statement (2002) as making a positive contribution to the character and appearance of the Conservation Area which is assessed in the submitted Heritage Statement.
- 2.4 The studios are accessed via a private gated crossover from Havestock Hill between the five storey 1930's modernist style block of flats at Nos. 14-61 (Stanbury Court) and the three storey Sir Richard Steele Public House.



**Figure 1: Site location**

- 2.5 The 19th Century Mews properties of Steele's Mews North are located to the immediate south east of the site with the private gardens of the Victorian terraced properties on the north side of Steele's Road forming the southern boundary to Steele's Studios. The late 19th Century yellow stock brick Wycombe Studios comprising 4 dwellings and the modern detached dwelling to rear of these studios enclose the wider Steele's Studios site the west

- 2.6 The site is not within the immediate setting of any listed buildings. The nearest listed buildings include the Grade II listed Public House 'Load of Hay Tavern' at No.94 Haverstock Hill, and the Grade II listed dwellings along Steele's Road to the South of the site at Nos. 31, 32 and 35.



**Figure 2: 1 Steele's Studios and neighbouring properties**

- 2.7 The original studios are one and a half storeys in height; however the group of properties have been altered and extended in a piecemeal manner, with later extensions of a similar scale and height, including a mixture of flat, pitched and hipped roof forms. The materiality of the original property and later extensions mainly consists of red and stock bricks with large timber framed window openings and tiled roof forms punctuated with numerous roof lights. A formerly communal garden has since been divided into individual plots associated with each of the properties.
- 2.8 More generally, the site is highly accessible, being located between Chalk Farm and Belsize Park London Underground Stations (Northern Line), while Haverstock Hill is also served by several bus routes. Belsize Park High Street is located a short distance to the north of the site on Haverstock Hill, providing a range of local shops and services in addition to restaurants and other uses. As set out above the Sir Richard Steel public house and a number of other local shops and restaurants are located directly adjacent to the site on Havistock Hill.
- 2.9 The immediate area is predominantly residential in nature away from Havistock Hill, which becomes increasingly commercial to the south east towards Chalk Farm and then on to Camden Town. The site is also in the vicinity of some of London's finest open space, with Hampstead Heath to the north, and Primrose Hill to the south of Steele's studios.

### 3. Planning History

3.1 The site has not been the subject of any planning applications since 1995. However, several applications for alterations and extensions to the existing building were approved during the 1960s and two later permissions for a single storey extension. The site's full planning history is set out below.

LPA Application reference number	Description of development	Decision and date
TP/676/161/27821	Erection of a conservatory and single garage at 1 Steele's Studio, Haverstock Hill, N.W.3	Granted May 1962
TP/1766/1782/3052 4	Erection of two-storey addition to 1, Steele's Studios Haverstock Hill, N.W.3	Granted December 1964
CTP/G9/13/10/2080	The retention for a further limited period of the conservatory at the side of 1 Steele's Studio, Haverstock Hill, Camden	Granted June 1966
CTP/G9/13/10/6731	Erection of a single storey extension at the side of 1 Steele's Studios, Haverstock Hill, Camden	Granted May 1969
8601347	Erection of a single-storey extension at first floor level as shown on drawing nos. 200/1C 2d revised on 17th October and 11th November and 24th November 1986	Granted December 1986
9500129	Erection of a first floor extension over existing flat roof area as shown on drawings nos. 1 2 and 3; and photographs	Granted June 1995

#### Relevant neighbouring permissions

3.2 There have been a couple of applications submitted to LBC relating to the Steele's Studios as set out below:

LPA Application reference number	Description of development	Decision and date
2007/1555/T	3 and 4 Steeles Studios Remodelling of ground floor, erection of replacement first floor and roof with skylights and erection of link extension with new cupola to retained part of building at first floor level following substantial demolition of existing single-family dwelling house (Class C3).	Part Granted and part refused 3 May 2007
2011/2284/P	1A Steele's Studios FRONT GARDEN: 3 x Sycamore - Fell as close to ground level as possible and treat stump.	Granted September 2011

## 4. Pre-application engagement

- 4.1 A pre-application request (Ref: 2018/2608/PRE) was submitted for the 'part demolition and redevelopment to provide a new single family dwelling of the highest quality of sustainable design and architecture, with associated hard landscape proposals' to LBC on 6 June 2018.
- 4.2 A site visit was undertaken by both the Planning and Design and Conservation Officers on 21 June 2018, followed by a detailed meeting at Camden offices, and subsequent exchanges.
- 4.3 In summary, officers are generally supportive of the concept design, and have been positive about amendments made to the scheme throughout the process. The level of detail presented at pre-application stage was appreciated, including around detailed design elements such as materiality, finishes and other detailed design considerations.
- 4.4 The principle of removing the modern additions to the original studios building was positively received, particularly the removal of the 1961 extension and relocation of massing to other parts of the site, providing a more holistically considered and beneficial arrangement, reversing the piecemeal additions to the building that have been done to date.
- 4.5 What follows is a summary of the various stages of pre-application engagement with Camden, illustrating how various points of feedback have been addressed in this submission scheme.

### **Preliminary Pre-Application Advice**

- 4.6 Preliminary pre-application advice was received from officers on 29 June 2018 which can be summarised as follows:
  - The site's most significant contribution to the character and appearance of the Eton Conservation Area is in views from Haverstock Hill and the roofscape is the main element of character / architectural interest perceived in this view, particularly the deep view over the north slopes of the hipped roofs of no's 1-4 Steele's Studios.
  - The new structures (closest to Haverstock Hill) must maintain some sense of hierarchy among all of the studio builds, allowing them to continue to be legible and principle elements of the site.
  - Removal of the 1961 corner extension would be positive for the overall massing/ legibility of the studios, pulling massing towards the north of the site would bring consistency with no's 2-4 Steele Studios.
  - Layering gables back from the driveway risks presenting too complex a set of roof forms which could visually dominate views from the Road and possible increase perceived bulk.



- Ensure the longer east west running ridge is clearly perceived to help suggest simple massing.
- Oblique views to the rear may be restricted by the three storey element/ double height entrance lobby and views should be further tested.
- The three storey element would be no taller than the tallest structure in the studio group but its height would be more readily perceived (as closer to Haverstock Hill) and would seem incongruous with the lower, wider hipped roofs.
- The height of the three storey element is accentuated by the proposed chimney. The proportion and position of the second floor windows may also accentuate this position
- The choice of handmade brick, sandstone, the pallet and bond detailing and deep reveals promise a subtly distinctive but complementary finish.
- The tall chimney stack appear almost industrial, while the oriel window (first floor) suggests a civic/cultural character and contrasts with the simple deep brick reveal elsewhere.
- The scheme may need to be revised by reviewing the overall height and taller elements of the proposal, the repositioning of elements, and the complexity of layered roof forms.

#### **Follow up pre-application meeting and design changes**

4.7 A pre-application meeting with the Planning and Design and Conservation Officers and took place on 8 August 2018 in which officers suggested some alterations to the initially designed scheme. The project architects took on board the initial comments received and subsequently revised the proposed design which was submitted to LBC on 16 August 2018 as a revised drawings package. The changes to the scheme design can be summarised as follows:

- The highest ridge was been reduced by 1300mm which removed the second floor containing the third bedroom.
- The entrance hall volume was been raised by 900mm in order to accommodate the third bedroom.
- The main chimney has been reduced by 2.4 metres yet still serves as an architectural feature which ties the proposed extensions into the backland context and draws on the chimney, cupolas and bell towers of the existing studios.
- In this smaller, more diminutive scheme the complex set back of planes of the building has been simplified – the small roof and parapet over the garage has been removed. This allows the architecture to retain an authority whilst sitting quietly next to the Victorian studios.

- The success of the scheme relies on the quiet appreciation of the materiality of the brickwork – the public east façade of the building is deliberately free of windows save for one window on an axial view. This is both contextually appropriate and allows for the main windows to bedrooms to be located on the south facing elevations – they are therefore not overlooking neighbouring buildings and gardens, but rather the communal gardens of the studio complex.

4.8 The design evolution is explained in more detail in the accompanying Design and Access Statement by James Gorst Architects, while a number of the proposed elevations also show the design evolution by marking on an outline of the previously proposed scheme for reference, illustrating how the proposed built form and detailed design has responded to officer comments.

4.9 Formal pre-application advice was subsequently received on 7 September 2018 which can be summarised as follows:

- The description of development was revised to note that this was now an erection of a 2 storey dwelling (revised from 3 storey dwelling). The height of the proposed development should not exceed 2 storeys in accordance with Policy D1 and D2.
- The retention of part of the residential dwelling is in accordance with LBC Local plan policy H1, while the proposed demolition of the additional extensions to the property would be considered acceptable (subject to design and appearance) as they are not identified specifically to be of significant architectural value.
- The additional floorspace (194sqm) would require a contribution towards affordable housing (as it is over 100sqm) in accordance with LBC Policy H4. As the proposals are under 1000sqm LBC would accept a payment in lieu of affordable housing.
- The revised scheme retains the concept design of asymmetrical gables with pitched roofs and a picturesque, stacked arrangement which lends depth and suggests sub-ordination to the main run of Victorian hipped roofs, which is welcomed.
- Welcome the removal of the twentieth-century bedroom extension to the easternmost corner of the Victorian studio building, conceding more space adjacent to the shared ‘grove’ of the studio complex, and helping the run of original studio roofs, which make the principal contribution among the group to the CA, to read more clearly from within the complex and in longer public views.
- The revised scheme proposed three elements (as opposed to four previously proposed) in the elevation to Haverstock Hill, with a change in height between the structures of 1m and 0.2m. The difference in height between the elements is evidently key in supporting the concept design, and accentuating their differentiation could enhance the revised composition. Suggestion to revisit the internal floor-to-ceiling heights to add to the differentiation would be welcomed.

- The composition could still be further enhanced by realising additional depth and tension through the detailing of brickwork, and the depth of recesses and window reveals, and differences in height and planes in the elevations.
- The long receding ridge of the rearmost northern pitched-roofed range could be 'broken' by a small shift in alignment, to break down massing and the risk of an oversized form.
- The retention of the chimneystack and its substantial reduction in height to match the existing weather vanes is welcomed, and it is considered to provide an attractive accent and relief to the mass of the layered and staggered gables.
- The loss of the second-floor window in the reduced scheme removed another accent to the blank gables, but the reintroduction of a window – perhaps a slot or simply detailed fixed-pane window – onto the stair compartment above the glazing integrated with the light-well could help to subtly distinguish the three brick masses in views from Haverstock Hill.
- Overall, officers support the arrangement, concept design, fenestration and materiality of proposals.
- The retention of Tree labelled as T5 is welcomed and the retention of all four trees should be supported with trial pit investigations and proposed mitigation measures. Proposals should be supported by strong soft landscaping proposals in line with policy D1 and A3.
- The proposed basement complies with the requirements of policy A5 in terms of its size, however; the concerns in relation to the projection of the proposals up to the boundary with Stanbury Court still stand.
- Proposed alterations to the boundary treatments facing Haverstock Hill and boundary with the pub at no. 97 Haverstock Hill should be detailed within a planning application submission.
- LBC policy T2 states that LBC will allow the retention or re-provision of existing parking where it can be demonstrated that the existing occupiers are to return to the address when the development is completed.
- Additional information should be provided at planning application stage in relation to the ownership of the forecourt area and how it is currently used. A swept path analysis to demonstrate how the 4 cars are parked currently on the forecourt and how they exit the premises forward to the road should also be submitted. Details of the parking permits and agreement with the neighbours should be also provided. The scheme will be car capped by way of a s106 agreement.
- The submitted Daylight Sunlight Report concludes that there would be no significant loss of light caused to the amenity of the neighbouring occupiers. The revised design reduced the height significantly and therefore it is considered that no significant harm would be caused to neighbouring amenity.

- In relation to loss of outlook, due to the properties position as well as the proposals' bulk, scale and detailed design, there are no significant concerns raised in relation to the impact on the neighbouring amenity in terms of loss outlook.
- In relation to loss of privacy, the proposed plans indicate that the proposed large glazing at first floor level on north-west elevation, and a balcony of 0.5m deep to serve a bedroom would be sitting at a distance of less than 10m to the rear wall of no. 2 Steele's Studios.
- CPG Amenity advises as good practice a minimum distance of 18m should be allowed between windows of habitable rooms in existing properties directly facing proposed developments. The current proposal would allow some oblique views from the proposed windows and balcony to the rear of No. 2. Nevertheless, the close distance of the two properties may cause some overlooking to the neighbouring windows and garden, and the applicant is encouraged to explore ways of mitigating any potential impact on neighbouring amenity (obscure glazing reduced in width of openings, removal of balcony).

4.10 The project team subsequently reviewed the final formal pre-application advice and moved forward in developing the proposal for submission as a full planning application.

## 5. Proposed Development

- 5.1 It is proposed to retain and refurbish the original 19<sup>th</sup> Century artist studio on site, and to demolish the existing 20th Century extensions and additions to the studio at the site which will be replaced with new extensions of the highest quality of architecture and design that will result in an overall enhancement to the Eton Conservation Area.
- 5.2 The proposed description of development is as follows:
- “Part-refurbishment and part-demolition of the existing family dwelling, and redevelopment to provide a two storey, 3-bedroom single family dwelling with new basement level, associated landscaping, car and cycle parking”*
- 5.3 The demolition of the 20th Century extensions has been accepted by officers at pre-application stage, subject to the proposed design and appearance of the replacement dwelling as set out in the previous section of this report. These detracting elements represent the key opportunity for enhancement and renewal, delivering significant benefits in terms of residential quality and the Conservation Area setting.
- 5.4 The proposed extensions will optimise the use of the site by re-providing a three bedroom, two-storey plus basement single family dwelling of the highest quality, with much improved spacious living accommodation and accompanying landscaping and amenity space.
- 5.5 Importantly, the proposals represent a holistic and comprehensive approach to optimising the site as a single family dwelling, reversing the previous piecemeal and period of extensions and alterations to the site. This allows the site layout to be revisited to the benefit of the wider studios complex, and for a coherent and appropriate design for the house to be realised, retaining the original studio and complementing this with a high quality expression, while delivering landscaping and sustainability benefits.
- 5.6 The proposals also include a replacement garage which has been designed to hold two car parking spaces for added private security. Overall, car parking numbers are being re-provided as existing, alongside re-paving of the forecourt and boundary improvement proposals as detailed in the Design and Access Statement accompanying this application, and as agreed with neighbouring residents within Steele’s Studios.
- 5.7 Secure cycle parking storage is provided as well as new appropriate waste and recycling facilities as shown on the proposed plans. The Sustainability and Energy Assessment illustrates the proposed dwelling’s energy performance, quality of the design, and its longevity as set out later in this report.
- 5.8 Distinct elements of the existing studio are echoed in the proposal in terms of elements of the form, massing and materiality, whilst the sensitive introduction of a blend of more contemporary materials and detailing will help distinguish the modern extensions from the original studio.

- 5.9 The proposal has been developed with careful consideration of the Conservation Area setting, the unique character and appearance of the original artists' studios and with regards to neighbouring residential amenity, and to maintain and enhance the positive contribution that the existing building makes to the Conservation Area.
- 5.10 It is considered that the design of the proposed dwelling is one that will make a positive contribution to the streetscape and enhance the conservation area. The design proposals have successfully taken into account the surrounding character, setting, context and form and scale of the host building as well as the neighbouring dwellings.
- 5.11 The proposals are set out in detail in the Design and Access Statement accompanying this application by James Gorst Architects, and on the associated proposed plans, sections and elevations.

## 6. Planning Policy Context

6.1 The Development Plan for LBC comprises:

- The London Plan (2016, with alterations as amended), and
- The Camden Local Plan (2017)

6.2 The Draft London Plan was published on 29 November 2017 and consultation ended on 2 March 2018. The draft is currently being reviewed by an independent Planning Inspector at the Examination in Public which opened on Tuesday 15 January 2019.

6.3 In addition to the adopted Development Plan, the following documents are also material considerations (of varying weight) in the determination of this application:

- National Planning Policy Framework (NPPF) (2018) and National Planning Practice Guidance (NPPG) (2018)
- Camden Planning Guidance (CPG) Supplementary Planning Documents (SPDs) including:
  - Eton Conservation Area Statement (2002);
  - Camden Planning Guidance CPG1 – Design;
  - Camden Planning Guidance CPG2 – Housing;
  - Camden Planning Guidance CPG3 – Sustainability;
  - Camden Planning Guidance CPG4 – Basement and Lightwells;
  - Camden Planning Guidance CPG6 – Amenity;
  - Camden Planning Guidance CPG7 – Transport; and
  - Camden Planning Guidance CPG8 – Planning Obligations.

6.4 The relevant planning policies of the London Plan which are considered in the following section and are pertinent to development proposal are set out below:

- Policy 3.5 Quality and Design of Housing Development;
- Policy 5.10 Urban Greening
- Policy 7.4 Local Character;
- Policy 7.6 Architecture;
- Policy 7.8 Heritage Assets and Archaeology;
- Policy 6.3 Cycling;
- Policy 6.13 Parking;
- Policy 5.2 Minimising Carbon Dioxide Emissions;
- Policy 5.3 Sustainable Design and Construction; and
- Policy 5.7 Renewable Energy.

6.5 The relevant planning policies of Camden's Local Plan which are considered in the following section and are pertinent to development proposal are set out below:

- Policy H1 – Maximising housing supply;
- Policy H4 – Affordable Housing;

- Policy H6 – Housing choice and mix;
- Policy H7 – Large and small homes;
- Policy A1 – Managing the impact of development;
- Policy A3 –Biodiversity;
- Policy A4 - Noise and vibration;
- Policy A5 – Basements and Lightwells;
- Policy D1 – Design;
- Policy D2 – Heritage;
- Policy CC1 – Climate change mitigation;
- Policy CC2 – Adapting to climate change;
- Policy CC3 – Water and flooding;
- Policy CC4 – Air Quality;
- Policy CC5 – Waste;
- Policy T1 – Prioritising walking, cycling and public transport;
- Policy T2 – Parking and Car-free development.

6.6 The development proposal is assessed against these policies in Section 6: Planning Assessment.

#### Planning Policy Designations

6.7 The site is designated as being within the Eton Conservation Area, and is not subject to any other Development Plan designations, nor is the site allocated for development (see Figure 3. below).

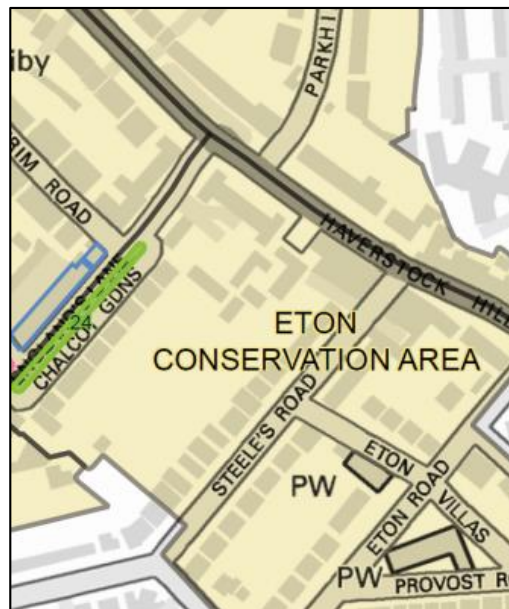


Figure 3: Extract from Camden Local Plan Policies Map 2017

#### Eton Conservation Area

6.8 The site is located within Sub-Area 3 of the Eton Conservation Area (ECA) (designated 1973). The ECA Statement notes that Sub Area 3 is distinguished by the small scale of development and the density of urban form and that Steele's Studios are essentially backland development with no frontage to the main street.



- 6.9 Steele's Studios are noted as being accessible via a gated crossover from Haverstock Hill, and comprises one block of four dwellings and a detached dwelling to the rear (No. 4).
- 6.10 Steele's Studios are identified as making a positive contribution to the character and appearance of the Conservation Area, because of their value as local landmarks, and as particularly good examples of the local building stock. The ECA Statement advises that LBC adopts a general presumption in favour of retaining such buildings and this is backed up by policy D2 of the Local Plan albeit retrospectively. It should however be noted that Steele's Studios is not locally or statutorily listed.
- 6.11 The Statement notes that where extensions and alterations are permitted (including rear extensions), the quality of design will be important, specifically careful attention should be given to the scale of extensions, so that they remain subordinate to the main building, and to the appropriate use of materials. The Statement also notes that as the Studios are privately owned, full access was not obtained by the Council as part of their assessment of the Site. The Council's assessment of Steele's Studios' contribution to the character and appearance of the conservation area therefore represents a high-level appraisal only.
- 6.12 Turley Heritage have been able to secure full access to the site, and have undertaken a detailed assessment of the site and the relative contribution of the different elements to the significance of the conservation area which is detailed within the submitted Heritage Statement (February 2019).

**Article 4 direction**

- 6.13 There is a borough wide Article 4 Direction which removes permitted development rights for basement development and therefore, all basement excavations will need planning permission and will be assessed against the Council's planning policies and associated recently adopted guidance.

## 7. Planning Assessment

- 7.1 This section of the Planning Statement seeks to address the key planning considerations associated with the proposal and demonstrates its compliance with adopted planning policy. It is key that this section is read in conjunction with the supporting reports and assessments that form this planning application.

### Principle of Development

- 7.2 The existing residential use of the site is protected under Camden's Local Plan policies H1 and H7, which confirm that residential use is the priority land use in the Borough. Policy H1 affords support to proposals which involve the extension and alteration of an existing dwelling and preserve a site's existing residential use.
- 7.3 Local Plan Policy D2 requires that development within conservation areas '*preserves or, where possible, enhances the character or appearance of the area*' and states the Council will '*resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area*'.
- 7.4 The accompanying Heritage Assessment (February 2018) confirms that the existing late 20<sup>th</sup> Century extensions to the original artists' studios at the site make a neutral contribution to the character and appearance of the conservation area at best. Accordingly, Policy D2 does not afford protection to 20th Century extensions (in the site's case).
- 7.5 As such, there exists an opportunity to sustain those qualities of the Site that are consistent with the character or appearance of the conservation area, whilst also delivering enhancement through high-quality design, materiality, landscaping and detail, which the existing 20th Century extensions lack.
- 7.6 Camden's pre-application advice states that the proposed demolition of the additional extensions to the property would be considered acceptable (subject to design and appearance) as they are not identified specifically to be of significant architectural value.
- 7.7 It is considered therefore that the proposed demolition of the existing 20th Century extensions and replacement with new additions of high quality design and architecture is acceptable in principle, in accordance with Local Plan Policies H1, H7 and D2.

### Affordable Housing Provision

- 7.8 As the proposed redevelopment would increase the residential accommodation by circa 202sqm, a payment in lieu (as the development is for under 10 units) contribution towards affordable housing will be required under Policy H4. This payment will be secured through a S106 Legal agreement, and the relevant amount has been indicated by officers through the pre-application process. This will deliver a social benefit to Camden, providing a contribution towards the provision of affordable housing elsewhere in the borough.

## **Residential Quality**

- 7.9 The redevelopment of the site ensures that the replacement dwelling is of the highest possible standard of residential design quality. London Plan Policy 3.5 sets out that the overall minimum space standards (under Table 3.3) for a three bedroom 2-storey dwelling should be a minimum of 102sqm (GIA).
- 7.10 The current proposals generously exceed these minimum requirements as set out in the Design and Access Statement, as well as space standard requirements for individual habitable rooms such as bedrooms, in addition to storage requirements as set out in national standards and the London Plan.
- 7.11 The proposed dwelling will also deliver excellent standards of amenity for residents, including in terms of daylight and sunlight as delivered through the orientation and extent of fenestration, natural cross ventilation and significantly enhanced building fabric as set out in the reports supporting this application, representing a significant improvement on the existing residential quality.

## **Design & Heritage**

- 7.12 The proposed new development seeks a new high quality semi-detached residential dwelling within a privately accessed residential part of the conservation area. As outlined in the previous sections the scheme's design has been refined in response to pre-application discussions and advice with Camden planning and Design and Conservation Officers.
- 7.13 The Design and Access Statement prepared by James Gorst Architects sets out the design approach in detail, while the Heritage Statement by Turley Heritage sets out the context of the Conservation Area and neighbouring built environment, assessing the impact and appropriateness of the proposed development, and the context around how the design has evolved.
- 7.14 The proposed design approach directly responds to the local context and character and appearance of the conservation area, and one that is complementary to the retained and refurbished 19<sup>th</sup> Century studio building.
- 7.15 The proposals will introduce a contemporary, contextually designed development which, as existing, is set back from the main Haverstock Hill Road. The design illustrates two elements 'overlapping' resulting in a pleasing interlocking architectural form. The ground floor is set back beneath a soldier course which gives the impression of an intricate layered façade with deep openings and brick reveals adding complexity and texture to break up the mass of the building.
- 7.16 The proposals will form a high quality contextual and complimentary addition to the view from Haverstock Hill. The proposals seek to respond positively to the roofscape and gently sloping landscape of the area, taking into account the deep views over the north slopes of the hipped roofs of No's 1 – 4 Steels Studios.

### ***Height and massing***

- 7.17 The height of the proposed building will in part be taller than the existing building, however it will not be taller to such an extent that it would be inappropriate and appear overly dominant in the street scene, or affect neighbouring residential amenity. The proposed height of the levels has been designed in line with the lower ridge height of the adjoining No' 1A and 2 Steels Studios. This is demonstrated in views from key points around the site (principally from Haverstock Hill), while models have also been developed to illustrate the townscape context, as shown to officers at the pre-application stage.
- 7.18 As set out in the pre-application analysis section of this report, the height and massing of the proposal has evolved significantly prior to submission, with the removal of the previously proposed third floor and realignment of the lower floors to accommodate the relocated bedroom in response to officer comments. The revisions are clearly marked on elevations accompanying this submission as a point of reference.
- 7.19 The majority of the building is concentrated at the ground and first floor levels. The original building and the new extension will enclose a square garden, whilst removal of the existing extensions will create some amenity space around the dwelling's main entrance, to the benefit of the setting of the wider studios enclave. A series of sensitive extensions are proposed, which will range in height from between one and two storeys and include an arrangement of pitched roof profiles, corresponding to the mix of roof forms in the surrounding area. Two narrow chimneys will punctuate the tallest of these pitched roof forms.
- 7.20 It is proposed to use the highest quality materials, with the detailing of the brickwork to the window heads, cills and reveals developed alongside the subtle rearrangement of the gable apices. The window positions have been designed to reflect the hierarchy of the rooms and the diminishing building heights moving closer to the existing Victorian studio. The proposed north Chimney seeks to provide a visual break to the long ridgeline of the main volume of the building.

### ***Material Palette***

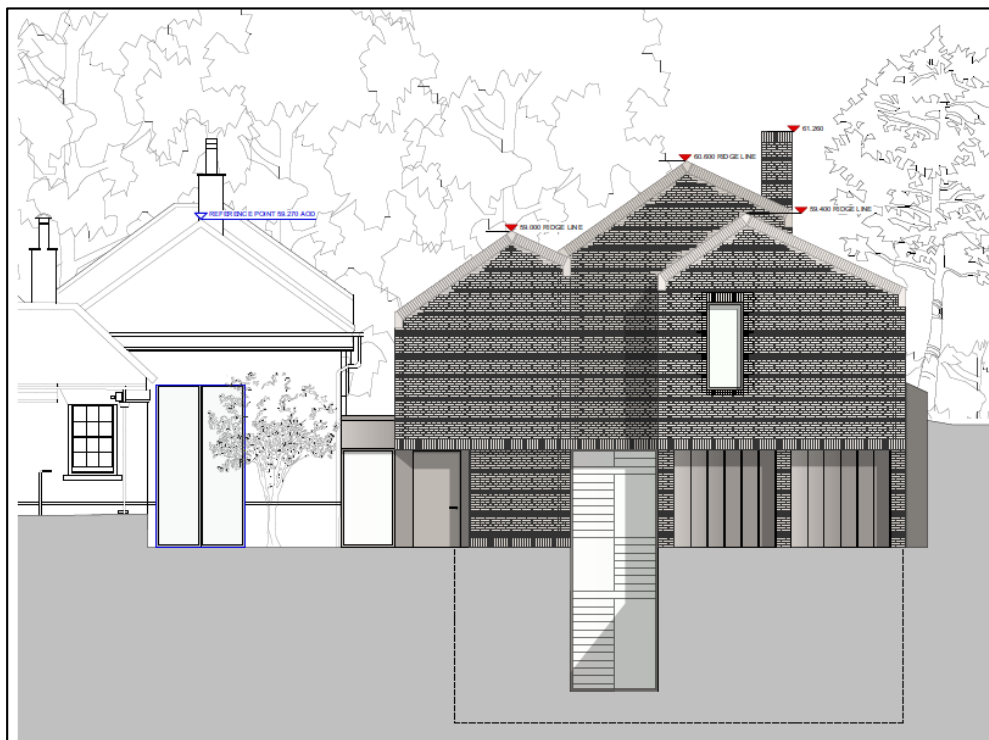
- 7.21 In terms of materiality the architects have elected to utilise either traditional red brick or stock brick using the English Bond pattern which directly references the materials used in the original artists' studio. It is proposed to incorporate sensitive yet more contemporary materials through the use of metal cladding on the roof forms and a bronze metal finish to the garage, entrance doors and window frames, which will complement subtly the commercial/industrial qualities of the original studio. The use of both contemporary and traditional materials will reinforce the distinction between the new elements and the original studio.
- 7.22 The Design and Access Statement includes a section on the proposed materials to be used, clearly indicating where different materials will be used in different parts of the proposal. Samples were also shown to officers at pre-application stage.

### ***Further Design Details and Summary***

- 7.23 Sensitive small-scale alterations to the original studio include the creation of a full height window to the north east of the studio, reflecting the existing large size of window openings, the replacement of existing French doors and a rooflight with

bronze metal frames to match those in the remainder of the site. Cumulatively these small-scale, sympathetic alterations will preserve the original character and appearance of the building whilst improving the quality of residential accommodation for the occupier.

- 7.24 The new extension will be linked to the original artists' studio via a glazed link, better-revealing the form of the 19th century elements of the site. The remainder of the new built form has been broken up, in order that it reads as a set of cohesive but varied elements, rather than a single mass. A pattern of depth and relief is created through the overall disposition of mass and built form through the use of set-backs and off set forms as the building height increases. Cumulatively this ensures that these uppermost elements will set successfully within building footprint in views (private and public).
- 7.25 The simple forms of the new extension reflect the distinctive, layered and informal character of the backland artists' studios in the locality; whilst the pitched roof forms and gabled ends aim to integrate with the various examples of similar pitched and gabled roof forms seen within this part of the conservation area. It is considered that the overall form and massing of the new built form response sensitively to the local context and surrounding townscape.
- 7.26 Overall it is considered that the proposals accord with London Plan Policy 7.8 and Local Plan Policies Local Plan Policies D1 and D2, delivering a dwelling of the highest quality sustainable design and architecture that balances the retention and enhancement of the most valued elements of the existing dwelling, and redevelopment of the modern additions to the dwelling.



**Figure 4: Proposed East Elevation (James Gorst Architects)**

### ***Heritage Assessment***

- 7.27 The application's accompanying Heritage Statement, prepared by Turley Heritage provides a detailed assessment of the proposals and its impacts upon the identified heritage assets and should be read in conjunction with the Design and Access Statement prepared by James Gorst Architects.
- 7.28 Steele's Studios comprises a late-19th century enclave of artists' studios, which contribute positively to the conservation area, via the surviving original studio building on Site and its historic use (both artistic and residential); materiality and detailing, and intimate form and scale.
- 7.29 The report confirms, in line with officers views, that the later additions to the original building are of a non-descript and incoherent quality; and they do not contribute positively to the character or appearance of Sub-Area 3 of the Eton Conservation Area, or the conservation area more widely.
- 7.30 The report concludes that the high quality of the contemporary design and materials of the proposed replacement built form, will respond appropriately to the local townscape context, and will significantly improve on the existing situation of non-descript and poorly-resolved, piecemeal extensions on the Site. The new extension will enrich this townscape with carefully considered design that is consistent with the character of this part of the conservation area, and which will enhance the contribution of the Site to the significance of the Eton Conservation Area. The redevelopment of this site is seen as a public (heritage) benefit.
- 7.31 The proposals therefore accord with the relevant statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990; national policy set out in the Framework and supported by the NPPG, Minor Alterations to the London Plan (policy 7.8); local policy set out in the London Borough of Camden's Local Plan 2017 (Policies D1 and D2); and other material considerations.

### **Basement Development**

- 7.32 The proposals include the provision of a single storey basement extension over the majority of the new footprint of the dwelling in line with Camden's adopted basements policy and recently updated guidance (March 2018), to facilitate the provision of valuable ancillary residential facilities including a new gym for health and wellbeing, an associated shower room, plant room and utility room. The BIA Audit form has been completed in line with the requirements of the SPG.
- 7.33 The proposed basement will not comprise more than one storey and will not be built underneath an existing basement. The proposed plans and the basement overlay with the ground floor demonstrates that the basement will not encroach into the existing private garden and is less than 1.5 times the footprint of the host building. The proposals have sought to avoid the loss of garden space and trees of townscape and amenity value by positioning the basement within the extended property's footprint in accordance with Policy A5.
- 7.34 The dimensions of the proposed basement with reference to Camden's policy is clearly set out on a basement level plan submitted as part of this application, for ease of

reference, which was also done at pre-application stage where officers confirmed that the proposal was in accordance with adopted policy.

- 7.35 The proposed basement will be in close proximity to the neighbouring boundaries wall with Stanbury Court, however, the application is supported by a Structural Engineers Report prepared by Eckersley O'Callaghan which concludes that the proposed development will not cause harm to the built and natural environment / local amenity and does not result in flooding or ground instability.
- 7.36 Accordingly a Basement Impact Assessment (BIA) has been prepared by Soiltechnics to in order to satisfy the detailed requirements of Local Plan Policy A5 and Camden Planning Guidance CPG4 which considers all four stages of the BIA process. The completed BIA is enclosed as part of this pre-application request.
- 7.37 The BIA confirms that there is no evidence of any watercourses in close proximity to the site, and will not affect any subterranean ground water flows or induce any slope instability. The BIA notes installation of the basement will generate some ground movement close to the perimeter of the basement excavation. The amount of movement has been predicted based on records of observed movement in other basements during construction. Calculations have been produced to determine movement which would limit damage to adjacent properties to category 0, and monitoring is proposed to check and mitigate any adverse movements. Additionally, the BIA considers that the proposals would not be at any enhanced risk of flooding and there will be increased in hardened and drained areas.
- 7.38 The BIA concludes there are no outstanding issues of concern (singularly or cumulatively) from instability, groundwater or surface water perspective and the proposals accord with Policy A5 and CPG4. Furthermore the accompanying Pre-application heritage assessment confirms that the proposed basement and its light wells are designed in a manner that proportionate to the scale of the building as a whole; whilst the light wells would only be visible in very limited, private views within the Site, and would appear as minor elements in this context. Overall, assessment considers that the design of the basement and the light wells would maintain the character and appearance, and overall significance of the conservation area.
- 7.39 Furthermore, a structural report has been prepared by Eckersley O'Callaghan which concludes that the proposed development should not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability.

### **Amenity**

- 7.40 The proposed design has sought to protect the amenity of neighbouring residents in accordance with CPG6. The positioning of windows has been carefully designed to avoid any overlooking, while the internal layout of neighbouring dwellings has been discussed with occupiers so as to avoid any invasion of privacy, and the proposals have been discussed with residents in neighbouring properties more generally.



- 7.41 Windows are located obliquely away from each other at a distance of 12.5 metres. The view is also mitigated by the set back of the glazing within a 750mm deep brick reveal. The design of the first floor balcony to the master bedroom will continue to be developed in discussion with officers to minimise any concerns that officer's may have around the relationship to neighbouring 2 Steele's Studios.
- 7.42 With regards to daylight and sunlight, an analysis has been submitted as part of this application, which was also done at pre-application stage. Officer's concluded that the proposals would not cause any significant harm to neighbouring sensitive receptors based on the pre-application analysis and subsequent reduction in height of the proposal.
- 7.43 Local Plan Policy A1 seeks to manage the impact of development on residential amenity and this includes consideration of privacy, outlook, sunlight, daylight and overshadowing, artificial lighting levels and noise impacts. In terms of private amenity space, Camden Planning Guidance CPG 6 seeks to protect, *inter alia*, residential amenity, privacy and outlook; accordingly, development proposals are expected to identify any impacts and demonstrate how these are mitigated to within acceptable limits, where relevant. It is considered that these policies are met through the design approach proposed, as demonstrated in the supporting Daylight and Sunlight study and Design and Access Statement.
- 7.44 The bulk and massing of the proposed site has been informed by the impact on residential amenity minimising views of the proposals in both public and private views and ensuring the visual privacy of the future occupier and surrounding properties is preserved. The overall design approach has also sought to preserve the existing levels of privacy with the location of windows and the proposed Juliette balcony aimed to minimise potential overlooking for both the applicant and surrounding occupiers.
- 7.45 With regards to the amenity on surrounding neighbours, there will be no inter-visibility at ground floor due to the existing boundary wall at the south west elevation of the private rear garden. The proposed second floor introduces a window for the study room which would be clear of any overlooking from No 2 Steele's Studio's as a result of the position of their existing windows being at a 90 degree angle. The proposed second floor has a sliding door proposed to the master bedroom. There would be no overlooking issues due to No 2 having an existing roof light. Furthermore, this aspect of the new extension has been designed to have a greater depth to reduce any views from ground floor / neighbouring properties.

### **Energy and Sustainability**

- 7.46 An Energy and Sustainability Report has been prepared by Mesh Consultants to support the redevelopment proposals. The report assesses Camden's energy and Sustainability policy requirements in conjunction with London Plan requirements, and concludes that a 33% reduction in carbon emissions over the Target Emission Rate outlined in the national Building Regulations 2013 can be achieved through using a 'Fabric First' approach and the use of renewable and low carbon technologies. The proposed design will achieve its targets via the following measures:



- 7.47 The installation of a Ground Source Heat Pump (GSHP) which uses electricity to convert energy gathered from the ground into low temperature water for domestic heating and hot water use. It is proposed for GSHP's to utilise boreholes (to a depth of 100m) which will be made as part of the basement excavation proposals.
- 7.48 The installation of Solar Photovoltaic (PV) panels which will use solar energy to produce electricity that can be used within the home and reduce the amount of energy used by the household from the main electricity network. It is proposed to install 4 x PV panels on the highest element of the proposed roof facing south east, as illustrated on the proposed roof plans and in the energy and sustainability report.
- 7.49 In addition to this, the proposal will keep all existing trees within the site, while adding further areas of planting and increasing the permeable surface area by 78 sqm. A large water butt will also be installed for attenuation purposes, to capture run off for use within the development.
- 7.50 In summary, the proposed development will create a modern house using the highest quality and energy efficient materials to create an air tight thermal envelope also using water saving devices where possible and reclaim and use of existing materials and bricks where possible. Efforts will be made during the demolition and construction process to adopt best practice processes and to use local contractors where possible.
- 7.51 Subsequently, the proposed design meets the objectives set out in the London Plan (2018) policies 5.2, 5.3 and 5.7 as well as Camden's Local Plan Policies CC1 and CC2.

#### ***Water and flooding***

- 7.52 The site is in Flood Zone 1 and so the risk of fluvial flooding is less than 0.1% in any year. Consequently there is no need for any additional flood risk defences / mitigation against flooding to be incorporated into the design of the new dwelling in accordance with Policy CC3.
- 7.53 The development proposes permeable paving to the external hardcourt and an improvement to the sites landscaping and planting. The existing drainage system has also been reviewed and is summarised by JPD Technical services. A statement has been submitted as part of this application. In addition, the water efficiency of the house will be significantly improved in line with requirements.

#### **Waste, recycling and servicing**

- 7.54 With regards to waste and recycling, there is dedicated store near to the front of the proposed dwelling in accordance with Local Plan Policy CC5. The position of the store allows for occupiers to take waste / recycling to the street for collection to take place as per the existing arrangement which is also in accordance with Camden's guidance.
- 7.55 The energy and sustainability strategy by MESH includes the relevant waste calculations for the proposed use, while the proposed ground floor plan shows the location of the waste store adjacent to the pedestrian access to the site.

## Landscaping and Arboriculture

- 7.56 The rearrangement of the built form allows two distinct external garden spaces to be created within the proposed development. One is the existing area, where a new lawn and ornamental planting is proposed in a newly levelled garden area. To the east of the existing 19<sup>th</sup> Century studio, the modern extension is removed and a new front garden is created with ornamental trees and planting and additional lawn areas, which is considered to be a benefit to the overall layout of the site. Low level planting is also proposed within the lightwells to the basement level.
- 7.57 The proposed development will retain all existing trees within the site, while there will be no net loss of garden area, while significant new ornamental planting is proposed across the site.
- 7.58 The proposals also include the replacement of the existing tarmac surfaced entrance driveway with a new high quality paved drive, using a mix of reclaimed cobbles, York stone and granite sets. Additional planting is also proposed within the forecourt. Please refer to the landscape plan for further details.
- 7.59 The pedestrian gate and vehicular gate fronting Haverstock Hill are proposed to be swapped (in terms of their positions) allowing for a safer route than the existing situation. Inside the external entrance door is a clear pedestrian path along the replacement boundary wall (to the Richard Steeles pub) which leads to a new entrance to access No's 1a, 2, 3 and 4 Steeles Studios. The resurfacing and access revisions have been developed in consultation with the neighbouring properties and residents of Steele's Studios.
- 7.60 The supporting Heritage Assessment considers that these changes will improve the appearance of the amenity / access spaces within the Site, compared to the incoherent mixture of surface treatments and brick walls that is found on Site at present. As a result, the contribution of these elements to the character and appearance of Eton Conservation Area will be enhanced.
- 7.61 The Design and Access Statement and proposed ground floor plan show the proposed layout and additional planting to the communal areas, to the benefit of all residents within Steele's Studios. In addition, the applicant is providing a communal garden store in the common parts adjacent to the site as shown on the ground floor plan, again to the benefit of all residents in Steele's Studios.
- 7.62 An Arboricultural Impact Assessment has been prepared by Landmark Trees. The report discusses the existing trees in relation to the proposed development, and where needed, trial pits have been undertaken to further investigate the existing situation underground. The report concludes that all existing trees can be retained with some mitigation measures proposed where necessary in accordance with London plan 7.21 and Camden policies A1, A5 and D1.

## **Transport and Parking**

### **Car Parking**

- 7.63 The existing property has access to two private car parking spaces in an existing double garage, and the proposals seek to re-provide this arrangement, while improving on the access route for cars into the garage. A further three communal parking spaces for the other properties within Steele's Studios will be retained and more formally provided as part of the landscaping proposals, reducing the overall parking provision by 1, with 5 spaces provided in total as shown on the plans. The applicant and current occupier is redeveloping the property, which is their home and therefore under the provisions of policy T1, T2 and supporting paragraph 10.20, the existing parking can be retained.
- 7.64 The Design and Access Statement compares the swept path of the existing and proposed parking arrangements. It is clearly demonstrated that the new car parking arrangement allows cars to leave the site in forward gear as requested by Camden Transport officers, for all proposed spaces.

### **Cycle Parking**

- 7.65 Two cycle parking spaces are required for a single dwelling under both the adopted and draft versions of the London Plan (Policy 6.3) identified in tables 6.3 and 10.2 respectively, which is echoed by Camden Local Plan Policy T1. The proposal subsequently accords with policy by providing two secure parking spaces within the front private garden adjacent to the refuse store, as indicated on the proposed architect drawings.

## **Community Infrastructure Levy and Planning Obligations**

- 7.66 The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) sets the legal framework for the application of planning obligations deemed necessary to make a development acceptable in planning terms, in the context of the CIL now being the primary method in which infrastructure should be funded from development.
- 7.67 Regulation 122 of the CIL Regulations 2010 (as amended) states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is –
- Necessary to make the development acceptable in planning terms;
  - Directly related to the development; and
  - Fairly and reasonably related in scale and kind to the development.

### **Community Infrastructure Levy**

- 7.68 The Mayoral CIL Charging Schedule came into effect from the 1st May 2012. Camden is located within the Zone 1 charging zone, meaning a CIL charge rate of £50 per sqm will be applied to the chargeable floorspace associated to this development.
- 7.69 Camden's CIL Charging Schedule took effect from March 2015. The site sits within Zone C where a £500 per sqm charge applies to residential uses.

7.70 The liability will be calculated in line with regulation 40 of the CIL regulations (as amended), based on the uplift in floor space delivered through the development, taking into account floor space to be demolished, and relevant indexation. The applicant is however the developer and this is their primary residence, and as such a subsequent exemption application is likely to follow.

**Planning Obligations**

7.71 As discussed with officers at the pre-application stage, it is anticipated that planning obligations will relate to the affordable housing payment in lieu, construction management, and in relation to car parking.

## 8. Summary and Conclusions

- 8.1 To summarise, the proposal seeks to retain and refurbish the historic 19<sup>th</sup> Century artist studio and demolish and redevelop the more modern additions to the existing building to provide a significantly enhanced three bedroom single family dwelling of the highest quality sustainable design and architecture. The proposal has been developed in careful consideration of the Conservation Area setting and neighbouring residential amenity, and the desire to also enhance the setting of the retained historic studio.
- 8.2 The applicant has engaged in extensive pre-application discussions with the London Borough of Camden (LBC) in advance of submitting the planning application. Through this collaborative process, the proposal has evolved significantly and responded to a number of the Council's comments around design and the opportunities and constraints presented by the building's setting. The materiality looks to complement the retained and refurbished historic studio, while significant energy and sustainability benefits are delivered through the renewal of many of the existing buildings on site and the provision of sustainability features including PV's and ASHP's.
- 8.3 This has culminated in this submitted proposal which strikes the balance between delivering a contemporary and complementary high quality new addition to the dwelling to the requirements of its current occupier. It is considered that the proposal enhances the character and setting of the Conservation Area, removing the detracting mid-20<sup>th</sup> Century additions to the building and improving the quality of the dwelling through sustainable architecture of the highest quality.
- 8.4 A new basement is proposed to provide valuable ancillary residential floorspace, and has been developed in line with Camden's adopted policy and guidance, providing a new gym, plant room and utility room. Car parking is reduced by one space (including the communal area), with two spaces provided in a double garage as existing within the site, in addition to three spaces in the communal courtyard.
- 8.5 The proposals also seek to deliver landscaping and planting enhancements within the site, providing significantly enhanced front and back garden areas with lawns and ornamental planting, in addition to sunken lightwell planting. In addition the applicant proposes to resurface the driveway and provide further landscaping which is outside of the house's demise in the communal courtyard, delivering benefits for all residents of Steele's Studios. A communal garden store is also provided within the application site, but accessible from communal areas, again to serve the communal gardens. This will greatly improve upon the existing situation and has been offered in consultation with neighbouring properties who share access to the site.

## Appendix 1: Schedule of submission documents

Submission Document	Consultant
Existing & Proposed Plans and Drawings	James Gorst Architects
Design & Access Statement	James Gorst Architects
Application & CIL Forms	Turley
Arboricultural Impact Assessment	Landmark Trees Ltd
Basement Impact Assessment and	Soiltechnics Ltd
Ground Investigation Report	Soiltechnics Ltd
Covering Letter	Turley
Planning Statement	Turley
Heritage Statement	Turley
Daylight, Sunlight Report and addendum letter	GIA
Energy and Sustainability Statement	Mesh Consultants
Structural Report	Eckersley O'Callaghan

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