



Planning Statement

St Matthews Lodge, 50 Oakley Square

August 2019

Prepared for Oakley Square Development Ltd

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1.0 Introduction

1.1 This Planning Statement has been prepared by DP9 Ltd on behalf of Oakley Square Development Ltd Properties (“the Applicant”) to support a full planning application at St Matthews Lodge, 50 Oakley Square, Camden (the “site”).

1.2 The description of the Development (“the Development”), as included on the submitted Planning Application Form, is:

‘Construction of a roof-top extension to existing building to provide 7no residential units alongside other improvements to the building including a new lift shaft’

1.3 A full description of the development is contained within section 4 of this Statement.

1.4 The planning application comprises the following;

- Application forms, notices and CIL forms;
- Site location plan;
- Existing and proposed plans;
- Planning Statement;
- Design and Access Statement prepared by Echlin;
- Heritage Statement prepared by KM Heritage;
- Energy and Sustainability Statement prepared by EAL Consult; and
- Air quality Assessment prepared by Eden Green Environmental

Report Structure

1.5 The remainder of report is structured as follows;

- **Section 2 – Site Context** – provides an overview of the site, the surrounding area and the planning history;
- **Section 3 – The Development** - outlines the details of the Development including land use and quantum of development;
- **Section 4- Planning Policy Framework** - outlines the planning policy framework against which the Development should be assessed;
- **Section 5 – Planning Assessment** - provides an assessment of the Development against the adopted development plan;
- **Section 6 – Conclusion** - provides an overall summary and conclusion of the statement.

2.0 The Site Context and Background to the Proposals

The Site and Surrounding Area

- 2.1 The existing building comprises a 5-storey brick purpose built block of apartments; St Matthews Lodge.
- 2.2 The site is situated on the junction of Oakley Road and Crowndale Road in the London Borough of Camden. Mornington Crescent station (Northern Line) lies approximately 200m to the West, as does Camden High Street.
- 2.3 Oakley Square forms part of a mixed city block comprising two rows of traditional four storey terraced town houses fronting Oakley Square and Crowndale Road (all Grade II Listed). The Crowndale Centre, home to Camden Council services, a GP and the Town Library fronts onto Elvershot Street.
- 2.4 Oakley Square Gardens, a traditional garden square lies to the immediate South East, within the garden directly opposite the site is Oakley Square Gardens Lodge (Grade II). A further row of traditional town houses lie to the North on the opposite side of Crowndale Road, together with the Working Mens College (Grade II Listed). Bordering the sites southern boundary is the Old Vicarage (Grade II Listed). Godwin and Crowndale Court, extending to 8 storeys lies opposite the building across Oakley Square.

Planning History

Application Number	Site Address	Development Description	Decision
2015/4827/T	St Matthews Lodge, 50 Oakley Square. London. NW1 1NB.	WITHIN GROUNDS: Lime x 7 - Repollard to previous reduction points. Willow Leaf Pear - Raise crown to give 3m clearance over footpath. Robinia x 2 - Remove dead wood. Birch x 2 - Lift crowns to 3m, cut back from buildings to give 2 m clearance.	No Objection to Works to Tree(s) in CA 28-09-2015
2003/0796/P	St Matthews Lodge Flat 36, 50 Oakley Square London NW1 1NB	Alteration of the existing single door and formation of a larger opening comprising of new sliding doors to the roof terrace.	Granted 05-08-2003
TC9806269	St Matthews Lodge 50 OAKLEY SQUARE London NW1	Various works to trees.	No objection to works- 19-05-1998

St Matthews Lodge, 50 Oakley Square

9400802	Flat 31 St Matthews Lodge 50 Oakley Square NW1	The erection of a conservatory on the existing roof terrace at 4th floor level as shown on drawing no(s) 1275/1B.	Grant Full or Outline Perm. with Condit. 15-07-1994
9400081	Flat 31 St Matthews Lodge 50 Oakley Square NW1	Erection of a roof terrace conservatory. (Plans submitted).	Withdrawn after Reg'n (not used on PACIS)
2018/4230/P	St Matthews Lodge 50 Oakley Square London NW1 1NB	Erection of single storey roof extension at 5th floor level to provide 5 flats (3 x 2-bed and 2 x 1-bed) with roof terraces facing Crowndale Road and Oakley Square (Class C3), including erection of cycle store and alteration to waste store.	Approved 8th March 2019

3.0 The Proposed Development

- 3.1 The proposed development comprises the erection of a two storey rooftop extension to provide 1 x 3-bed, 5 x 2-bed and 1 x -1 bed flats. In addition, there are internal works including the provision of a DDA compliant lift and alterations and the ground floor comprising reconfiguration of the waste / recycling storage area and the provision of a dedicated cycle parking area.
- 3.2 The additional floors would be smaller in scale and be set in from the building's existing elevations.

4.0 Planning Policy Framework

4.1 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the development plan in force for the area comprises: -

- London Plan (consolidated with changes since 2011) adopted 2016;
- Camden Local Plan (adopted July 2017)

4.2 The following documents are also relevant material considerations:

- National Planning Policy Framework (2019);
- Mayor of London: Housing SPG (March, 2016);
- Camden Planning Guidance - Amenity SPG (2018);
- Camden Planning Guidance - Housing SPG (2018);
- Camden Planning Guidance - Design SPG (2018); and
- Camden Planning Guidance - Planning Obligations SPG (2018)

4.3 Whilst not yet adopted the provisions of emerging policy contained in the following documents are relevant to the proposals;

- Draft New London Plan

5.0 Planning Assessment

- 5.1 This section assesses the proposed development against the relevant adopted policy position. Each material planning matter is taken in turn and assessed against relevant policy.

Site Specific Designation and Principle of Land Use

- 5.2 The site is not subject to any site-specific designations.
- 5.3 The introduction of chapter 11 ‘Making Effective Use of Land’ in the recently published National Planning Policy Framework (2018) is of particular note. Para 118 states that;

Planning policies and decisions should...e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

- 5.4 This is a clear direction from Government that applications which seek to make the most efficient use of land, including through innovative means such as upward extensions, should be supported. The current proposals have been demonstrated to comply fully with local design policies and standards and therefore meet the tests set out in the above guidance.
- 5.5 The draft New London Plan includes policy H2 ‘Smaller Sites’ which recognises that small sites (defined as those below 0.25 ha) should play a much greater role in housing delivery and boroughs should pro-actively support well-designed new homes on small sites. Specifically, the plan seeks that boroughs should apply a presumption in favour of, amongst other types of schemes, the redevelopment or upward extension of flats and non-residential buildings to provide additional housing.
- 5.6 Given the existing use of the site and the strong direction of travel set out within the emerging London Plan the National Planning Policy Framework (2018) the principle of additional residential use in this location is considered acceptable.

Quality of Accommodation

- 5.7 The London Plan at policy 3.5 sets minimum space standards for new residential development in line with Technical housing standards – nationally described space standard. For 1 bed 1-person single storey dwellings the minimum internal GIA is 39 sqm for 1 bed 2-person the minimum internal GIA is 50 sqm for 2 bed 4-person dwellings the minimum internal GIA is 70 sqm and for 3-bed 5 person dwellings the minimum internal GIA is 86 sqm.
- 4.4 In terms of private outdoor space the Mayors Housing SPG states a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant. The SPG notes that, where site constraints make it impossible to provide private open space for all dwellings, a

proportion of dwellings may instead be provided with additional internal living space equivalent to the area of the private open space requirement. The 1-bed top floor unit has accordingly been considerably oversized to accommodate the small shortfall in outdoor private amenity space provision.

- 4.5 It should also be noted that the site is immediately adjacent to Oakley square which provides residential with access to high quality outdoor amenity space.
- 4.6 The table below demonstrates that the proposed dwellings comfortably meet or exceed the requirements set out in policy and provide excellent standards of accommodation.

Table 5.1 Unit Schedule

Unit	Dwelling Size	Occupancy	Internal Space Sqm (GIA)	External Amenity Space Sqm GIA
Flat 1	2 Bed	4 Person	80.0	27.1
Flat 2	2 Bed	4 Person	78.1	22.7
Flat 3	2 Bed	4 Person	91.6	33.5
Flat 4	2 Bed	4 Person	77.3	21.0
Flat 5	2 Bed	4 Person	84.6	32.0
Flat 6	1 Bed	2 Person	54.6	4.0
Flat 7	3 Bed	5 Person	131.2	20.7

- 5.8 The Mayors Housing SPG seeks that developments minimise the number of single aspect dwellings. Single aspect dwellings that are north facing, or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided.
- 5.9 The majority of the dwellings are dual aspect and those which are single aspect are south-east facing and enjoy views over the greenspace of Oakley Square Gardens.

Privacy and overlooking

- 5.10 In relation to amenity Camden Planning Guidance on Design states that developments should be designed to protect the privacy of occupiers of both existing and proposed dwellings.
- 5.11 The proposed development is set well back from neighbours on all sides. Crowndale Road separates neighbouring properties to the North and Oakley Square garden’s separates properties to the East.
- 5.12 In addition, the distance between the proposed additional storey and neighbouring properties on Crowndale Road is approximately 25m and between the nearest

neighbouring property on Oakley Square the proposed additional storey is set back further than the existing building line and roof terrace in that location.

- 5.13 It is clear therefore that the proposed development will not have a detrimental impact on existing dwellings in terms of privacy and overlooking.

Refuse and Recycling

- 5.14 The technical requirements for the provision of Waste and Recycling facilities within residential development is outlined within the Camden Planning Guidance Document 1, updated in March 2018.

- 5.15 To accommodate the additional 7 units the existing bin store is to be reconfigured increasing the storage area. Under table 10.11 of the Camden Policy Guidance document projects 170 litres for two-bedroom households and 100 litres for single bed units. To comply an additional 1100 litre Eurobin with suitable clearance has been provided to the existing area as shown on the layout. The bin store is to be constructed in solid brick to match the existing building and non-combustible as per paragraph 10.19.

- 5.16 Collection is via double doors which fronts onto the vehicle access point allowing suitable clearance to remove the euro-bins which is within close proximity to the collection vehicle.

Affordable Housing

- 5.17 For schemes of less than 10 dwellings policy Camden Local Plan Policy H4 seeks affordable housing on a sliding scale starting at 2% and adding an additional 2% requirement for each additional home or 100sqm GIA.

- 5.18 The proposed development which seeks 7 additional dwellings (707 sqm GIA / 737 sam GEA of floorspace) would require a 14% affordable provision. The policy accepts that provision is best secured through a payment-in-lieu for smaller schemes of less than 10 units rather than on-site provision.

- 5.19 Based on the currently adopted payment-in-lieu levels for affordable housing provision, set out in the following figure would be provided;

- 5.20 The payment in lieu for affordable housing would be £273,427 (737 x 0.14 x £2650). This would be secured by legal agreement.

Heritage

- 5.21 Camden Local Plan Policy D2 deals with heritage and seeks to preserve and protect the settings of both designated heritage assets and conservation areas and resist development that would cause them harm.

- 5.22 There are several Grade II listed heritage assets in proximity to the site as follows;

Property	Designation
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The Old Vicarage and attached railings, gate and wall	Grade II
Numbers 53-57 and attached railings Oakley Square	Grade II
Numbers 58-70 and attached railings Oakley Square	Grade II
Numbers 31-53 and attached railings Crowndale Road	Grade II
Camden Palace Theatre	Grade II
Working Mens College and attached railings, wall and piers	Grade II
Oakley Square Gardens lodge	Grade II

- 5.23 In addition, the site is on the edge of, though not within the Camden Town Conservation Area. The location of listed buildings and boundary of the conservation area are shown in appendix A.
- 5.24 The proposals have been developed with input from a heritage consultant and a Heritage Assessment has been prepared and submitted with the application.
- 5.25 The report concludes that the whilst the scheme will change the site and its surroundings, it will do so in a way that will enhance both. In effect, it will ‘complete’ a building that has an unfinished appearance and will thus sit far more comfortably with its neighbours. It will preserve and enhance heritage assets and townscape, and will deliver heritage benefits and public benefits for Camden and its residents.

Design and Materiality

- 5.26 Camden Local Plan Policy D1 deals with design and sets out a number of policy tests to ensure high quality design in developments. Amongst the key design qualities sought are respect for local context and character, sustainable design and construction, high standards of residential accommodation and preservation or enhancement of the historic environment or assets.
- 5.27 The Camden Planning Guidance Design document adopted in July 2015 and updated in March 2018 as a supplementary planning document provides additional guidance to developers on specific design related matters within the borough.
- 5.28 In relation to roof alterations and extensions, the guidance states that additional storeys and roof alterations are likely to be acceptable where:
- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;
 - Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;

- There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.
- 5.29 Given the sites location, forming the corner of a block of buildings and standing separate from the unbroken roof line of the adjacent terraced properties in this location is entirely appropriate.
- 5.30 The external envelope of the extension has been designed with a vertical emphasis to reduce the effect of a ‘box on the roof’ and provide a lighter termination to the top of the building. Further, the use of high quality light metal cladding panels, similar to other projects approved nearby, further emphasizes the appearance of a roof form, with detailing being contemporary, elegant, and well considered.
- 5.31 The design response, developed in conjunction with and following design input from officers at London Brough if Camden is considered and respects the existing form of the building and responds to its context.
- 5.32 It is considered that the proposals demonstrate compliance with the policy tests set out in Local Plan Policy D1 and the Camden Planning Guidance; Design.

Car & Cycle Parking

- 5.33 Policy T1 of Camden’s Local Plan requires cycle parking to be provided in accordance with the levels set out within the London Plan (Table 6.3). The proposals provide 7 additional units whilst delivering 18 new secure cycle parking spaces at the ground floor. The spaces are to be provided in single stacked Sheffield stands. In addition Sheffield stand is proposed for visitor parking.
- 5.34 There is no additional car parking proposed nor any change to the existing car parking layout.

Air Quality

- 5.35 In the London Borough of Camden Local Plan Policy A1 states:

‘The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

- 5.36 Policy CC4 states that:

‘The Council will ensure that the impact of development on air quality is mitigated and ensure that exposure to poor air quality is reduced in the borough.

The Council will take into account the impact of air quality when assessing development proposals, through the consideration of both the exposure of occupants to air pollution and the effect of the development on air quality. Consideration must be taken to the actions identified in the Council’s Air Quality Action Plan

- 5.37 LBC has produced its own Air Quality Action Plan (AQAP) for the period 2016 to 2018 to replace the previous action plan which was in place from 2013 to 2015.
- 5.38 An Air Quality Assessment has been prepared and is submitted with the application, the assessment considers air quality impacts both during the construction and operations phases of the development.
- 5.39 The assessment concludes that the development will not generate significant additional road traffic during the operational phase as there will be no changes to the existing car parking provision.
- 5.40 Further, the proposed residential receptors will be located on the fifth floor and away from nearby busy roads. Based on existing background concentrations in the area the proposed development is considered appropriate for the introduction of new receptors.
- 5.41 The proposed development therefore accords with the provisions set out in policy A1 and CC4.

Sustainability

- 5.42 The London Plan 2015 sets a target of 35% reduction (Policy 5.2 Part L 2013 carbon emissions Regulations Carbon Target Emission Rate).
- 5.43 An Energy and Sustainability Statement has been prepared and submitted in support of the application. In accordance with the Be Lean, Be Clean, Be Green methodology a preferred renewable technology chosen:
- 7 x 4kW Air Source Heat pump (ASHP)
 - 20 x 250w PV Panels
- 5.44 In line with the London Plan three-step energy hierarchy referenced above and London Borough of Camden policies, regulated CO₂ emissions from the development will be reduced by 65% once energy efficiency measures (10% reduction) and Green measures (55% reduction) are taken into account.

Daylight and Sunlight

- 5.45 Camden Local Plan policy A1 seeks to manage the impact of development. Included within this is a development's impacts in terms of sunlight, daylight and overshadowing. A Daylight and Sunlight Assessment has been undertaken which assesses the scheme impacts on neighbouring properties including; existing properties in St Matthews Lodge, properties along Crowndale Road and the Old Vicarage.
- 5.46 The assessment concludes that the existing properties will still receive adequate annual probable sunlight hours and adequate sunlight hours during the winter period. Further the assessment concludes that the proposed scheme will not cause a noticeable change in light levels for all the existing properties.
- 5.47 Moreover, the report finds that the proposals will not cause a change in light levels to existing occupants located on the north and west side of the proposed site. Calculations

also confirmed a negligible impact in light levels for the occupants of St Matthews Lodge located on the floors below the proposed residential units.

- 5.48 In terms of Daylight, Sunlight and Overshadowing Impacts the proposed development is considered appropriate and acceptable for the proposed site.

6.0 Conclusion

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the Development Plan unless other material considerations indicate otherwise.
- 6.2 The Statement assesses the development against the Development Plan and other relevant national, regional and local planning policy.
- 6.3 The principle of the development, design, residential quality, transport, refuse and recycling details all accord with adopted planning policy and guidance.
- 6.4 The scheme provides a number of benefits including;
- Providing seven additional residential units towards local housing needs;
 - The design is high quality the proposal is subservient to the form of the existing building.
 - The units proposed offer a high degree of residential quality, meeting and in most cases exceeding residential quality and amenity standards.
 - The development will be liable for Community Infrastructure Levy payment as well as contributions towards the provision of affordable housing within the borough.
- 6.5 For the reasons outlined within this statement the development is consistent with the objectives of planning policy, is considered to be acceptable in planning terms and therefore should be granted planning permission.