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**DESIGN AND ACCESS / HERITAGE STATEMENT**

**Applicant:**

**Application Site: 132a ST PANCREAS WAY**

**LONDON NW1 9BN**

**Proposal:**

**CONVERSION OF FIRST AND SECOND**

**FLOOR FROM 1X1 BED DUPLEX INTO 1X2**

**BED DUPLEX**

**Date:**

**19 MARCH 2019**

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EXPERT TOWN PLANNERS AND ARCHITECTURAL DESIGN CONSULTANTS SPECIALISING IN ALL ASPECTS OF RESIDENTIAL & COMMERCIAL PLANNING APPLICATIONS AND PLANNING APPEALS

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## **ENCLOSURES**

1. - Site Location Plan.
2. - Planning Application Form

## **1.0 INTRODUCTION**

This statement is submitted by **LYONDALE PLANNING AND DESIGN LTD** in support of planning application for the conversion of the first and second floors from 1x1 bed duplex into 1x2 bed duplex flats , the statement provides a description of the site and its surroundings, the proposal, design, layout, policy and planning considerations. This statement is written in accordance and in full conformity with the requirements set for planning application as amended in the Town and Country Planning (General Development Procedure) Order 2016.

## **2.0 SITE LOCATION AND DESCRIPTION**

The application site relates to the first and second floors of an end of terrace property located on the southern side of St Pancreas Way.

The property has three floors, the first and second floors are used for residential while the ground floor is used for commercial.

The surrounding area is predominantly residential with some retail shops sited at strategic located.



**The arrow on the photo shows the proposed development site  
The property is listed and is located within the Jeffrey's Street  
conservation area**

### **3.0 THE PROPOSAL**

The applicant seeks planning permission for the conversion of the first and second floors from 1x1 bed duplex into 1x2 bed duplex flats.

The proposal will involve minor internal alterations of the fabric of the property. The proposal would not affect the external fabric of the property.

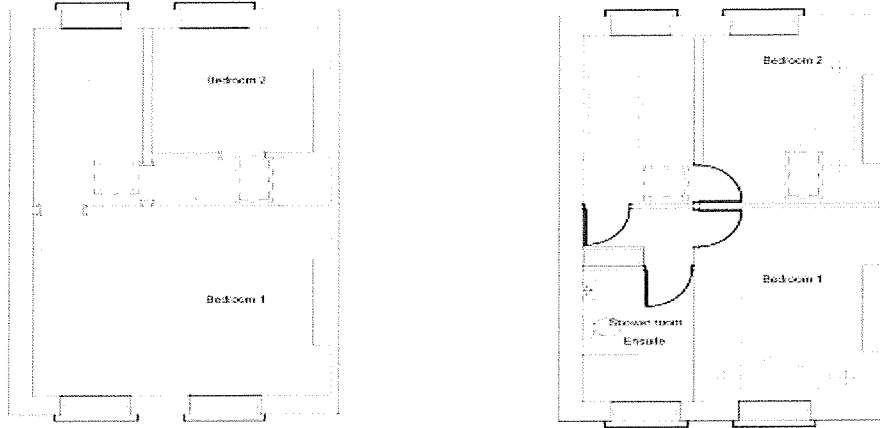
### **4.0 DESIGN AND ACCESS**

**Design:** The proposed design would involve the conversion of the first and second floors from 1x1 bed duplex into 1x2 bed duplex. The design will create in total 4 duplex accommodations on the site.

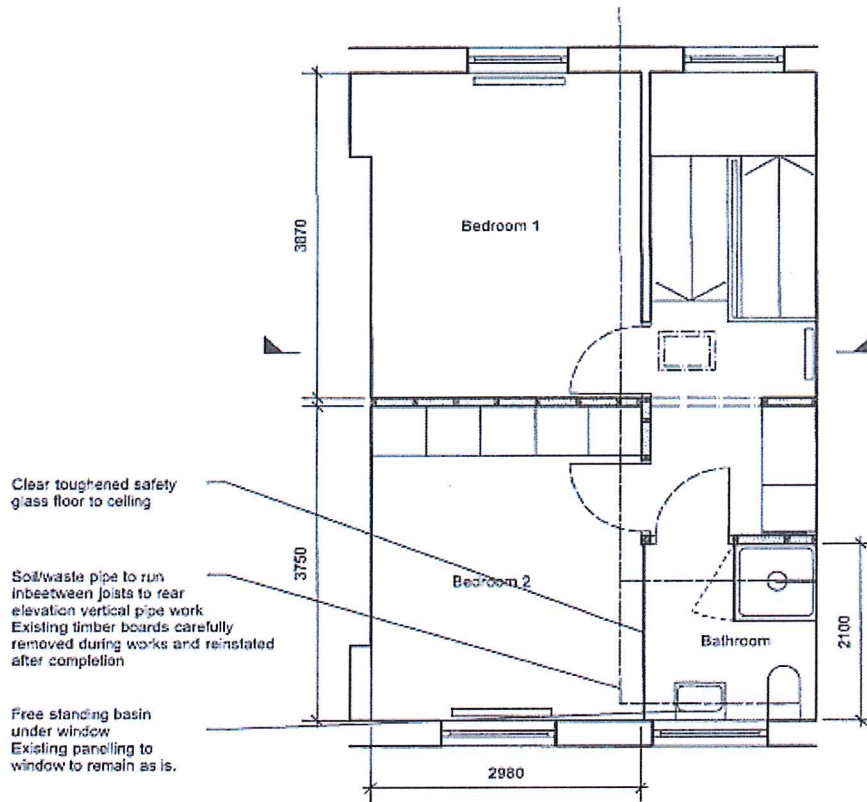
**Access:** The property already have established internal and external access points to all the floors.

## 5.0 LAYOUT

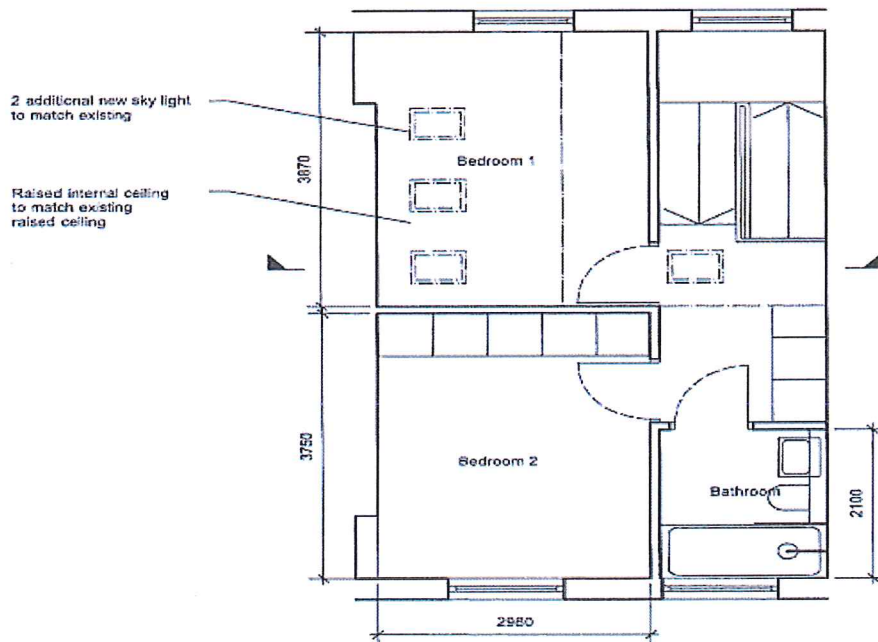
The proposed layout will involve the subdivision of the existing 1x1bed duplex into 1x2 duplex per floor level.



**The drawing shows the existing and proposed floor layout plan**



TOP FLOOR PLAN



TOP FLOOR PLAN

The drawings showing the proposed first and second floor plan

## 6.0 POLICY CONSIDERATIONS

1. National Planning Policy Framework (NPPF) 2018
2. The London plan (2016)
3. LDF Core Strategy and Development Policies
  - Policy DP24- Securing High Quality Design
  - Policy DP25 -Conserving Camden's Heritage
  - Policy CS14 -Promoting High Quality Places and Conserving our Heritage

## 7.0 PLANNING CONSIDERATIONS

### **The key planning considerations relates to the following**

- Principle of the proposed development
- Quality of accommodation
- Impact on the character of the listed building
- Impact on the character and appearance of the conservation area
  
- Impacts to neighbouring amenity

### **Principle of the proposed development**

The London Plan outlines through Policies 3.3, 3.5 and 3.8 states that there is a pressing need for more homes in London and that a genuine choice of new homes should be supported which are of the highest quality and of varying sizes and tenures in accordance with Local Development Frameworks.

The proposed conversion will provide affordable choice of housing tenures in compliance with the London Plan.

Paragraph 118 of NPPF 2019 requires that Planning policies and decisions should:

where land supply is constrained and available sites could be used more effectively (**for example converting space above shops**, and building on or above service yards, car parks, lock-ups and railway infrastructure)<sup>45</sup>; and

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.

The principle of development complies with Nation Planning Policy Framework 2018.

### **Quality of accommodation**

The 'DCLG Technical Housing Standards – nationally described space standard' specifies minimum internal space standards required for new dwellings. The Technical Housing Standards stipulate minimum gross internal floor areas (GIAs) for dwellings/units based on the number of bedrooms, intended occupants and storeys, minimum bedroom sizes of 7.5m<sup>2</sup> for single occupancy and 11.5m<sup>2</sup> for double/twin occupancy, plus further dimension criteria for such spaces.

While the DCLG (nationally described space standard' specifies minimum internal space standards is required **for new dwellings**, it is considered that the proposed conversion would meet the minimum internal space standards required.

### **Impact on the character of the listed building**

There are no external alterations and therefore it is considered that there would be no harmful impact on the character and setting of the listed building.

### **Impact on the character and appearance of the conservation area**

Policy 7.4 of the London Plan requires development to have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It is also required that in areas of poor or ill-defined character, new development should build on the positive elements that can contribute to establishing an enhanced



character for the future function of the area. Policy 7.5 focuses on ensuring development within the public realm is easy to understand and maintain, relates to local context, and incorporates the highest quality design. Policy 7.6 seeks the highest quality materials and design appropriate to its context. It also advises that buildings and structures should be of the highest architectural quality and comprise details and materials that complement the local architectural character.

The proposal would not affect external changes to the front or rear elevations of the property and therefore, there would be no impact on the character and appearance of the Jeffrey Street Conservation Area.

Paragraph 132 of the NPPF defines criteria on which the Council should determine applications. A scheme of alteration should therefore aim to:

- sustain and enhance the listed building and put it to a viable use consistent with its conservation; and
- positively contribute to sustaining this part of the Jeffrey's Street Conservation Area and its economic vitality

### **Impacts to neighbouring amenity**

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 supports this, by seeking to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and impact on daylight and sunlight.

It is considered that the proposed development would not have a significant impact on neighbouring amenity

## **8.0 CONCLUSION**

The proposed conversion would not affect the character and the appearance of the area in terms of parking, neighbouring amenity or nuisance.

In the absence of any known planning related impact, the proposal should be granted planning permission.