

# PLANNING STATEMENT

**Owner Occupier**  
**79 Avenue Road**  
**St Johns Wood**  
**London**  
**NW8 6JD**

## **Design Team:**

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**Calfordseaden** – Daylight and Sunlight Consultants

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**Integration** – M&E Engineers

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3<sup>rd</sup> February 2020

## PLANNING STATEMENT

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### Approval for issue

Abraham Laker



3 February 2020

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# 1 INTRODUCTION

1.1 RPS have been instructed to prepare this Planning Statement for the redevelopment of 79 Avenue Road, St Johns Wood, London, NW8 6JD. This Statement identifies, the key planning principles and policies that support the development proposed.

## Project Brief

1.2 It is the applicant's client's intention to submit a full planning application for the redevelopment of 79 Avenue Road for a high-end single residential dwelling of circa 15,000 – 20,000 sq. ft GIA (Gross Internal Area) with a proposal for basement extensions.

1.3 The client requests that the new residence includes the following elements:

- 6 to 7 no. Bedrooms with Ensuits;
- 1 no. Reception;
- 2 no. Dining Rooms;
- 1 no. Prayer Room;
- 1 no. Painting Studio Room;
- 2 no. Staff Bedrooms with Ensuits;
- 1 no. Kitchens;
- 1 no. Service Kitchen;
- 1 no. Kitchenette
- 1 no. Sauna;
- 1 no. Massage Room;
- 1 no. Swimming Pool and Jacuzzi;
- 1 no. Pool Bar and Lounge;
- 1 no. Entertainment Room;
- 1 no. Wine Cellar;
- 1 no. Gym and Changing Rooms;
- 1 no. Hammam;
- 1 no. Cinema Room;
- 3 no. Storage Rooms;
- 1 no. Cloakroom;
- 1 no. Boot Room;
- 1 no. Laundry; and
- 1 no. Amenity Roof Terrace.

1.4 RPS have liaised closely with the KSR Architects and other specialist consultants to ensure that the brief is followed and that the intentions of the client are considered alongside national, regional and local planning policy.

## 2 APPLICATION DOCUMENTS

2.1 The application is supported by the following documentation;

- Planning Statement, prepared by RPS Planning (February 2020);
- Design and Access Statement, prepared by KSR Architects (January 2020);
- Basement Impact Assessment, prepared by Form SD (January 2020);
- Ground Movement Assessment, prepared by Form SD (January 2020);
- Geotechnical Site Investigation, prepared by Form SD (December 2019);
- Flood Risk Assessment, prepared by Form SD (October 2019);
- Construction Management Plan Proforma, prepared by Mira A- Architecture and Engineering Ltd (December 2019);
- Daylight and Sunlight Assessment, prepared by Calfordseaden (December 2019);
- Energy and Sustainability Statement, prepared by Integration UK (January 2020);
- Arboricultural Impact Assessment and Method Statement, prepared by Cantia Arboricultural (December 2019);
- Acoustic Assessment, prepared by RPS Acoustics (January 2020);
- Architectural Drawings prepared by KSR Architects:
  - Ordinance Survey Location Plan 1:1250 scale (19004 – P001 – A).
  - Existing Site Plan 1:250 (Ref:19004 – X002).
  - Existing Ground Floor Plan 1:50 scale (Ref: 19004 – X100).
  - Existing First Floor Plan 1:50 scale (Ref:19004 – X101).
  - Existing Second Floor Plan 1:50 scale (Ref: 19004 – X102).
  - Proposed Sub-basement 1:50 scale (Ref: 19004 – P090 – Rev H).
  - Proposed Basement Plan 1:50 scale (Ref: 19004 – P091 – Rev F).
  - Proposed Ground Floor Plan 1:50 scale (Ref: 19004 – P100 – Rev C).
  - Proposed First Floor Plan 1:50 scale (Ref: 19004 – P101 – Rev B).
  - Proposed Second Floor Plan scale 1:50 (Ref:19004 – P102 – Rev A).
  - Proposed Roof Plan scale 1:50 (Ref: 19004 – P103 – Rev C).
- Draft S106 Heads of Terms;
- Community Infrastructure Levy (CIL) – Form 1: CIL Additional Information; and
- Community Infrastructure Levy (CIL) – Form 7: Self Build Exemption Claim Form – Part 1.

### 3 THE EXISTING SITE – 79 AVENUE ROAD



**Figure 1 – Existing Site Plan**

- 3.1 The existing building is not listed, and the site is not within a conservation area. However, there are designated heritage assets in the vicinity whose settings could be affected by development. Avenue Road has been identified as having strong character, within a suburban context that has distinctive landscape and architectural qualities which should be considered through the early design stages.
- 3.2 The existing building is a Georgian-influenced brick house set back from the street edge with a soft planted boundary edge. Other contemporary buildings in the area are similarly detailed, with elements of a more modern style
- 3.3 St John’s Wood Conservation Area and Elsworthy Conservation Area are nearby and have influenced the quality of built form in the neighbourhood. The site is not allocated as a non-designated asset nor is it locally listed.
- 3.4 The subject property is a detached freehold house (484 m<sup>2</sup>/5,216 sq. ft) which is set behind a large carriage driveway with parking for numerous cars, with a 111ft west facing garden. The property is situated to the East Side of St John’s Wood, close to all the amenities of St John’s Wood High Street and the open spaces of both Regent’s Park and Primrose Hill.
- 3.5 The current property accommodates the follow:

**Accommodation**

- 1 no. Principal Bedroom with En-suite Bathroom;
- 2 no. Bedrooms with En-suite Bathroom;
- 3 no. Bedrooms;
- 1 no. Bathroom;
- 1 no. Shower Room;
- 1 no. Reception Room;
- 1 no. Dining Room;

- 1 no. Kitchen/ Breakfast Room;
- 1 no. Games Room;
- 1 no. Plant Room; and
- 1 no. Study.

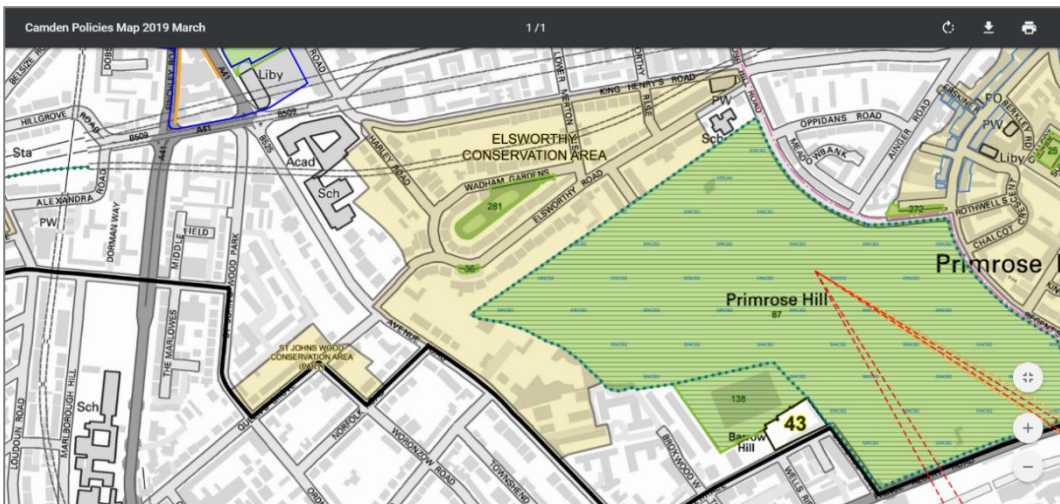
**Amenities**

- 111 ft West facing Garden;
- Large Carriage Driveway;
- Double Garage; and
- Off Street Parking.



**Figure 2 – Site Location**

3.6 As per the site plan shown in Figure 1, the site is privately owned which is the land outlined in red.



**Figure 3 – Proposal Map Extract**

3.7 The site is not subject to any site allocations within the current adopted Local Plan.

**Environment Agency**

3.8 A search of the Environment Agency’s Flood Mapping System identifies that the whole site is within Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual probability or river and sea flooding (<0.1%), which is the lowest risk of flooding.



**Heritage and Conservation**

- 3.9 The site is not located within a Conservation Area, and the existing residential buildings is not listed. However, the Elsworthy Conservation Area is located to the east and the St Johns Wood Conservation Area is located to the south west of the of the subject site.

**Trees**

- 3.10 Avenue Road is lined with mature trees along the public highway. The subject site has additional trees located to the front grassed drive of the property. The large rear garden contains a mixture of semi mature trees, bushes and shrubs and a large grassed lawn of approximately 111ft.

**Transport**

- 3.11 The site has a Public Transport Accessibility Level (PTAL) of 4, which is a good rating. The subject site is well served by transport links, with South Hampstead and Swiss Cottage London Underground station within easy walking distance, providing connectivity to Overground, and Jubilee Lines.

## 4 SURROUNDING AREA CONTEXT

### Residential Development

4.1 The surrounding area is a predominantly residential neighbourhood, which consist mainly of large detached residential dwellings.

### Retail and Leisure

4.2 The Finchley Road and Swiss Cottage Town Centre is located approximately 0.4 miles from the subject site. This town centre is the third largest in the borough after Camden Town and Kilburn High Road and it designated as a district centre in the London Plan. This town centre offers a wide range of food, drink and entertainment uses as well as recreational and leisure services.

### Public Open Space

4.3 Primrose Hill is the closest public open space located 0.4 miles to east of the site. Primrose Hill also has connections to Regents Park which is located to the south of this park. Both parks offer open air, formal and informal recreation with variety of play areas, sports and leisure facilities and landscaped gardens.

### Conservation Areas

4.4 Whilst the site is not within a conservation area it is in close proximity to the following:

- Elsworthy Conservation Areas; and
- St Johns Wood Conservation Area.

4.5 The following map extract provides the location of both conservation areas to the subject site;

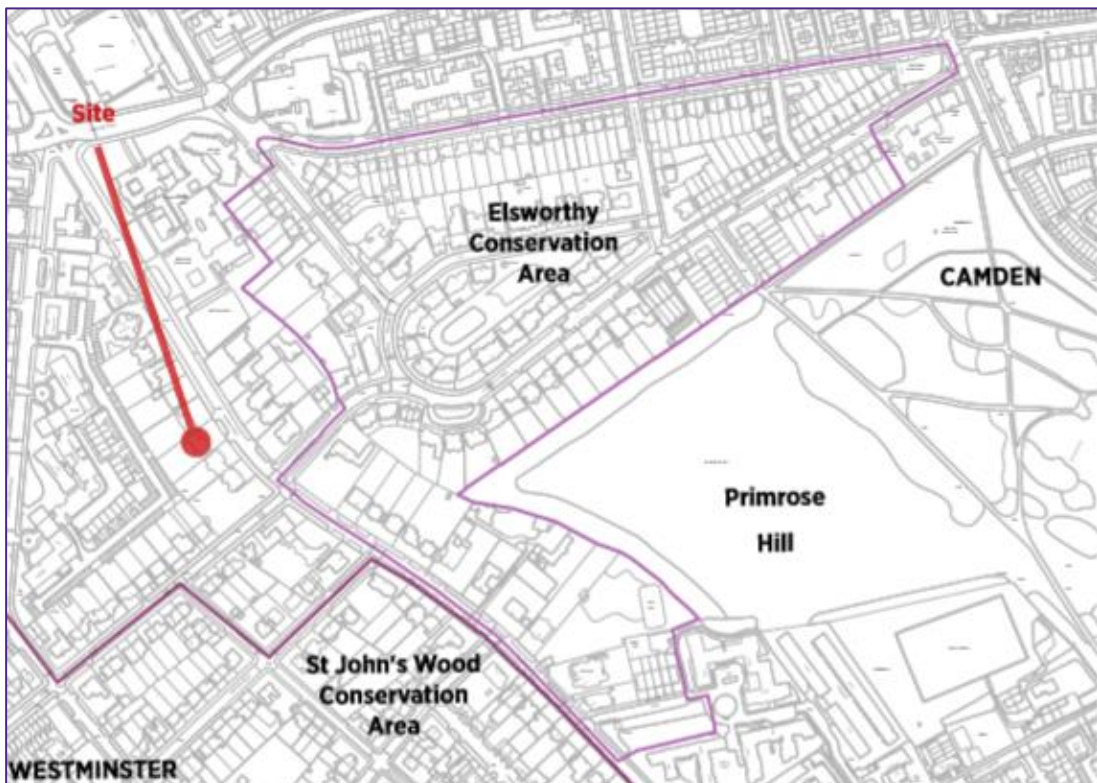
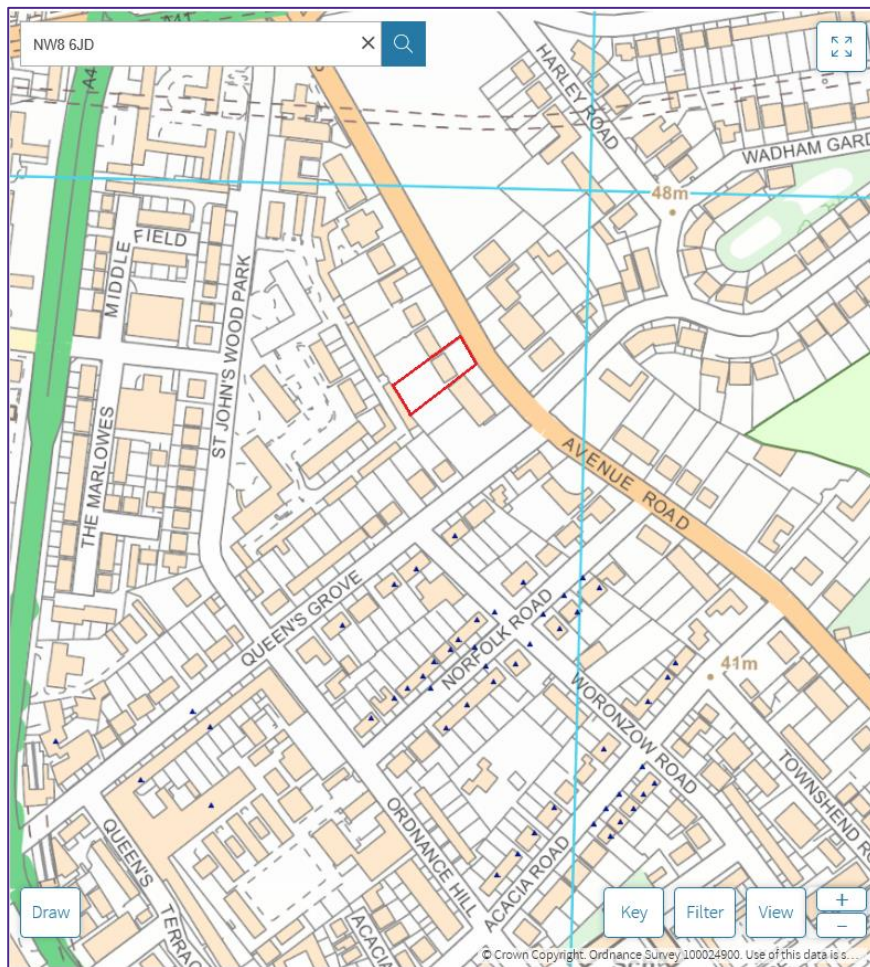


Figure 4: Extract from Conservation Area Map

**Heritage Assets**

4.6 The following map extract is from the Historic England records, highlights the proximity of Listed Buildings and structures within the surrounding area.



**Figure 5 - Extract from Historic England Map**

4.7 There are four listed buildings located approximately 0.2 miles to the south of the subject site located along Queens Grove.

4.8 These buildings are identified as follows:

- 34 – 37 Queens Grove – Grade II (List Entry Number 1245490);
- 32 and 33 Queens Grove NW8 – Grade II (List Entry Number 1227446);
- 30 and 31 Queens Grove NW8 – Grade II (List Entry Number 1227424); and
- 27 Queens Grove NW8 – Grade II (List Entry Number 1227423).

4.9 The clusters of these listed buildings are approximately 0.2 miles south of the subject site with further listed buildings located along Norfolk Road, Woronzow Road and Acacia Road. It is our view that the proposed development will not have an impact on the settings of the listed building within the surrounding area.

## 5 SITE PLANNING HISTORY

5.1 A search of Camden Councils planning register identifies the following planning applications relating to the proposed development site and surrounding area.

### Surrounding Area Planning History

5.2 The surrounding area has had several residential and basement developments that have been approved and refused by Camden Council.

5.3 The below table highlight planning history for most of the residential and basement development in the surrounding area.

**Table 1- Surrounding Area Planning History**

Planning Application ref:	Address	Description of Proposal	Decision
2019/1747/P	77 Avenue Road, London, NW8 6JD	Demolition of existing dwelling and erection of replacement three-storey detached dwelling with double basement	17.04.2019 – Registered
2016/5197/P	81 Avenue Road, London, NW8 6JD	Erection of a 3 storey, single family dwelling house (Class C3) with accommodation in the roof space and a basement beneath house and part of rear garden, following the demolition of the existing dwelling house	27.09.2016 – Granted Subject to a Section 106 Legal Agreement
2016/1808/P	73-75 Avenue Road, London, NW8 6JD	Demolition of existing building and pool house to provide two new detached single-family dwelling houses with subterranean basement storeys, formation of new access and hard and soft landscaping.	11.05.2016 – Granted subject to a Section 106 a Legal Agreement.
2015/5686/P	87 Avenue Road, London, NW8 6JD	Removal of approved north east chimney stack and construction of larger chimney, introduction of rooflight and access hatch, re-positioning of two ground floor windows on the southeast elevation and raising the height of lift overrun to 'erection of two storey building plus roof level, basement and sub-basement approved under planning permission 2012/4594/P dated 25/02/13	21.10.2015 – Granted
2015/1928/P	73-75 Avenue Road, London, NW8 6JD	Demolition of existing building and pool house to provide two new detached single-family dwelling houses with 2x basement storeys, formation of new access and hard and soft landscaping	30.06.2015 – Granted Subject to a Section 106 Legal Agreement
2013/2043/P	77 Avenue Road, London, NW8 6JD	Renewal of permission 2010/0351/P dated 06/05/2010 (Erection of a new three storey single family dwelling house (Class C3), following demolition of existing three storey single family dwelling house)	06.09.2013 – Granted Subject to a Section 106 Legal Agreement
2011/2388/P	73-75 Avenue Road, London, NW8 6JD	Erection of single-family dwelling house comprising basement, lower ground, ground, first and second floor level, erection of a new boundary wall, hard and soft landscaping and associated works (following demolition of existing building)	01-06-2011 – Granted Subject to a Section 106 Legal Agreement
2009/4159/P	85 Avenue Road, London, NW8 6JD	Erection of a two storey plus basement and attic single family dwelling (Class C3) following the demolition of existing building	07.10.2009 – Granted
2007/2356/P	87 Avenue Road, London, NW8 6JD	Replacement of existing two-storey dwelling house by a three-storey dwelling house with basement and sub-basement levels, plus rear garden patio with glazed rooflight and a forecourt car lift	18.05.2007 – Granted

5.4 The table above demonstrates redevelopment of sites nearby that have been approved for residential and basement proposals.

## 6 PROPOSAL

6.1 The proposed development will seek full planning permission for the redevelopment of 79 Avenue Road.

6.2 It is the applicant's intention to redevelop the 79 Avenue Road for a new build new residence with a basement development, that includes the following elements:

- 6 to 7 no. Bedrooms with Ensuits;
- 1 no. Reception;
- 2 no. Dining Rooms;
- 1 no. Prayer Room;
- 1 no. Painting Studio Room;
- 2 no. Staff Bedrooms with Ensuits;
- 1 no. Kitchens;
- 1 no. Service Kitchen;
- 1 no. Kitchenette
- 1 no. Sauna;
- 1 no. Massage Room;
- 1 no. Swimming Pool and Jacuzzi;
- 1 no. Pool Bar and Lounge;
- 1 no. Entertainment Room;
- 1 no. Wine Cellar;
- 1 no. Gym and Changing Rooms;
- 1 no. Hammam;
- 1 no. Cinema Room;
- 3 no. Storage Rooms;
- 1 no. Cloakroom;
- 1 no. Boot Room; and
- 1 no. Amenity Roof Terrace.

6.3 The exact description of development is as follows:

*'Demolition of the existing residential dwelling (79 Avenue Road) and the redevelopment for a single residential dwelling with basement'.*

6.4 Further detail of the above, KSR Architects have prepared a Design and Access Statement, which provide further detail of the design evolution of the development proposal to redevelop 79 Avenue Road. The discussion document is submitted in support of this formal planning application submission.

## 7 PRE-APPLICATION DISCUSSIONS

7.1 On behalf of the Applicant the Design Team (KSR Architects, RPS Group and Mira A- Architecture and Engineering Ltd) undertook an initial site visit the planning officers, Jennifer Walsh (Principal Planner/ Case Officer) and Colette Hatton (Conservation and Design Officer) at Camden Council on 25<sup>th</sup> September 2019). Following the site visit a follow up pre-application meeting was held with on 8<sup>th</sup> October 2019 and attended by the design Team (KSR Architects, RPS Group and Mira A- Architecture and Engineering Ltd).

7.2 The formal response from Camden Council Case Officer is summarised in the following summary below:

- **Demolition**
  - *As demolition and rebuild is sought, the applicant will need to provide justification for this approach to the Council (Policy CC1e and CPG Energy Efficiency and Adaptation).*
- **Design**
  - *Two designs showing the introduction of a curved bay to the rear of the proposed dwelling have been included within the redesigned drawing package. It is considered that the two-storey curved bay is the preferred option.*
  - *The amendments which have been made to the side dormers are also welcomed as this breaks up the solid element at roof level. Following on from the pre application meeting, we would like to see a sketch of three single dormers to the front elevation. The proposed double dormer to the front, whilst acceptable in principal still looks slightly bulky and dominate and other options would like to be explored in this instance.*
  - *You mentioned that no changes are proposed to the front boundary treatment. It is encouraging if this is the case as the low open gates existing situation is promoted. The council will resist any high, solid boundary treatment and any proposals should be included within your full planning application so the development can be considered as a whole.*
- **Basement**
  - *However, your section shows a substantial part of the basement being 6.7m deep to allow for the development of the swimming pool as well as a plant room. Allowance of this additional depth will only be appropriate where it does not harm the neighbouring properties or the structural, ground or water conditions of the area. You will need to set out details in your application as to why the equivalent of a double basement should be appropriate or acceptable here.*
  - *Further information in relation to suitable landscaping at ground floor level should be submitted in order to offset the size of basement being proposed.*
  - *As this property is located within an underground development constraints area for Ground Water Flow, Surface Flow and Slope stability a full Flood Risk Assessment should be provided. This should include measures to protect habitable accommodation in the basement. Due to the two staff bedrooms being illustrated within the basement floor plan, a sunlight and daylight assessment should be undertaken, to show that these two rooms receive adequate levels from the lightwells.*
  - *The Council will require evidence of the impact of basement schemes in the form of a Basement Impact Assessment to be carried out by appropriately qualified professionals. As previously mentioned, I can advise you that the site has the following underground*

*development constraints: slope stability; surface water flow and flooding; subterranean (groundwater) flow; and lost rivers.*

- **Trees**

- *The document suggests the removal of one Category C tree) T05) a multi stemmed Cherry. Upon submission of a full application the Council's Tree Officer may want to go on site to view the tree for confirmation.*
- *Due to the proposal increasing the footprint of the building and proposing a big apron of terrace to the rear of the dwelling, you are advised to submit full details of the landscaping proposed for the garden. Officers would like to see as much soft landscaping as possible due to the amount of hard landscaping proposed in the terrace and the footprint of the building.*
- *The document should also include the Root Protection area as well as the protective fencing to be erected in accordance with BS5837. Conditions will be applied to any planning permission ensuring that these measures are constructed and retained during the process of the works. This arboricultural report should form part of the formal planning submission.*

- **Impact on Neighbour Amenity**

- *A terrace is proposed at first floor level. This would be situated above the garage and would be set in from the edge of the roof. Further details of the proposed balustrade and planters should form part of the full planning application so a full assessment of this element of the proposal can be considered.*
- *A noise report will need to be submitted in support of any application to show that the proposed plant would not harm the amenity of the occupiers nor surrounding neighbours.*

- **Energy**

- *All new residential development will be required to demonstrate a 19% CO2 reduction below Part L 2013 Building Regulations in addition to any requirements for renewable energy (Policy CC1). This can be demonstrated through an energy statement or sustainability statement.*

- **Transport**

- *As the proposal involves the demolition of the existing house and the redevelopment to provide a 2/3 storey dwelling house for the existing occupier, the Council will consider temporarily relaxing the car-free requirement in respect of that dwelling for the period over which that occupant resides at the property. A mechanism set out in the Section 106 agreement will require returning owner occupiers to provide evidence that they intend to continue to occupy their home as their principal residence before any temporary relaxation of car-free status can take place. Such properties would be car-free to future occupiers who would be ineligible for on-street parking permits.*
- *A CMP would need to be secured as a Section 106 planning obligation if planning permission is granted. A CMP (in the councils proforma) will need to be submitted once a Principal Contractor has been appointed and would need to be approved by the Council prior to any works commencing on site.*
- *A CMP Implementation Support Contribution of £3,136 would also need to be secured as a Section 106 planning obligation if planning permission is granted. The pro forma*

*and an advice note providing further information on this financial contribution is available on the website.*

- Once the CMP is submitted as part of the planning application, the Council will assess as to whether a contribution will need to be secured to repave the existing footway in front of the property. This would be assessed on the lorry loads and the movements of vehicles. Developments of this size usually do require a contribution to repave broken paving slabs, yet this would be confirmed upon submission of a full application.*
- The council would need to secure a financial contribution for highway works as a section 106 planning obligation if planning permission is granted. This would allow the proposal to comply with Policy A1 of the Local Plan. If required a cost estimate for highway works will be requested from our Design Engineering Team if a full planning application is submitted.*

- **Conclusion**

- Overall, the pre application details submitted in the form and appearance of the proposed dwelling when compared to the existing house as well as the existing location/planning permissions in place along Avenue Road are not considered to cause harm to the surrounding area. The proposed building sits well within the plot and the detailed design is acceptable in this location.*
- The justification behind demolition need to be provided in support of Policy CC1 as well as on Design grounds in support of Policy D1.*

7.3 The above matters have been taken into consideration through the design evolution of the development proposal and is reflected in the specialist documents submitted in support of the full planning application for the redevelopment of 79 Avenue Road.



## 8 PLANNING POLICY

8.1 Section 38(6) of the Planning and Compulsory Act 2004 requires any planning application to be determined in accordance with the development plan, unless material considerations indicate otherwise.

8.2 In this instance, the relevant development plan consists of:

- Camden Local Plan (2017)

### Supplementary Planning Documents and Guidance

- |   |   |
|---|---|
| • CPG Access for All (March 2019)                     | • CPG Design (March 2019)                 |
| • CPG Air Quality (March 2019)                        | • CPG Interim Housing (March 2019)        |
| • CPG Alternating and Extended Your Home (March 2019) | • CPG 2 Housing – as amended (March 2019) |
| • CPG Amenity (March 2018)                            | • CPG Transport (March 2019)              |
| • CPG Basement (March 2018)                           | • CPG Trees (March 2019)                  |
| • CPG Biodiversity (March 2018)                       | • CPG Water and Flooding (March 2019)     |

8.3 In addition, the National Planning Policy Framework (2019), (NPPF); National Planning Policy Guidance (NPPG), Adopted and Draft New London Plan and a range of planning guidance at strategic and local level are material considerations when assessing planning applications.

8.4 The key planning policies are identified as follows:

- |   |   |
|---|---|
| • Policy H1: Maximising Housing Supply  | • Policy C5: Safety and Security                |
| • Policy H2: Maximising the Supply of Self-contained Housing from Mixed-use Schemes | • Policy C6: Access for All                     |
| • Policy H3: Protecting Existing Homes  | • Policy A1: Managing the Impact of Development |
| • Policy H4: Maximising the Supply of Affordable Housing,                           | • Policy A3: Biodiversity                       |
| • Policy H6: Housing Choice and Mix   | • Policy A4: Noise and Vibration                |
| • Policy H7: Large and Small Homes  | • Policy A5: Basement                           |
| • Policy C1: Health and Wellbeing   | • Policy D1: Design                             |
|   | • Policy D2 Heritage                            |

8.5 **Policy H1: Maximising Housing Supply** states that 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.

- 8.6 The Council will exceed the target for additional homes, particularly self-contained homes by;
- a. Regarding self-contained housing as 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 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's is compatible with any other uses needed on the site.
- 8.7 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 house types and tenure, and the needs of different groups.
- 8.8 **Policy H2: Maximising the Supply of Self-contained Housing from Mixed-use Schemes**, states that support the aims of Policy H1, where non-residential development is proposed the Council will promote the inclusion of self-contained homes as part of a mix of uses.
- 8.9 **Policy H3: Protecting Existing Homes**, identifies that the Council will aim to ensure that existing housing continues to meet the needs of existing and future households by:
- a. Resisting development that would involve a net loss of residential floorspace, including any residential floorspace provided
    - within hostels or other housing with shared facilities; or
    - as an ancillary element of another use, wherever the development involves changing the main use or separating the housing floorspace from the main use
  - b. Protecting housing from permanent conversion to short-stay accommodation intended for occupation for periods of less than 90 days
  - c. Resisting development that would involve the net loss of two or more homes (from individual or cumulative proposals), unless they
    - create large homes in a part of the borough with a relatively low proportion of large dwellings
    - enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed; or
    - enable sub-standard units to be enlarged to meet residential space standards.
- 8.10 **Policy H4: Maximising the Supply of Affordable Housing**, expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more.
- a. Where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu;
  - b. Where affordable housing cannot practically be provided on site, or off-site provision would create a better contribution (in terms quantity and/ or quality), the Council may accept provision of affordable housing off-site in the same area, or exceptionally a payment-in-lieu.
- 8.11 **Policy H6: Housing Choice and Mix**, identifies that the Council will aim to minimise social polarisation and create mixed, inclusion and sustainable communities by seeking quality accessible

homes and by seeking a variety of housing suitable for Camden's existing and future households, having regard to household type, size, income and any particular housing needs.

- 8.12 The Council will seek to secure high quality accessible homes in all developments that include housing, by:
- a. Encourage design of all housing to provide functional, adaptable and accessible spaces
  - b. Expect all self-contained homes to meet the nationally described space standard
- 8.13 The Council will seek to secure a variety of housing suitable for existing and future households overall across development in borough. When considering future site allocations and negotiating the types of housing included in each development, the Council will:
- a. Seek a diverse range of housing products in the market and affordable sectors to meet the needs across the spectrum of household's incomes;
  - b. Seek provision suitable for families with children, older people, people with disabilities, service families, people wishing to build their own home and Camden's traveller community; and
  - c. Require a range of dwelling sizes in accordance with Policy H7 Large and small homes.
- 8.14 **Policy H7: Large and Small Homes** identifies that the Council will aim to secure a range of homes of different sizes that will contribute to creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply.
- 8.15 The council will seek to ensure that all housing development, including conversion of existing homes and non-residential properties:
- a. Contribute to meeting the priorities set out in the Dwelling Size Priorities Table; and
  - b. Includes a mix of large and small homes.
- 8.16 **Policy A1: Managing the Impact of Development**, states that the Council will seek to protect the quality of life of occupiers and neighbours. They will grant permission for development unless this causes unacceptable harm to amenity. The Council will:
- a. Seeks to ensure that the amenity of communities, occupiers and neighbours is protected;
  - b. Seeks to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;
  - c. Resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and
  - d. Requires mitigation measures where necessary.
- 8.17 The factors we will consider include:
- a. Visual privacy, outlook;
  - b. Sunlight, daylight and overshadowing;
  - c. Artificial lighting levels;
  - d. Transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;

- e. Impacts of the construction phase, including the use of Construction Management Plans;
- f. Noise and vibration levels;
- g. Odour, fumes and dust;
- h. Microclimate;
- i. Contaminated land; and
- j. Impact upon water and wastewater infrastructure.

8.18 **Policy A4: Noise and Vibration**, states that council will seek to ensure that noise and vibration is controlled and managed.

8.19 **Policy A5: Basement**, will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a. Neighbouring properties;
- b. The structural, ground, or water conditions of the area;
- c. The character and amenity of the area;
- d. The architectural character of the building; and
- e. The significance of heritage assets.

8.20 In determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate, a Basement Construction Plan.

8.21 The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

- f. Not comprise of more than one storey;
- g. Not be built under an existing basement;
- h. Not exceed 50% of each garden within the property;
- i. Be less than 1.5 times the footprint of the host building in area;
- j. Extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- k. Not extend into or underneath the garden further than 50% of the depth of the garden;
- l. Be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- m. Avoid the loss of garden space or trees of townscape or amenity value.

Exceptions to f. to k. above may be made on large comprehensively planned sites.

8.22 The Council will require applicants to demonstrate that proposals for basements:

- n. Do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight';
  - o. Avoid adversely affecting drainage and run-off or causing other damage to the water environment;
  - p. Avoid cumulative impacts;
  - q. Do not harm the amenity of neighbours;
  - r. Provide satisfactory landscaping, including adequate soil depth;
  - s. Do not harm the appearance or setting of the property or the established character of the surrounding area;
  - t. Protect important archaeological remains; and
  - u. Do not prejudice the ability of the garden to support trees where they are part of the character of the area.
- 8.23 The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.
- 8.24 The Council will generally require a Construction Management Plan for basement developments.
- 8.25 Given the complex nature of basement development, the Council encourages developers to offer security for expenses for basement development to adjoining neighbours.
- 8.26 Policy D1: Design seeks to secure high quality design in development. The Council will require that development:
- a. Respects local context and character;
  - b. Preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
  - c. Is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
  - d. Is of sustainable and durable construction and adaptable to different activities and land uses;
  - e. Comprises details and materials that are of high quality and complement the local character;
  - f. Integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
  - g. Is inclusive and accessible for all;
  - h. Promotes health;
  - i. Is secure and designed to minimise crime and antisocial behaviour;
  - j. Responds to natural features and preserves gardens and other open space;
  - k. Incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,

- l. Incorporates outdoor amenity space;
  - m. Preserves strategic and local views;
  - n. For housing, provides a high standard of accommodation; and
  - o. Carefully integrates building services equipment.
- 8.27 The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 8.28 **Policy D2 Heritage** identifies the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.
- 8.29 In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.
- 8.30 The Council will:
- a. Requires that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
  - b. Resists the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
  - c. Resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
  - d. Preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.
- 8.31 Based on the foregoing, a proposal for the redevelopment of 79 Avenue Road, for residential development with the incorporation of a basement extension at the subject site is acceptable in principle, subject to further design considerations.
- 8.32 The other key policies from the adopted development plan documents are set out below. Further National Planning Policy and Adopted and Draft New London Plan policy are provided within **Appendix A**.

### **Camden Council Local Plan (2017)**

- 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
- Policy T3: Transport Infrastructure

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- Policy T4: Sustainable Movement of Goods and Materials

## 9 PLANNING ASSESSMENT

- 9.1 The applicant intends to submit a full planning application for the development of the site at 79 Avenue Road for a high-end individual residence circa 15,000 – 20,000 sq. ft GIA (Gross Internal Area) with a proposal for a basement extension.
- 9.2 Through a review of the site and the development proposal, the following key material considerations have been identified and are further justified through supporting technical reports:
- Principle of Development, Demolition and Redevelopment;
  - Basement Development;
  - Design and Conservation;
  - Residential Quality Standard;
  - Daylight and Sunlight;
  - Trees;
  - Energy and Sustainability;
  - Noise;
  - Flood Risk and Drainage; and
  - Transport.
- 9.3 Furthermore, based on the foregoing the specialist design team have undertaken formal site visits to assist in their initial evaluation of the subject which informed their recommendations in support the redevelopment proposal, are identified in the following sections.



## 10 PRINCIPLE OF DEVELOPMENT, DEMOLITION AND REDEVELOPMENT

### Principle of Development

- 10.1 The site is currently occupied by a single three-storey residential dwelling which falls within the C3 use class within the Town and Country Planning (Use Classes) Order 1987 (as amended). The proposed development seeks to redevelop the site for a three-storey residential dwelling of a more contemporary design with the introduction of a single basement extension which is in keeping with the existing use class.
- 10.2 Below is a summary of the most relevant planning policies that reaffirm the principle of development and are considered to assess the merits of the application.
- 10.3 **Policy H1: Maximising Housing Supply** states that 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.
- 10.4 The Council will exceed the target for additional homes, particularly self-contained homes by;
- a. **Regarding self-contained housing as 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 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's is compatible with any other uses needed on the site.
- 10.5 Policy H1 identifies that the Council will look to increase the supply of self-contained homes and will treat developments of this type as a priority land use within the Local Plan.
- 10.6 The land use will not change, and the proposal is in keeping with the C3 use, thus the principle of development is established and acceptable. This approach is further supported by the Councils pre-application response, which identifies that the development proposal is acceptable subject to the formal application being supporting technical reports referenced in Sections 11-20 of this Planning Statement.

### Demolition and Redevelopment

- 10.7 Policy CC1 Climate change mitigation require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building. The construction process and new materials employed in developing buildings are major consumers of resources and can produce large quantities of waste and carbon emissions. The possibility of sensitively altering or retrofitting buildings should always be strongly considered before demolition is proposed.
- 10.8 Supporting paragraph 8.18 Policy CC1 states that the Council will expect all development, whether for refurbishment or redevelopment, to optimise resource efficiency by:
- a. Reducing waste;
  - b. Reducing energy and water use during construction;
  - c. Minimising materials required;
  - d. Using materials with low embodied carbon content; and

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- e. Enabling low energy and water demands once the building is in use.

10.9 On response to each of the above matters;

- a. All material removed from site is to be taken to waste recycling stations and separated for recycling where possible. Records of the waste recycling will be provided by the recycling stations. Waste types to facilitate recycling activities. All Duty of Care and other legal requirements are complied with during the disposal of wastes. Suppliers are to be consulted to determine correct / appropriate disposal routes for waste products and containers.
- b. The proposal aims to align itself with the main London Plan GLA energy target of zero carbon residential development by substantially bettering the Building Regulations Part L requirements and target of 35% below part L.
- c. The proposal will use high quality and efficient materials and incorporates only red brick and stucco and natural slate for the roof to further minimise the materials required.
- d. The thermal performance of all exposed elements of the proposal exceeds the minimum requirements for Building Regulations 2013. This will significantly reduce energy consumption and ensure optimum occupant comfort all year round by retaining heat in the winter and reducing heat gains in the summer. Highly insulated glazing will also improve occupant comfort by reducing radiant temperature asymmetry which can be a comfort issue especially during the winter months.
- e. The scheme adopts the aspirations water-use target of 105 litres/ person/ day or less (excluding an allowance of 5 litres or less per head per day or external water consumption).

10.10 The subject site is not in a conservation area and not listed as a heritage asset, and so the formal pre-application response from the case officer, identified that the demolition is acceptable in this instance.

10.11 The new residential building would be an improvement from the existing property providing a higher quality, efficient dwelling which would incorporate several energy and sustainability features to ensure a longer building life. The proposed development is also consistent with the NPPF (2019), The London Plan Policies 3.5, Draft New London Plan Policies GG6 and H1 of the Camden's Local Plan, and Camden Councils Planning Guidance on Basements (March 2018), Design (March 2019), Altering and extending your home (March 2019 and Amenity (March 2018).

## 11 BASEMENT DEVELOPMENT

- 11.1 The development includes a basement development, and as per Policy A5 states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:
- Neighbouring properties;
  - The structural, ground, or water conditions of the area;
  - The character and amenity of the area;
  - The architectural character of the building; and
  - The significance of heritage assets.
- 11.2 Policy A5 states basement development should;
- a. Not comprise of more than one storey;
  - b. Not be built under an existing basement;
  - c. Not exceed 50% of each garden within the property;
  - d. Be less than 1.5 times the footprint of the host building in area;
  - e. Extends into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
  - f. Not extend into or underneath the garden further than 50% of the depth of the garden;
  - g. Be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
  - h. Avoids the loss of garden space or trees of townscape or amenity value.
- 11.3 On response to each of the above matters;
- a. The proposed development is for a single plus minimal second basement to be used as a plant room to service the entire residential development.
  - b. The proposed will not be built beneath an existing basement.
  - c. The proposals do not extend significantly in to the and not exceed 50% of the garden.
  - d. The proposed footprint of the basement is less than 1.5 times the host building in area.
  - e. The proposals do not extend into the garden further than 50% the depth of the host building.
  - f. The proposal does not extend into or under the garden further than 50% of the depth of the garden.
  - g. The proposal slightly extends beyond the footprint of the host building on the southern boundary of the site, but it set back from the neighbouring property boundaries.
  - h. The proposal has been significantly designed to the respect the root protection areas of significant trees on Avenue Road and within the rear garden of the property with only two trees being removed.

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- 11.4 **Policy A5** criteria a, states, that the basement development should not comprise of more than one storey. The current proposal is for a single storey plus minimal second basement plant room. The Council Basement Planning Guidance (Mach 2018) page 11, part f, states that the Council will consider a single storey for a basement to be approximately 3 to 4 metres in height.
- 11.5 The requirement for storey heights to be no more than 3-4 metres refers to the total depth of the excavation (the external dimensions). Where appropriate the Council will allow a proportion of the basement to be deeper to allow development of swimming pools. Allowance of this additional depth will only be appropriate where it does not harm the neighbouring properties to the structural, ground, or water conditions of the areas, and where the additional depth is required for a swimming pool and it not being used for any other purposes.
- 11.6 The applicant acknowledges criteria a of Policy A5 for a single storey basement extension, however the proposed development incorporates a minimal second basement which sits beneath the proposed single storey basement which will be used only for plant and servicing of the swimming pool and the entire residential property, which is wholly compliant with the part f of the Council Basement Guidance.
- 11.7 In order to address Policy A5 and the formal comments received from the pre-application response from Council, the 'Applicant' has instructed the production of a Basement Impact Assessment (BIA), which includes a Ground Movement Assessment and a Geotechnical Site Investigation, which justify the basement extension.
- 11.8 The results of the Basement Impact Assessment states that it is proposed to retain the basement excavation with a contiguous pile retaining wall. The basement will be constructed using 'top down' construction methods; with ground floor slab constructed initially to provide a very stiff box during the construction to control ground movements.
- 11.9 It is proposed to demolish the existing building on the site and construct a new residential property with a mixed single and double level basement. the proposed basement will increase the footprint of the existing building by 5m at the front of the building and 7m at the rear.
- 11.10 An intrusive site investigation has been conducted by CGL on behalf of Form SD. The ground and ground water conditions beneath the site comprise of a limited thickness of Made Ground/Topsoil (up to 0.5m) overlying up to 2.15m of Head Deposits and in turn the London Clay Formation to a proven depth of 15m below ground level.
- 11.11 No groundwater was encountered by CGL during the drilling of the boreholes at the site. later monitoring visits recorded shallow water within the Head Deposits, however levels varied substantially across the site and it is anticipated that groundwater is local perched. The soils on site are generally cohesive and substantial groundwater ingress during excavation is not anticipated.
- 11.12 A Ground Movement Assessment has been carried out to assess the impacts of the proposed development on the neighbouring structure and infrastructures. This has been carried out using PDISP and WALLAP software with reference to CIRCA C760. The predicted building damage is Category 1 Very Slight on the Burland Scale. The risk to the nearby footpath, highway and sewer is also considered negligible.
- 11.13 A structural monitoring strategy is recommended to control the works and impact to the neighbouring structures. Prior to construction commencing, baseline survey readings should be established, and a condition survey should be undertaken of adjacent buildings with any cracks and defects recorded and monitored during construction stages. A mitigation strategy should be prepared in advance of construction and implemented, should unacceptable movement occur.
- 11.14 The BIA has identified no significant potential hydrogeological impacts and no impacts to the wider hydrogeological environment. The BIA has identified that the site is not in an area at risk of flooding and does not affect surface water flow flooding.

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- 11.15 The proposed development is also consistent with the NPPF (2019), The London Plan Policies 3.5, Draft New London Plan Policy D9, Policy A5 of the Camden's Local Plan, and Camden Councils Planning Guidance on Basements (March 2018) and Design (March 2019).

## 12 DESIGN AND CONSERVATION

12.1 This section summarises the design policies for Camden Council and the London Plan, considering the adopted Development Plan in relation to 79 Avenue Road redevelopment proposal.

### **Design: Existing Building**

12.2 The existing building is a flat fronted building with Georgian style windows. The building is of stock brick with very little detailing and dates from the mid-20<sup>th</sup> Century.

12.3 The principal feature is a plastered portico with columns and an arched roof over the main entrance and fanlight. The principal street elevation is a basically ordered composition which terminates under an awkward, asymmetrical roof form.

12.4 The main building appears to have been modified with the addition of a garage and extension to the north side of the site, neither of which enhance the appearance or character of the building nor the local area. Overall the building has very little architectural merit and is not considered to be of any special interest.

### **Design: New Dwelling and Basement Extension**

12.5 Policy D1 seeks to secure high quality design in developments and will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

12.6 It is proposed to demolish the existing residential building at the site and replace this with the construction of a new residential building, comprising of two basement levels and three above ground storeys. The footprint of the proposed development will sit over the existing building.

12.7 The upper basement level (level B1) occupies the same footprint as the above ground levels and extends towards the front of the site (towards the east) by approximately 5m and towards the rear of the site (towards the west) by approximately 7m. The lower basement level (level -2) will be situated below the pool area on the upper basement level, along the north elevation retaining wall.

12.8 Whilst criteria (a) of Policy A5 allows for single storey extension basement only, the sub-basement is required in order to house the plant and machinery required to service the residential dwelling, which is wholly compliant with the Council's adopted Basement Guidance, particularly criteria (f).

12.9 Sub-basements provide a cool, isolated area for installing the house's boilers and furnaces. Additional plant is also required in connection with the proposed swimming pool. The proposed sub-basement would contain no habitable rooms and contain only facilities such as the swimming pool plant area and other plant and machinery required to service the dwelling along with circulation space and fire escapes.

12.10 There are several benefits of housing the plant and machinery within the sub-basement such as:

- Noise mitigation for existing neighbours; and
- The additional space within the subbasement allows for a more sustainable and energy efficient system to be installed. The additional space also allows for a ground source heat pump and back up gas boiler to be installed in order to heat the house and hot water throughout the dwelling.

12.11 The Basement Impact Assessment, Ground Movement Assessment and a Geotechnical Site Investigation, which have been submitted in support of this application demonstrate that the sub-basement will not cause harm to neighbouring properties or the structural, ground or water conditions of the area. In addition, it is important to note that there are a number of consented sub-basements along Avenue Road [No.38, No.40 and No.48] similarly for housing plants equipment, as a result a precedent has been set.

### Heights and Massing

- 12.12 Careful attention has been paid to scale, hierarchy and detail of the architectural elements within the design of the façade. The property respects the classic proportions and heights of the local setting and sits comfortably within the adjacent proposed schemes.
- 12.13 Whilst there is no consistent architectural style in Avenue Road, there is a general consistency in regard to scale, massing, articulation and materials which the proposal recognises. The proposed new building aligns to the existing building platform and offers a principal elevation that is in keeping with neighbouring buildings on both sides.

### Rear Elevation Design

- 12.14 The proposed Pre-application rear elevation presented a stucco finished façade with two side bays and a recessed terrace in between.
- 12.15 Two options have been presented for the introduction of a curved bay at the rear façade to add more interest and create a link with the existing building.
- **Option 1:** Is the preferred option, with a two-storey curved bay.
  - **Option 2:** Shows a single storey curved bay, with a terrace at first floor.
- 12.16 The style of the rear façade has been revised to be in line with the front treatment, with a stucco finish at ground floor and red bricks at first floor level.

### Lightwells

- 12.17 The Council Basement Planning Guidance (March 2018) section on Lightwells, paragraph 2.12 states that where basements and visible lightwells are not part of the prevailing character of a street new lightwells should be discreet and not harm the architectural character of the host building, or character and appearance of the surrounding area, or the relationship between the building and the street. For example, lightwells may need to be covered by a grille, have no railing, and be of an appropriate size to the host building and gardens.
- 12.18 The proposed development incorporates 3no. lightwells, with 2 no. lightwells located within the front garden and 1 no. lightwell located to the rear garden located near to the adjacent neighbour's property (81 Avenue Road). The glazed openings within the lightwell would not result in any undue light spill, as they are limited in size and at a distance from neighbouring windows. The Council's pre-application response considers the scale and design of the lightwells are appropriate, as they will not dominate the design of the front and rear elevation.

### Residential Quality Standards, Staff Accommodation and Inclusive Design.

#### *Residential Quality Standards and Staff Accommodation*

- 12.19 **Policy H6** acknowledges that a variety of housing suitable for existing and future households overall across development in the borough will be sought. The policy also encourages that the design of all housing will provide functional, adaptable and accessible spaces, and expects all self-contained homes to meet the nationally described space standards.
- 12.20 **Policy A5** states that the Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. Outside these areas, where basement accommodation is to provide living space (possibly for staff), it will be subject to the same standards as other housing terms of space, amenity and sunlight. Suitable access should also be provided to basement accommodation to allow for evacuation.
- 12.21 The whole subject site is located in Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual probability of river and sea flooding (<0.1%), which is the lowest risk of flooding, and so basement accommodation will be feasible, subject to the space, amenity and sunlight standards.

- 12.22 The proposal will provide a generously sized and well-proportioned family dwelling house with good access to natural light and ventilation which would comfortably meet the nationally described space standards and provide a high standard of residential accommodation for staff and residents.

### *Inclusive Design*

- 12.23 The Council will require the proposal to comply with optional Building Regulations which were formally incorporated into the London Plan in March in 2016, and equivalent measures are also included in Policy H6. The Optional Building Regulations in approved document Part M4 include Category 2 for “accessible and adaptable dwellings”. This is M4(2) and is broadly equivalent to satisfying the former Lifetime Homes criteria. Part M applies to new-build dwellings and compliance with the Optional Building Regulations will normally be required by a planning condition where Part M of the Building Regulations applies.
- 12.24 The interior of the house is spacious enough to provide good general needs and disable access throughout. A lift connects all the floors, with the exception of the sub-basement/plant area. The Ground Floor is raised, and the front door is 2 steps above grade. A step-free entrance is provided at the side of the property, through the kitchen. Because of the natural slight variation in level of the site, access to the rear garden is step free too. Design of thresholds, corridors widths and lift sizes are designed in according to Part M1 of the Building Regulations.

### **Residential Amenity**

- 12.25 **Policy A1**, seeks to protect the quality of life of occupiers and neighbours, and the Council will grant development unless this causes unacceptable harm to amenity.
- 12.26 Adopted London Plan Policy 7.6 requires building structures should not “cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate”.
- 12.27 Adopted London Plan 7.15 states that development proposals should seek to manage noise by:
- a. Avoiding significant adverse noise impacts on health and quality of life as a result new development;
  - b. Mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on development or adding unduly to the cost and administrative burdens on existing businesses
  - c. Improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity).
  - d. Promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.
- 12.28 The existing property is three storeys in height and the proposal will also consist of three storeys with additional floors at basement level. The rear garden will provide adequate outdoor amenity for the future residential. The proposal respects the distances, height, scale and massing of neighbouring detached residential properties in order to mitigate any impact on neighbouring amenity.



## Front Access Gate Proposal

12.29 The Councils formal pre-application response stated that:

*'It is encouraging if this is the case as the low open gates existing situation is promoted. The council will resist any high, solid boundary treatment and any proposals should be included within your full planning application so the development can be considered as a whole'.*

12.30 It is the Applicants intention to introduce front gates to the main vehicular entrances to the property, to improve the security of the new dwelling.

12.31 The new front gates will be designed and incorporated as followed:

- the openings are wide enough for vehicular access (>3m); and
- to avoid impacting on the street elevation and in particular on the existing trees on Avenue Road (please see images below).



**Figure 6 - Front Gate Design**

### Materials

12.32 The proposed building has a classical style and the street elevation is defined by a central bay and portico that brings richness to the entrance. The composition of the building ensures good solid to void ratio, and openings and dormers are designed to provide a balanced façade hierarchy.

12.33 The use of 6/6 timber sliding sash windows matches the surrounding settings, with the ground floor windows to be taller than the first-floor windows.

12.34 Materials are traditional in appearance and have been carefully selected from the surrounding precedent. The proposed design is for a mix of red bricks and stucco, which is characteristic of many of the buildings in Avenue Road and in line with the local vernacular. The mix of stucco at ground floor and bricks at the first floor adds interest to the streetscape whilst creating an elegant transition in between the proposed schemes at no. 81 and no. 77 Avenue Road.

12.35 The main building roof will be natural slate and dormer windows will be leaded.

- 12.36 The flat roof dormers are consistent with the ones in the surrounding areas and they have been designed to sit comfortably within the hierarchy of the façade. Simple stone sills and window are used to articulate the façade and provide a consistent motif that unifies each elevation.

### **Refuse, Recycling and Emergency**

- 12.37 The principles for refuse collection will remain unchanged. An area for bins is located adjacent to the boundary with no. 77, and bins will be put out on the street for collection at appointed times. Emergency access also remains unchanged with access only available from Avenue Road at the front.
- 12.38 The proposed development is also consistent with the NPPF (2019), The London Plan Policies 7.15, Draft New London Plan Policies D2 and D4, Policies A1, A5, D1 and H6 of the Camden's Local Plan, and Camden Councils Planning Guidance on Amenity (March 2018), Basements (March 2018), Design (March 2019), Access for All (March 2019), Altering and Extending Your Home (March 2019).

## 13 DAYLIGHT AND SUNLIGHT

- 13.1 Through discussions with the assigned case officer during the pre-application meeting, it was identified that a Daylight and Sunlight Report should be submitted as part of the formal planning application submission with regard to protecting the amenity of neighbouring residential properties as well as providing sufficient daylight and sunlight to the habitable rooms located at basement level.
- 13.2 **Policy A1**, seeks to protect the quality of life of occupiers and neighbours, and the Council will grant development unless this causes unacceptable harm to amenity and particular part f, states that sunlight and daylight will be a key consideration with regard to development proposals.
- 13.3 In response to the comments raised within the formal pre-application response and to adhere to Policy A1, the applicant has instructed a Daylight and Sunlight Report which has been prepared by Calfordseaden and is submitted in support of this planning application.
- 13.4 The instructed Daylight and Sunlight Report assessed the following:
- a. Assessment of Existing Neighbouring Properties (*71 and 81 Avenue Road*);
  - b. Assessment of Consented Neighbouring Properties (*77 and 81 Avenue Road*); and
  - c. Assessment of Proposed Development (*79 Avenue Road*).

### **Assessment of Existing Neighbouring Properties (*77 and 81 Avenue Road*)**

#### *Daylight*

- 13.5 There are two windows within 77 Avenue Road that transgress the guidelines. However, one of these serves a games room, which is not categorised as a habitable room by the guidance and should therefore be discounted. The other window is a secondary window into a bedroom on the first floor. As the primary window for this room meets the guidance, as well as the room meeting the Daylight Distribution calculation, this should be considered acceptable.
- 13.6 The neighbouring rooms meet the Daylight Distribution (no-skyline) guidelines.

#### *Sunlight*

- 13.7 The test carried out to assess the impact on neighbouring sunlight is the Annual Probable Sunlight Hours (APSH). The results are for both annual and winter calculations state that all neighbouring windows face within 90 degrees of due south and therefore are not subject to assessment. All applicable windows meet the guidelines.

#### *Sunlight (Overshadowing) to Existing Amenity Areas*

- 13.8 Neither neighbouring amenity area will suffer a detrimental loss of sunlight as a result of the proposal.

### **Assessment of Consented Neighbouring Properties (*77 and 81 Avenue Road*)**

#### *Daylight*

- 13.9 Both neighbouring properties (*77 and 81 Avenue Road*) have received planning permission for the demolition of their existing buildings and the construction of new dwellings. The following results therefore in relation to these consented proposals.
- 13.10 The consented scheme at 77 Avenue Road will see two windows transgress the guidelines. One of these is marginal, with a proposed VSC of 26.79%. In mind of the fact that this would be considered to be a pass if the VSC was 27%, this should be considered to be acceptable. The other window, which is a secondary window into a bedroom, also retains what would be considered to be a good

VSC value, of 24.74%. The consented neighbouring proposal rooms meet the Daylight Distribution (no-skyline) guidelines, and this should therefore be considered to be acceptable.

### *Sunlight*

- 13.11 The test carried out to assess the impact on neighbouring sunlight is the Annual Probable Sunlight Hours (APSH). The results are for both annual and winter calculations state that all neighbouring windows face within 90 degrees of due south and therefore are not subject to assessment. All applicable windows meet the guidelines.

### *Sunlight (Overshadowing) to Existing Amenity Areas*

- 13.12 Neither neighbouring amenity area will suffer a detrimental loss of sunlight as a result of the proposal.

## **Assessment of Proposed Development (79 Avenue Road)**

### *Average Daylight Factor (ADF)*

- 13.13 The proposed developments habitable rooms have been assessed on Average Daylight Factor (ADF). All the habitable rooms meet their respective guidelines for ADF.

### *Daylight Distribution (No-Skyline)*

- 13.14 There is one room that falls outside of the guidelines; however, this is a bedroom in the basement. This room meets the guidance for the Average Daylight Factor calculation, whilst still achieving a moderate Daylight Distribution value; over half of the room will have a direct view of the sky. It is therefore considered this to be acceptable.

### *Annual Probable Sunlight Hours (APSH)*

- 13.15 The design team have redesigned areas within the basement and the size of the proposed lightwells, in order to maximise the daylight and sunlight levels to all bedrooms located in the basement.
- 13.16 The proposed development is also consistent with the NPPF (2019), The London Plan Policies 7.6, Draft New London Plan Policy D4, Policy A1 of the Camden's Local Plan, and Camden Councils Planning Guidance on Amenity (March 2018), Basements (March 2018) and Design (March 2019).

## 14 TREES AND LANDSCAPING

- 14.1 A Tree Survey and Arboricultural Impact Assessment has been produced by Cantia Arboricultural Services. A total of 19 individual trees were assessed, in respect of dimension and quality in accordance with the methodology set out in the British Standard 5837:2012.
- 14.2 The following categories were recorded:
- a. **Category A** – Four trees have been classed as Category A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features. Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture);
  - b. **Category B** - Three trees have been classed as Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.
  - c. **Category C** - Ten trees have been classed as Category C - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm. Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.
  - d. **Category U** - Two trees been classed as Category U - Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.

### Trees to Be Removed

- 14.3 The assessment identifies that in order to facilitate the proposed development, 1 no. Category C tree will be removed known as T5 which is a multi-stemmed Cherry which has been subject to historic heavy pruning. Tree number T04 is a dead flowering Cherry which formed a pair with T03. The dead tree will be removed and replaced with a Japanese Flowering Cherry (Prunus 'Pink Perfection').
- 14.4 The tree must be planted in the same location as the removed tree and as outlined in section P6.0 of the Arboricultural Method Statement.
- 14.5 This tree is located closest to the south eastern corner of the existing building. The report concludes that the removal of T5 will have no negative impact upon the site based on the other mature trees and hedges located throughout the front and rear garden. The report further states that as the precautionary and protective measures outlined within this report are strictly observed and adhered to then the proposed development will have no adverse effect upon individual trees marked for retention nor the wider landscape contribution of the site.

### Trees to be Retained

- 14.6 The report states that the retained trees will require no additional intervention or pruning due to the proposed development.

### Demolition and Construction

- 14.7 No demolition is scheduled to take place within the measured RPAs' of trees marked for retention and therefore in this instance no specialised techniques are required. The proposed excavation and foundations of the proposal do not conflict with the measured RPAs' of trees marked for retention

and therefore in this instance no specialised design or construction techniques are required on arboricultural grounds. No services run plans have been provided and therefore it is assumed that existing service runs will be utilised and augmented into the proposed design.

### **Trees to be Protected**

- 14.8 During the demolition and construction period it is acknowledged that tree protection fencing will be installed as per Section 4.0 of the Cantia Arboricultural Services Tree Survey and Arboricultural Impact Assessment. It is envisaged that the protective fencing will remain in situ throughout the entire construction process. The site manager should be aware that it is their responsibility to maintain protective measures adequately and these should be casually inspected at regular intervals.
- 14.9 The formal pre-application response from Camden Council, highlights that Officers would like to see as much soft landscaping as possible due to the amount of hard landscaping proposed in the terraces and the footprint of the building. The applicant acknowledges the officers request and full details of the soft landscaping is identified within the accompanying Design and Access Statement produced by KSR Architects.
- 14.10 The proposed development is also consistent with the NPPF (2019), The London Plan Policies 7.19 and 7.21, Draft New London Plan Policy G7, Policy A3 of the Camden's Local Plan, and Camden Councils Planning Guidance on Trees (March 2019) and Biodiversity (March 2018).

## 15 ENERGY AND SUSTAINABILITY

15.1 The formal pre-application response stated that;

*‘All new residential development will be required to demonstrate a 19% CO2 reduction below Part L 2013 Buildings Regulations in addition to any requirements for renewable energy (Policy CC1). This can be demonstrated through an energy statement or sustainability statement. The Council requires all development to minimise the effects of climate change and encourages all development to meet the highest feasible environmental standard that are viable during construction and occupation’.*

15.2 London Plan Policy 5.2 (Minimising Carbon Dioxide Emissions) states that development proposal should make the fullest contribution to minimising carbon dioxide emission in accordance with the **‘be lean, be clean, be green’** energy hierarchy.

15.3 In accordance with the London Plan Policy 5.5 Decentralised Energy Networks and Policy 5.6 Decentralised Energy in development proposal, the development should select energy systems in the accordance with the following hierarchy:

- Connection to existing heating or cooling networks;
- Communal heating and cooling; and
- Site wide CHP network;
- Individual heating systems.

15.4 Policy CC1 identifies the Council will require all development to minimise the effects of climate change and encourages all development to meet the highest feasible environmental standards that are financially viable during construction and occupation.

15.5 The Council promotes zero carbon development and will require all development to reduce carbon dioxide emissions through following the steps in the energy hierarchy.

15.6 In response to the above the applicant has instructed the preparation of an Energy and Sustainability Statement which was prepared by Integration UK and is submitted in support of this planning application.

15.7 In line with the London Plans zero carbon residential target, the new dwelling has been shown, via approved methodologies, to achieve:

- 45.4% improvement in carbon dioxide (CO2) emissions over the Target Emission Rate outlined in the national Building Regulations 2013 compared to the target of 35%.
- Renewable energy deployment meeting 45% of the CO2 emissions associated with the development’s regulated energy demand compared to the target of 20%.

15.8 The existing building has an EPC rating of F. This is a very low rating and in the bottom 3% of all registered properties. the new scheme would involve a radical fabric and system upgrade in terms of energy and, as a result, would be in the top 8% of dwellings in England and Wales, as per the table demonstrates below:

EPC RATING	A / B	C	D	E	F / G
Number of dwellings in England / Wales	5,017	17,707	28,198	9,217	1,917
% of dwellings in England / Wales	8.02%	28.3%	45.1%	14.7%	3.1%
79 Avenue Road	Proposed	←			Current

Table 1: EPC rating for proposed scheme and existing building compared to properties England & Wales, Nov 2019

**Table 2: EPC Rating Table**

15.9 The proposed scheme achieves this via the following strategies:

**Be Lean**

15.10 The scheme uses high performance building fabric and low energy building services systems. For example, following the passivhaus approach, mechanical ventilation with heat recovery (MVHR) and air tightness and insulation better than building regulation notional building (e.g. wall 0.13W/m<sup>2</sup>/°C and low air permeability (3m<sup>3</sup>/m<sup>2</sup>/h @ 50Pa). The dwelling also benefits from a central atrium to allow for stack-assisted ventilation, night cooling and daylight penetration into the core of the building.

15.11 The proposed “Be Lean” design elements have been shown to achieve a 0.1% reduction in CO<sup>2</sup> emissions compared to Building Regulations 2013.

**Be Clean**

15.12 Connection to heat networks has been stated as a policy priority. The proposed development is very far away from existing or potential heat networks. Therefore, connection to third party heat networks are not considered viable for the development.

15.13 Combined heat and power (CHP systems are available for individual houses, group residential units and small non-domestic premises). Whilst MicroCHP units are available for small developments CHP is not generally recommended and GLA guidance suggest following need not to install CHP:

- Small-medium residential development (less than 500 apartments)
- Non-domestic developments with a simultaneous demand for heat and power less than 5000 hours per annum (offices/schools).

15.14 Therefore, CHP is not considered a viable option for this development.

**Be Green**

15.15 Following a Low and Zero Carbon (LZC) Technology feasibility study it is proposed to provide a ground source heat pump supported by a 6.3kWp PV modules located at roof level.

15.16 A rainwater harvesting or grey water collection will be included for WC flushing and irrigation as well as low flow taps, showers, WCs and dishwashers/ washing machines to meet the higher water use target of 105 litres/ person/ day or less (excluding an allowance of 5 litres or less per head per day for external water consumption).

15.17 It is also proposed that the development incorporates extensive green roofs over the garage and the second-floor extension. Green roofs help to reduce temperatures in urban environments, and this is particularly valuable in Camden, which suffers from increased temperatures.

15.18 The residence also benefits from very good links to low energy public transportation, e.g. Swiss Cottage and South Hampstead Stations (the site achieves a high PTAL score of 4).

15.19 The proposed “Be Green” design has been shown to achieve an additional 45.3% reduction compared to Building Regulations 2013.

15.20 A rainwater harvesting or grey water collection will be included for WC flushing and irrigation as well as low flow taps, showers, WCs and dishwashers / washing machines to meet the higher water use target of 105 litres / person / day or less (excluding an allowance of 5 litres or less per head per day for external water consumption). The residence also benefits from very good links to low energy



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public transportation, e.g. Swiss Cottage and South Hampstead stations (the site achieves a high PTAL score of 4). Extensive green roofs area is also provided on lower level roofs.

- 15.21 The proposed development is also consistent with the NPPF (2019), The London Plan Policies 5.1, 5.2, 5.5, 5.6, Draft New London Plan Policy GG6, SI2, SI4, SI5 and S17 and Policy CC1 of the Camden's Local Plan, and Camden Councils Planning Guidance Energy Efficiency and Adaptation (March 2019), Biodiversity (March 2018), Water and Flooding (March 2019) and Planning for Health and Wellbeing (March 2018).

## 16 NOISE

- 16.1 Pre-application discussions with the case officer at Camden Council with regard to noise mitigation stated the following:

*'a noise report will need to be submitted in support of any application to show that the proposed plant would not harm the amenity of the occupiers nor surrounding neighbours.'*

- 16.2 Policy A4, states that the Council will see to ensure that noise and vibration is controlled and managed. Development should have regard to Camden's Noise and Vibration Threshold (Appendix 3). The policy further states that the council will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity. The Council will also seek to minimise the impact on local amenity from deliveries and from the demolition and construction phases of development.
- 16.3 In response to the comments raised within the formal pre-application response and to adhere to Policy A4, the Applicant has instructed a Plant Noise Assessment, which has been prepared by RPS Acoustics and is submitted in support of this planning application.

### Baseline Noise Levels

- 16.4 In order to inform the Plant Noise Assessment, RPS Acoustics undertook an unattended noise measurement at one location within the site in order to assess the baseline noise conditions on site. Noise monitoring equipment was erected at the site to monitor between 11<sup>th</sup> December and 12<sup>th</sup> December 2019 in Location LT1 as identified in the figure below:



Figure 7 – Map Extract of Location LT1

**Location LT1**

- 16.5 This location was to the south part of the site at approximately 14m from noise sensitive receptor R2. This location was selected as it is considered representative of the background noise levels at NSRs R1, R2 and the proposed development itself.
- 16.6 The equipment was positioned on the rear of the site, on ground floor level. The microphone was approximately 1.5m above ground level and more than 3.5m away from any other reflecting surface. The surrounding ground between the NSRs and source is mainly soft.
- 16.7 The measured noise levels at location LT1 between 11<sup>th</sup> December and 12<sup>th</sup> December 2019 is identified in the following table extract:

Time Period	Average L <sub>Aeq,T</sub> (dB)	Typical L <sub>AFmax</sub> (dB)	Typical L <sub>A90,T</sub> (dB)
Daytime (07:00-23:00 hours)	52	68	47
Night- time (23:00-07:00 hours)	46	64	41

**Table 3: Summary of noise levels measured on weekends at location LT1**

**Plant Noise**

*Internal Plant Units*

- 16.8 It should be noted that this assessment has not considered the exact number of internal plant units, their exact type, their noise emissions and spectral characteristics or their exact location. Later during the design stage, when further information is available on the final selection of the plant units, it is recommended that further assessments should be carried out to ensure that the proposed internal plant meets the suggested criteria above at all locations.
- 16.9 It is anticipated, though, that once the final selection of plant units is made, mitigation measures will be incorporated to ensure that the suggested noise limits are met, and no adverse effects occur to the nearest noise sensitive receptors.
- 16.10 To ensure that the NR criteria as stated in the table above are met, the internal airborne sound insulation would need to be designed according to the relevant standards. Further advice on constructions can be provided if required.
- 16.11 The proposed internal plant units consist of a Ground Source Heat Pumps located in the sub-basement. heat pump technology will provide all space heating requirements and majority of hot water needs and will work well with the proposed solar PV installation. The bore holes will have no negative visual or acoustic impact. Through locating the heat pumps within the sub-basement will further mitigate any noise impact on adjacent neighbouring properties.

*Noise from Lift*

- 16.12 With regards to lift noise affecting bedrooms, the lift shaft construction is expected to provide the necessary airborne sound insulation when designed properly, however the structure borne sound should also be controlled.
- 16.13 It is anticipated, though, that once the final selection of plant units is made, mitigation measures will be incorporated to ensure that the suggested noise limits are met, and no adverse effects occur to the adjacent rooms.

*Outdoor Plant Units*

- 16.14 Determination of the criteria for any potential outdoor plant unit has been done in accordance with BS 4142:2014.
- 16.15 With regards to the rating/background level difference, BS 4142:2014+A1:2019 states that *“the lower the rating level is relative to the measured background sound level, the less likely it is that the specific sound source will have an adverse impact or a significant adverse impact. Where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact, depending on the context”*.
- 16.16 Therefore, the outdoor plant noise criteria are set on the basis that the rating level of any cumulative plant should not exceed the typical background noise of the nearest noise sensitive receptor, which in this case it is the development itself. The outdoor plant noise criteria are presented in the Table extract below:

Time period	NSR	Background Level $L_{A90}$ dB	Rating Level of any potential cumulative plant $L_{Ar,Tr}$ dB
Daytime	R1	47	<b>47</b>
Night-time	R1	41	<b>41</b>

**Table 4: Background Noise Levels**

- 16.17 The cumulative rating level of any proposed outdoor plant should not exceed **47 dB during the daytime** and **41 dB during night-time** at the proposed development. In case the proposed outdoor plant has tonal, intermittent or impulsive characteristics, the cumulative rating level including any additional penalties due to such specific characteristics should meet the limits set in the above table.
- 16.18 The proposed outdoor plant units consist of Solar Photovoltaic Panels and the Energy Storage Batters will also be located at roof level, which complement the solar PV installation and provide energy to the heat pump when the sun is not shining. It is anticipated that this plant will generate very limited noise which will not impact on surrounding neighbouring properties.
- 16.19 The proposed development is also consistent with the NPPF (2019), The London Plan Policy 7.15, Draft New London Plan Policy D13 and Policies A4 of the Camden’s Local Plan, and Camden Councils Planning Guidance on Amenity (March 2018).

## 17 FLOOD RISK AND DRAINAGE

17.1 The formal pre-application response from Camden Council identified stated that:

*'Local Plan Policy A5 on basements states that the Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. As this property is located within an underground development constraints area for Ground Water Flow, Surface Flow and Slope stability a full Flood Risk Assessment should be provided'*

17.2 The 'Applicant' has acknowledged the pre-application moments and a Flood Risk Assessment (FRA) has been prepared by Form Structural Design and is submitted in support of this formal planning application submission. The site is located within Flood Zone1 whereby the annual probability of fluvial flooding is classified as less than 1 in 100. In accordance with Table 3 of the Technical Guidance of the NPPF (March 2012) all development in Flood Zone 1 is acceptable.

17.3 The main sources of flooding which could potentially affect the development site and the assessed level risk are as follows:

- a. Flooding from Rivers;
- b. Flooding from the Sea;
- c. Flooding from Land, Sewers and Water Mains;
- d. Flooding from Groundwater; and
- e. Flooding from Other Artificial Sources.

### **Flooding from Rivers (Fluvial)**

17.4 The site is in Flood Zone 1 – Low Probability. There is consequently no risk of fluvial flooding to the site.

### **Flooding from the Sea**

17.5 The site is in Flood Zone 1 – Low Probability. There is consequently no risk of fluvial flooding to the site.

### **Flooding from Land Flooding from Sewers and Water Mains (Pluvial)**

17.6 Mapping included within the London Borough of Camden Strategic Flood Risk Assessment (SFRA, Map 22) shows that the Site was not subject to flooding during severe storm events that occurred in 1975 and 2002. Furthermore, Map 20 of the SFRA shows that the London Fire Brigade has not reported any incidents of flooding in the vicinity.

17.7 The 'Flood Maps for Surface Water' provided by the Environment Agency below indicates potential overland flow routes. This map confirms that some flooding may occur on Avenue Road during the 1 in 200-year rainfall event, however, the Site itself would not be subject to overland flows in a 1 in 30 or 1 in 200-year event.

### **Flooding from Groundwater**

17.8 Based on the available information, the depth to the groundwater table cannot be confirmed, however, it is not expected that it would adversely impact on the Site or the development proposals. Form has no knowledge of previous incidents of above ground flooding in the area caused by a high groundwater table and it is considered very unlikely that such a risk would actually occur. In the unlikely event that flooding caused by a high.

- 17.9 The development proposals include a new basement which may well be below the groundwater table. However, it is expected that the basement is fully tanked and would mitigate the risk against any ingress of groundwater. It is envisaged that the integrity of the waterproofing would be investigated as part of the detailed design to allow any necessary mitigative works to be undertaken as part of the scheme and ensure that it would be in line with current building standards.
- 17.10 As no additional below ground structures are proposed as part of the scheme, there would be no potential for the development to divert the flow of groundwater or increase flood risk to others. The risk of groundwater flooding to the Site itself and also elsewhere is therefore considered low.

### **Flooding from Other Artificial Sources**

- 17.11 Environment Agency mapping shows that the Site would not be subject to flooding due to failure of any reservoirs in the area. The risk of flooding from artificial sources is therefore considered to be low.
- 17.12 In order to mitigate potential flooding, from the areas listed above it is recommended that the site will be designed to incorporate a hydrobrake with a restricted flow of %/s and an attenuation tank with a capacity to take a 100 year plus 40% climate beneath porous paving located within the front garden.
- 17.13 This approach seeks to further encourage and improve the overall sustainability of the development proposal and also assist in mitigating the effect of climate change further.
- 17.14 In summary the whole subject site is located in Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual probability of river and sea flooding (<0.1%), which is the lowest risk of flooding, and so basement accommodation will be acceptable in this location.
- 17.15 The proposal is consistent with the NPPF (2019), London Plan Policies 5.12, 5.13, 5.14 and 5.15, Draft New London Plan Policies SI12 and SI13, Policy CC2 part b and Policy CC3 of the Camden's Local Plan, and Camden Councils Planning Guidance on Basements (March 2018), Energy Efficiency and Adaptation (March 2019) and Water and Flooding (March 2019).

## 18 TRANSPORT AND CONSTRUCTION MANAGEMENT PLAN

### Vehicle Parking

- 18.1 Pre-application discussion with Camden Council Case Officers confirmed that the Council will seek to limit the availability of parking and require all new developments in the borough to be car free as per Policy T2.
- 18.2 The proposal involves the demolition of the existing house and the redevelopment to provide a 2/3 storey welling house for the existing occupier, with the Council temporarily agreeing to relax the car-free requirements in respect of that dwelling for the period over which the occupant resides at the property.
- 18.3 The proposed development will be for the applicant's main residence once the redevelopment of the family sized residential building is completed. The proposal will seek to retain all the existing on-site parking provision which is within the 2-car garage.
- 18.4 The Applicant acknowledges that the Council will seek a mechanism set out in a Section 106 Agreement, that will require returning owner occupiers to provide evidence that they intend to continue to occupy their home as their principal residence before any temporary relaxation of car-free status can take place. Such properties would be car-free to future occupiers who would be ineligible for on-street parking permits.
- 18.5 This approach should be viewed as favourably by Camden's Councils Transport Officers as it complies with Policy T1 and T2 and limits any impact on the road network and the suburban setting of Avenue Road.

### Cycle Parking

- 18.6 Policy T1 part (h) identifies that developments should ensure accessible, secure cycle parking facilities exceeding minimum standards outlined within the London Plan (Table 6.3) and design requirements outlined within our supplementary planning document Camden Planning Guidance on transport. Higher levels of provision may also be required in areas well served by cycle route infrastructure, considering the size and location of the development.
- 18.7 London Plan Policy 6.13 requires 1 cycle space per 1-bedroom dwelling for residents and 1 per 40 units for visitors. For 2- and 3-bedroom units 2 spaces should be provided for residents and 1 per 40 units for visitors.
- 18.8 Draft London Plan **Policy T6.1** requires 1 space per studio or 1 person 1-bedroom dwelling, 1.5 spaces per 2-person bedroom dwelling, 2 spaces per all other dwellings for long stay cycle parking. The policy also requires 5 to 40 dwellings: 2 spaces thereafter: 1 space per 40 dwellings for short stay and visitor parking.
- 18.9 In accordance the above standards, storage with the capacity for 2 bicycles is proposed in the garage at ground floor level.

### Construction Management Plan (CMP)

- 18.10 The formal pre-application response from Camden Council Case Officers identifies Policies A1 and T4 state that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process. The applicant acknowledges and welcomes the requirement for a formal Construction Management Plan being secured via a section 106 Agreement and its need to be submitted once a Principal Contractor has been appointed and would need to be approved by the Council prior to any works commencing on site.
- 18.11 Based on the foregoing the applicant has completed the Construction Management Plan Pro forma, which is submitted in support of this formal planning application.

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- 18.12 The proposal is consistent with the NPPF (2019), London Plan Policies 6.9, 6.10 and 6.13, Draft New London Plan Policies T1, T3, T4, T5, T6 and T7, Policy CC2 part b and Policy CC3 of the Camden's Local Plan, and Camden Councils Planning Guidance on Transport (March 2019).



## 19 PLANNING OBLIGATIONS (S106 AND CIL)

19.1 This Section identifies contributions/ obligation that may be required by the Council as part of the development as identified within the CPG 8 Planning Obligation (July 2015).

### Camden Council CPG 8 Planning Obligation (July 2015)

19.2 The Council are likely to seek contributions for the following items, secured by a S106 agreement for new build residential development with the incorporation of a basement extension. The potential planning obligations are as follows:

- Construction Management Plan;
- Construction Management Plan Support Contribution £3,136.00;
- Car Capp; and
- S106 Agreement Monitoring Fee.

19.3 The above has been discussed and agreed with the Case Officer discussed and agreed with the Case Officer through their formal pre-application response ref:2019/4692/PRE. A draft S106 Heads of Terms has been submitted in support of this formal planning application.

### Community Infrastructure Levy (CIL) Camden Council CIL Charging Schedule

19.4 Camden Council CIL charging schedule is identified in the table below;

**Table 5: Community Infrastructure Levy**

Use	CIL Tariff (pounds per square metre)
Residential below 10 dwellings (or 1000 sqm)	£500

### Mayor of London CIL 2 Charing Schedule

19.5 The Mayoral CIL2 charging schedule is identified in the table below:

**Table 6: MCIL2 Charging Schedule**

MCIL2 Charging Bands	London Boroughs and Mayoral Development Corporations	MCIL2 rate from April 2019 (£ per sq. m)
Band 1	Camden	£80

### CIL Self Build Exemption

19.6 The government is keen to support and encourage individuals and communities who want to build their own homes and is taking proactive steps to stimulate the growth of the self-build market. One measure to help self-builders has been to enable them to apply for an exemption from the Community Infrastructure Levy.

19.7 The exemption, if the necessary qualification requirements are met and the application process completed within required timescales, will apply to anybody who is building their own home or has commissioned a home from a contractor, house builder or sub-contractor. Individuals claiming the exemption must own the property and occupy it as their principal residence for a minimum of 3 years after the work is completed. The exemption is applicable to homes built or commissioned by individuals for their own use.

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- 19.8 The proposed development will be legible to qualify for an exemption from paying CIL under the Self Build Exemption and subject to receiving the grant of planning permission the applicant will submit the necessary CIL Self Exemption forms before the commencement of development.

## 20 SUMMARY AND CONCLUSIONS

20.1 The propose is for the redevelopment of 79 Avenue Road, St Johns Wood, London, NW8 6JD to provide a large detached residential dwelling with a basement extension.

- **Principle of Development, Demolition and Redevelopment;** The site is currently occupied by a single three-storey residential dwelling which falls within the C3 use class within the Town and Country Planning (Use Classes) Order 1987 (as amended). The proposed development seeks to redevelop the site for a three-storey residential dwelling of a more contemporary design with the introduction of a single basement extension which is in keeping with the existing use class.
- The subject site is not in a conservation area and not listed as a heritage asset, and so the formal pre-application response forms the case officer identified that the demolition is acceptable in this instance.
- **Basement Development:** The predicted building damage is Category 1 (Very Slight) on the Burland Scale. The BIA has identified no significant potential hydrogeological impacts and no impact to the wider hydrogeological environment. The BIA has identified that the site is not in an area at risk of flooding and does not affect surface water flow and flooding.
- **Design and Conservation:** Careful attention has been paid to scale, hierarchy and detail of the architectural elements within the design of the façade. The property respects the classic proportions and heights of the local setting and sits comfortably within the adjacent proposed schemes. The proposed new building aligns to the existing building platform and offers a principal elevation that is in keeping with neighbouring buildings on both sides.
- **Residential Quality Standard:** The proposal will provide a generously sized and well-proportioned family dwelling house with good access to natural light and ventilation which would comfortably meet the nationally described space standards and provide a high standard of residential accommodation for staff and residents.
- **Daylight and Sunlight:** All of the habitable tooms within the proposed development will meet the guidance levels for ADF. This proposal will cause limited impact on existing surroundings dwellings whilst achieving acceptable results within the proposed development.
- **Trees:** The proposed development has been specifically designed to retain as much of the existing tree stock as possible thus minimising impact upon the broader landscape or habitat contribution made by the site.
- **Energy and Sustainability:** The predicted total annual CO2 emissions of the proposed development following the introduction of energy efficiency measures, passive and active design (Be Lean) and renewable energy systems (Be Green) saves 9.87 tonnes. CO<sup>2</sup>/yr compared to the Building Regulations Part L (2013) compliant building of 21.74kgCO<sup>2</sup>/yr. This represents an improvement in carbon emissions equating to a reduction of 45.5%.
- **Noise:** It is anticipated, though, that once the final selection of plant units is made, mitigation measures will be incorporated to ensure that the suggested noise limits are met, and no adverse effects occur to the nearest noise sensitive receptors.
- **Flood Risk and Drainage:** The site is located within Flood Zone 1 and is therefore considered by the Environment Agency to be at low risk of tidal and fluvial flooding. The flood risk from pluvial, groundwater and artificial sources has been assessed and found to be low. The proposed development is at low risk of flooding.
- **Transport:** The proposed development will be for the applicant's main residence once the redevelopment of the family sized residential building is completed. The proposal will seek to retain all the existing on-site parking provision which is within the 2-car garage with the capacity

for 2 bicycles spaces. The applicant acknowledges and welcomes the requirement for a formal Construction Management Plan being secured via a section 106 Agreement and its need to be submitted once a Principal Contractor has been appointed and would need to be approved by the Council prior to any works commencing on site.

- 20.2 For the reasons set out above, it is considered that the proposed development has been supported by case officers through the pre-application process and would be in accordance with planning policy, supporting planning guidance and that planning permission for this development should be granted.

## Appendix A

# National Planning Guidance

## National Planning Guidance

### National Planning Policy Framework (NPPF) (February 2019)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

**Paragraph 7** identifies that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

**Paragraph 8** identifies that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

**Paragraph 14** states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:

- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- c) the local planning authority has at least a three-year supply of deliverable housing sites (against its five-year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and
- d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.

**Paragraph 15** requires the planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

**Paragraph 38** requires 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.

**Paragraph 47** states that Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

**Paragraph 61** identifies that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

**Paragraph 91** requires Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

**Paragraph 102** states transport issues should be considered from the earliest stage of plan-making and development proposals.

**Paragraph 117** states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy to accommodate objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.

**Paragraph 122** identifies planning policies and decisions should support development that make efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

**Paragraph 124** states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

**Paragraph 127** state that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

**Paragraph 128** identifies that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Application that can demonstrate early, proactive and effective engagement with the community should be looked on more favourable than those that cannot.

**Paragraph 131** identifies that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

**Paragraph 148** requires new development should be planned for in ways that:

- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and
- b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

**Paragraph 150** requires New development should be planned for in ways that;

- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and
- b) can help to reduce greenhouse gas emissions, such as through its location orientation and design. Any local requirements for the suitability of buildings should reflect the Government's policy for national technical standards.

**Paragraph 153** states that in determining planning applications, local planning authorities should expect new development to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

**Paragraph 154** states that when determining planning applications for renewable and low carbon development, local planning authorities should:



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- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

**Paragraph 163** identifies that When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

**Paragraph 170** requires Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

**Paragraph 179** states that Planning policies and decisions should ensure that:

- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

**Paragraph 180** requires planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

**Paragraph 181** states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.

**Paragraph 185** states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

**Paragraph 189** states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

**Paragraph 192**, states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

### **Regional Planning Policy**

#### **Adopted London Plan Policies (March 2016)**

**Policy 5.1 'Climate Change Mitigation'** states that the Mayor seeks to achieve an overall reduction in London's carbon dioxide emissions of 60 per cent (below 1990 levels) by 2025. It is expected that the GLA Group, London boroughs and other organisations will contribute to meeting this strategic reduction target, and the GLA will monitor progress towards its achievement annually.

**Policy 5.2 'Minimising Carbon Dioxide Emissions'** states development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

1. Be lean: use less energy;
2. Be clean: supply energy efficiently; and
3. Be green: use renewable energy

**Policy 5.3 'Sustainable Design and Construction'** states, development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process.

**Policy 5.7 'Renewable Energy'** states that the Mayor seeks to increase the proportion of energy generated from renewable sources and expects that the projections for installed renewable energy capacity outlined in the Climate Change Mitigation and Energy Strategy and in supplementary planning guidance will be achieved in London. In addition, within the framework of the energy hierarchy (see Policy 5.2 above), major development proposals should provide a reduction in expected carbon dioxide emissions through the use of on-site renewable energy generation, where feasible.

**Policy 5.12 'Flood Risk Management'** states that the Mayor will work with all relevant agencies including the Environment Agency to address current and future flood issues and minimise risks in a sustainable and cost-

effective way. Furthermore, development proposals must comply with the flood risk assessment and management requirements set out in the NPPF and the associated technical Guidance on flood risk<sup>1</sup> over the lifetime of the development and have regard to measures proposed in Thames Estuary 2100 (TE2100 – see paragraph 5.55) and Catchment Flood Management Plans.

**Policy 5.13 ‘Sustainable Drainage’** states development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:

1. store rainwater for later use;
2. use infiltration techniques, such as porous surfaces in non-clay areas;
3. attenuate rainwater in ponds or open water features for gradual release;
4. attenuate rainwater by storing in tanks or sealed water features for gradual release;
5. discharge rainwater direct to a watercourse;
6. discharge rainwater to a surface water sewer/drain; and
7. discharge rainwater to the combined sewer.

**Policy 5.15 ‘Water Use and Supplies’** states, the Mayor will work in partnership with appropriate agencies within London and adjoining regional and local planning authorities to protect and conserve water supplies and resources in order to secure London’s needs in a sustainable manner.

Development should minimise the use of mains water by:

1. incorporating water saving measures and equipment; and
2. designing residential development so that mains water consumption would meet a target of 105 litres or less per head per day

**Policy 6.9 ‘Cycling’** requires developments to provide secure, integrated, convenient and accessible cycle parking facilities.

**Policy 6.13 ‘Parking’** states that the maximum standards set out in Table 6.2 in the Parking Addendum to this chapter should be the basis for considering planning applications (also see Policy 2.8).

**Policy 7.2 ‘An Inclusive Environment’** requires design and access statements to be submitted with development proposals and should explain how, following engagement with relevant user groups, the principles of inclusive design, including the specific needs of older and disabled people, have been integrated into the proposed.

**Policy 7.3 ‘Designing Out Crime’** states development should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating.

**Policy 7.4 ‘Local Character’** states buildings, streets and open spaces should provide a high-quality design response that:

- A. has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;
- B. contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area;
- C. is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;
- D. allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area; and
- E. is informed by the surrounding historic environment.

**Policy 7.6 ‘Architecture’** states buildings and structures should:

- A. be of the highest architectural quality;
- B. be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm;

- C. comprise details and materials that complement, not necessarily replicate, the local architectural character;
- D. not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings.

**Policy 7.8 'Heritage Assets and Archaeology'**, states development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

**Policy 7.14 'Improving Air Quality'** states sustainable design and construction must be promoted to reduce emissions from the demolition and construction of buildings following the best practice guidance in the GLA and London Councils' 'The control of dust and emissions from construction and demolition' and should be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality.

**Policy 7.15 'Reducing and Management Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes'** states development proposals should avoid significant noise impacts on health and quality of life as a result of the new development. New development separates new noise sensitive development from major noise sources (such as road, rail, air transport and some types of industrial development) through the use of distance, screening or internal layout.

**Policy 8.2 'Planning Obligations'** requires development proposals to address strategic and local priorities in planning obligations and states importance should also be given to tackling climate change and air quality, social infrastructure.

**Policy 8.3 'Community Infrastructure Levy'** states, the Mayor will work with Government and other stakeholders to ensure the effective development and implementation of the Community Infrastructure Levy (CIL).

### **Draft New London Plan (July 2018)**

**Policy GG1 ‘Building Strong and Inclusive Communities’** states that good growth is inclusive growth and in order to build on the city’s tradition of openness, diversity and equality, and help deliver strong and inclusive communities, those involved in planning and development must:

**Policy GG2 ‘Making the Best Use of Land’** states that in order to create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must:

**Policy GG3 ‘Creating a Healthy City’** requires developments to improve Londoners’ health and reduce health inequalities.

**Policy GG6 ‘Increasing Efficiency and Resilience’** states developments will help London become a more efficient and resilient city and those involved in planning and development must:

- A seek to improve energy efficiency and support the move towards a low carbon circular economy, contributing towards London becoming a zero-carbon city by 2050.
- ensure buildings and infrastructure are designed to adapt to a changing climate,
- making efficient use of water, reducing impacts from natural hazards like flooding and heatwaves, while mitigating against and avoiding contributing to the urban heat island effect.
- create a safe and secure environment which is resilient against the impact of emergencies including fire and terrorism.
- take an integrated and smart approach to the delivery of strategic and local infrastructure by ensuring that public, private, community and voluntary sectors plan and work together.

**Policy D1 ‘London’s Form, Character and Capacity for Growth’** states Boroughs should undertake area assessments to define the characteristics, qualities and value of different places within the plan area to develop an understanding of different areas’ capacity for growth. Area assessments should cover the elements listed below:

- housing types and tenure
- urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density)
- existing and planned transport networks (particularly walking and cycling networks), and public transport connectivity 5) air quality and noise levels
- open space networks, green infrastructure, and water bodies
- historical evolution and heritage assets (including an assessment of their significance and contribution to local character)
- topography and hydrology
- land availability
- existing and emerging Development Plan designations
- land uses
- views and landmarks

**Policy D2 ‘Delivering Good Design’** requires Design and Access statements to be submitted with development proposals in order to demonstrate that the proposal meets the design requirements of the London Plan.

**Policy D3 Inclusive Design** states

- Boroughs, in preparing their Development Plans, should support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities in the development of planning policies that affect them.
- Development proposal should achieve the highest standards of accessible and inclusive design. They should 1A) be designed taking into account London’s diverse population
- provide high quality people focused spaces that are designed to facilitate social interaction and inclusion
- be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment

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- be able to be entered, used and exited safely, easily and with dignity for all
- be designed to incorporate safe and dignified emergency evacuation for all
- building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a
- suitably sized fire evacuation lifts suitable to be used to evacuate people who require level access from the building.

**Policy D4 ‘Housing Quality and Standards’**, states that housing development should:

- be of high-quality design, and provide adequately sized rooms (with comfortable and functional layouts, which are fit for purpose;
- provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.
- be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables (for at least card, paper, mixed plastics, metals, glass) food waste as well as residual waste.

**Policy D9 ‘Basement Development’** states Boroughs should establish policies to address the negative impacts of large-scale basement development beneath existing buildings, where this is identified as an issue locally.

**Policy D10 ‘Safety, Security and Resilience to Emergency’** states development proposals should maximise building resilience and minimise potential physical risks, including those arising as a result of extreme weather, fire, flood and related hazards. Development should include measures to design out crime that – in proportion to the risk – deter terrorism, assist in the detection of terrorist activity and help mitigate its effects. These measures should be considered at the start of the design process to ensure they are inclusive and aesthetically integrated into the development and the wider area.

**Policy D11 ‘Fire Safety’** states in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- identify suitably positioned unobstructed outside space:
- a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point
- are designed to incorporate appropriate features which reduce the risk to life and of serious injury in the event of a fire; including appropriate fire alarm systems, passive and active fire safety measures
- are constructed in an appropriate way to minimise the risk of fire spread
- provide suitable and convenient means of escape, and associated evacuation strategy for all building users
- develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
- provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

**Policy D13 ‘Noise’** states in order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:

- avoiding significant adverse noise impacts on health and quality of life
- mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses
- improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity)
- separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials – in preference to sole reliance on sound insulation

- where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles
- promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

**Policy SI2 ‘Minimising Greenhouse Gas Emissions’** states that a minimum on-site reduction of at least 35 per cent beyond Building Regulations 117 is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures.

**Policy SI4 ‘Managing Heat Risk’** states development proposals should minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure.

**Policy SI5 ‘Water Infrastructure’** states in order to minimise the use of mains water, water supplies and resources should be protected and conserved in a sustainable manner. In addition, it states proposals should seek to improve the water environment and ensure that adequate wastewater infrastructure capacity is provided and take action to minimise the potential for misconnections between foul and surface water networks.

**Policy SI7 ‘Reducing Waste and Supporting the Circular Economy’**, Resource Conservation, Waste Reduction, increases in material re-use and recycling, and reductions in waste going for disposal will be achieved by the Mayor, waste planning authorities and industry working in collaboration to:

- promote a more circular economy that improves resource efficiency and innovation to keep products and materials at their highest use for as long as possible
- encourage waste minimisation and waste prevention through the reuse of materials and using fewer resources in the production and distribution of products
- meet or exceed the targets for each of the following waste and material streams:
  - construction and demolition – 95 per cent reuse/recycling/recovery
  - excavation – 95 per cent beneficial use
- design developments with adequate, flexible, and easily accessible storage space and collection systems that support, as a minimum, the separate collection of dry recyclables (at least card, paper, mixed plastics, metals, glass) and food.

**Policy SI12 ‘Flood Risk Management’** states development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed.

**Policy SI13 ‘Sustainable Drainage’** states, development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. Furthermore, it states, drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improve water quality, and enhance biodiversity, urban greening, amenity and recreation.

**Policy T1 ‘Strategic Approach to Transport’** states all development should make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London’s transport networks and supporting infrastructure are mitigated.

**Policy T2 ‘Healthy Streets’** states development proposals should:

- demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators in line with Transport for London guidance
- reduce the dominance of vehicles on London’s streets whether stationary or moving
- be permeable by foot and cycle and connect to local walking and cycling networks as well as public transport.

**Policy T3 ‘Transport capacity, connectivity and safeguarding’** states development proposals should support capacity, connectivity and other improvements to the bus network and ensure it can operate efficiently to, from and within developments, giving priority to buses and supporting infrastructure as needed.

**Policy T4 ‘Assessing and Mitigating Transport Impacts’** states development proposals should not increase road danger.

**Policy T5 ‘Cycling’** states development should secure the provision of appropriate levels of cycle parking which should be fit for purpose, secure and well-located.

**Policy T6 ‘Parking’** states where sites are redeveloped, parking provision should reflect the current approach and not be re-provided at previous levels where this exceeds the standards set out in this policy.

**Policy T7 ‘Deliveries, Servicing and Construction’** states during the construction phase of development, inclusive, and safe access for people walking or cycling should be prioritised and maintained at all times.

**Policy T9 ‘Funding Transport Infrastructure Through Planning’** states planning obligations (Section 106 agreements), including financial contributions, will be sought to mitigate impacts from development, which may be cumulative. Such obligations and contributions may include the provision of new and improved public transport services, capacity and infrastructure, the expansion of the London wide cycle networks and supporting infrastructure, and making streets pleasant environments for walking and socialising, in line with the Healthy Streets Approach.