

London Borough of Camden  
Planning Department  
38 Laystall Street  
London  
EC1R 4PQ

11 June 2019

Dear Sir/Madam

**Re: Full planning application for the change of use from 2 self-contained flats to the retention of 5 self-contained flats at 36 Narcissus Road, London, NW6 1TH**

LRJ Planning has been instructed by Mrs Nurit Sharon to lodge a formal planning application for the retention of 5 self-contained flats at the above property.

The application site comprises a two-storey property with basement and loft. The property occupies a sustainable location and the surrounding properties are of a similar vintage.

The property was formerly a dwelling, but was converted in 2005 from 2 self-contained flats to create 5 self-contained flats. My client seeks formal planning permission for the retention of these units. No external alterations were made to the property to facilitate the proposal.

The application is accompanied by the following plans and documents:

- Application form and certificates;
- Site location plan; and
- Retrospective floor plans.

The high quality accommodation that has been created comprises the following:

- Ground floor – Creation of 1 additional flat to form 2 number flats
- First floor – Creation of 1 additional flat to form 2 number flats
- Loft – 1 flat



On 19<sup>th</sup> February 2019, the Government published the latest version of National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and sets out how they are expected to be applied. The NPPF took immediate effect.

Paragraph 2 of the NPPF states that *“Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.”* The plan-led approved approach to development as enshrined by Section 38(6) of the Planning and Compulsory Purchase Act 2004. In addition, the NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions, as are previous planning decisions and appeals.

Paragraphs 7 and 8 confirm that the purpose of the planning system is to contribute to the achievement of sustainable development, which comprises economic, social and environmental dimensions.

The NPPF retains a presumption in favour of sustainable development. Paragraph 11 reaffirms that *“applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.”*

In respect of the presumption in favour of sustainable development, Paragraph 11 identifies that development proposals which accord with the development plan should be approved without delay and importantly:

“approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole..”

Paragraph 38 of the NPPF relates to decision making and confirm that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

The Courts have held that Central Government's policy is a material consideration that must be taken into account by the decision maker, as are relevant appeal decisions.



The development plan of the Borough consists of the Camden Local Plan (2017). It forms the 'Development Plan' for the borough.

Policy H1 of the Local Plan seeks to maximise housing supply. The Policy states that the Council will aim to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2016/17 - 2030/31, including 11,130 additional self-contained homes.

We will seek to exceed the target for additional homes, particularly self contained homes by:

- a. regarding self-contained housing as the priority land-use of the Local Plan;
- b. working to return vacant homes to use and ensure that new homes are occupied;
- c. resisting alternative development of sites identified for housing or self- contained housing through a current planning permission or a development plan document unless it is shown that the site is no longer developable for housing; and
- d. where sites are underused or vacant, expecting the maximum reasonable provision of housing that is compatible with any other uses needed on the site. We will monitor the delivery of additional housing against the housing target, and will seek to maintain supply at the rate necessary to exceed the target. In seeking to maintain the housing supply, the Council will adjust the type and mix of housing sought, having regard to the financial viability of development, the sales or capital value of different.

The development that has been undertaken, which was completed prior to adoption of the London Plan has resulted in the provision of 3 additional self-contained units, which is seen as a priority in Policy H1 of the Local Plan. The accommodation that has been created is of a high quality and constitutes sustainable development. It has resulted in the provision of self-contained accommodation that serves a local need. The property is located in a location that enjoys easy access to local services, amenities, public transport as well as employment opportunities. The proposal therefore accords with local and national planning policy.

It is respectfully requested that planning permission is approved, but if you require any further information, please do not hesitate to contact me.

Yours faithfully

Lloyd Jones MRTPI

Director