



149 and 151 King Henry's Road



Planning Statement



Boyer

Report Control

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1. INTRODUCTION AND PROPOSALS

- 1.1 This Planning Statement is prepared on behalf of Mr and Mrs. A Keats for the internal reconfiguration of 149 and 151 King Henrys Road.
- 1.2 The applicants currently reside in the lower ground floor (garden) flat at number 149 but have recently acquired the LG and G floor portions of number 151. The proposed description of development is as follows;

Internal alterations of the lower ground and floors of 149 and 151 and the upper ground floor of 151 King Henrys Road to give one no. 4 bed unit and one no. 1 bed unit as well as minor external alterations.

- 1.3 This Planning Statement is accompanied by the following documents;

Document	Consultant
Site Location Plan	Platform 5
Existing Plans and Elevations	Platform 5
Proposed Plans and Elevations	Platform 5
Design and Access Statement	Platform 5
CIL questions	Boyer
Application form	Boyer

- 1.4 This statement sets out the proposed development and assesses it against the adopted planning policies. The statement is structured as follows;

- Section 1 introduces the proposals
- Section 2 provides a background into the site and surrounding areas
- Section 3 outlines the planning history
- Section 4 provides the planning policy context
- Section 5 appraises the proposals against the adopted policy
- Section 6 concludes the report

2. SITE AND SURROUNDING AREAS

- 2.1 The site is located within the London Borough of Camden close to Swiss Cottage and north of Primrose Hill. The Site comprises two former semi-detached houses numbers 149 and 151, which have been converted to 4 & 3 flats respectively. According to the Elsworthy Conservation Area appraisal, the conversion of the larger properties into flats occurred in the post war period.
- 2.2 The applicant has ownership of the lower ground floor of number 149 of which they have been residing in for the last 3 years and have made their family home. In early 2018, the applicant acquired the ground and lower ground floors of number 151 which makes up the other side of the former semi-detached house. The rest of the site is in separate ownership and comprises individual flats. These flats are not included within this application.
- 2.3 The properties are Victorian in style and comprise 4 storeys (lower ground and three above). There is no basement development present at the site. The existing lower ground floor level exists due to changing levels across the site from the street frontage to the rear. The existing property constitutes lower ground floor level due to the existing structure being above the prevailing ground level, it is accessible from the outside of the building, it forms part of the original building fabric and is consistent with the character of the area (Camden Basement Guidance 2018 pp. 11).
- 2.4 The properties comprise traditional proportions and styles. At the front of the property there are large bay windows which run from the ground to the lower ground levels. These windows are mirrored at both 149 and 151 creating a symmetrical façade which fronts King Henry's Road. The rear elevation of the existing properties is more varied and has been altered by extended sections. At 149 there is a ground floor rear extension and external covered seating area. There are then bay windows at both 149 and 151 which again mirror the proportions of the front of the property.
- 2.5 The property benefits from an extremely long garden which borders properties on Wadham Gardens. Due to the generous plot size, the property benefits from significant screening from surrounding properties and as a result, the rear elevation is screened from view. Furthermore, there is significant mature tree cover within the garden areas which continue to contribute to the seclusion and screening and mean that the rear elevation is not readily visible from surrounding properties.
- 2.6 The Site is located within the Elsworthy Conservation area. The Site is not listed as being a significant contributor to the conservation area. The Site is not listed nor is it included within the Local List. There are no listed buildings within the immediate surrounding of the Site.
- 2.7 The Site has a PTAL rating of 5 whereby 1 is the worst and 6b is the best. The site is located approximately 500m south east of Swiss Cottage underground station, and approx. 700m east of South Hampstead train station. A number of local bus services run within close proximity to the Site including the 31, C11, N28, N31 and the 603.

2.8 The Site is located within Flood Zone 1 and is considered to be at the lowest risk of flooding.

3. PLANNING HISTORY

3.1 The relevant planning history for the site is included in the table below;

Address	Reference	Proposal	Decision
149 King Henrys Road	2011/0068/P	Amendment to increase size of side extension by moving forward entrance door to planning permission granted on 10 December 2009 (ref: 2009/5006/P, for erection of single-storey rear and side conservatory-style extension to the lower ground floor flat, enlargement of the existing side window at upper ground floor level and alterations to the access to the lower ground floor flat).	Granted, 2011
149 King Henrys Road	2011/0108/P	Submission of details of green roof pursuant to Condition 4 of planning permission granted 10/12/2009 (reference 2009/5006/P) for the erection of single-storey rear and side conservatory-style extension to the lower ground floor flat, enlargement of the existing side window at upper ground floor level and alterations to the access to the lower ground floor flat.	Granted 2011

<p>149 King Henrys Road</p>	<p>2009/5006/P</p>	<p>Erection of single-storey rear and side conservatory-style extension to the lower ground floor flat, enlargement of the existing side window at upper ground floor level and alterations to the access to the lower ground floor flat.</p>	<p>Granted, 2009</p>
<p>149 King Henrys Road</p>	<p>2008/3955/P</p>	<p>Certificate of lawfulness for existing use of front part of second floor as a self-contained studio flat.</p>	<p>Granted, 2008</p>
<p>149 King Henry's Road</p>	<p>2006/5625/P</p>	<p>Use of the second floor level front room as a self-contained studio flat (Class C3).</p>	<p>Refused. 2007</p>

4. PLANNING POLICY CONTEXT

The Development Plan

- 4.1 The development plan for Camden comprises the following documents;
- The London Plan (2016)
 - The Local Plan (2017)
- 4.2 There are also a range of supplementary planning documents which have been adopted by the Council which aim to guide development across the borough. Of relevance to this application are the following documents;
- CPG 2 Housing (2019)
 - CPG Amenity (2018)
 - Design CPG (2019)
 - Altering and Extending you home CPG (2019)
- 4.3 The relevant policies for this development are listed in the table below;

Camden Local Plan	The London Plan
Policy H1 Maximising housing supply	Policy 3.4 Optimising housing potential
Policy H3 Protecting existing homes	Policy 3.5 Quality and design of housing developments
Policy H6 Housing choice and mix	Policy 3.8 Housing choice
Policy H7 Large and small homes	Policy 3.14 Existing housing
Policy D1 Design	Policy 7.4 Local character

Material Considerations

- 4.4 The NPPF constitutes a material consideration in the determination of planning applications and should be used to inform decision making.

- 4.5 The National Planning Policy Framework (NPPF) was updated in March 2019 and sets out the strategic planning aspirations. This along with the National Planning Practice Guidance (NPPG) are material considerations in decisions on planning applications. The documents set out the Government's economic, environmental and social planning policies and guidance and identifies that the purpose of the planning system is to promote sustainable development. The NPPF advises that the primary aim of development management is to foster the delivery of sustainable development, not to hinder or prevent development from taking place. The NPPF supports applicants engaging in pre-application discussions.
- 4.6 Paragraph 11 of the NPPF identifies the core planning principles which should underpin both plan making and decision making, this includes being genuinely plan led, not simply being about scrutiny, proactively driving and supporting sustainable economic development, seeking to secure high quality design and a good standard of amenity, promoting the vitality of urban areas, supporting the transition to low carbon futures and promoting mixed use developments.
- 4.7 The NPPF supports a presumption in favour of sustainable development and sets out at Para 11 that 'for decision taking this means: approving development proposals that accord with the development plan without delay'.

Emerging Policy

- 4.8 The Mayor of London is at the advanced stages of preparing the new London Plan. This underwent Examination in Public in 2018. The Mayor has now published the 'intent to publish' version of the plan. The relevant policies of the most up to date version of the plan are listed below;
- Policy GG4 delivering the homes Londoner's need
 - Policy D6 Housing Quality and Standards
 - Policy H11 Increasing housing supply
 - Policy H9 Ensuring the best use of stock
 - Policy H10 Housing size mix

5. ASSESSMENT OF DEVELOPMENT

5.1 This section of the Planning Statement assesses the proposed development against the adopted planning policies.

Principle of Development

- 5.2 Camden has a number of policies within the Local Plan which seek to deliver high quality housing across the Borough. Policy H1 of the Plan (maximising housing supply) will maintain self-contained homes as a priority land use within the borough and where sites are underused or vacant, expect the maximum reasonable provision of housing that is compatible with any other uses needed on the site.
- 5.3 Policy H3 outlines how the Council will ensure that existing homes within the borough continue to meet the needs of current and future households. One way of ensuring this is that the council will resist development which will involve a net loss of residential floorspace and resist development that would involve the net loss of two or more homes.
- 5.4 In terms of residential mix, policy H6 requires new development to deliver a range of housing. Further to this, policy H7 (large and small homes) will require all development (including conversions) to include a mix of small and large homes.
- 5.5 The proposed development would deliver high quality residential dwellings within an existing building. The proposed mix is outlined in the table below;

Plot no.	Proposed size	Floor area (sqm)
1	3b5p	186
2	1b2p	66

- 5.6 The proposed development will not lead to a reduction in the number of units, thus complying with the requirements of policy H3. Furthermore, the proposed development would not reduce the number of family sized units available at the site meaning the development is therefore in accordance with the aspirations of policy H7.
- 5.7 The proposals would bring a currently vacant residential dwelling back into active use, allowing it to contribute to the housing market within the borough. This provision, along with the good mix of dwellings that will be created means the proposals are in accordance with the relevant policies of the Local Plan and should be considered acceptable.

Residential standards

- 5.8 The proposed development would retain two dwellings on the site and would deliver 1 no. 1 bed 2 person unit and 1 no. 3 bed 5 person unit. The proposed dwellings exceed the minimum space standards and would benefit from a high residential quality. Both units are dual aspect and would benefit from good outlook and high levels of daylight and sunlight.

- 5.9 The 3 bedroom family-sized unit would benefit from a generous amenity space provision which substantially exceeds the requirements of the London Plan. Whilst the one bed unit would not benefit from any private amenity space, it is noted that the site is situated just 350m north of Primrose Hill. Furthermore, the unit size of the upper dwelling (1 bed) is considered to be a lower priority in regards to the provision of amenity space. Therefore, this provision is considered acceptable considering the site context and the surrounding facilities.

Design

- 5.10 The proposed development comprises minimal external changes. In summary the proposals incorporate the following external changes;
- Removal of existing door on west elevation
 - Replacement of all single glazed windows and doors with double glazing
 - New connection into the existing SVP on west elevation
- 5.11 All of the proposed external alterations have been designed to a high standard to have regard to policy D1 of the Local Plan.
- 5.12 Furthermore, the proposals have taken account of the guidance outlined in the CPG 'Altering and Extending your home' which requires all original windows, and those in the style of original should be replaced with 'like for like' wherever possible in order to preserve the character of the property and surrounding area.

Highways

- 5.13 There are no additional dwellings proposed as part of this development. The development would have no material impact on the surrounding highway network in regards to parking or trip frequency. Therefore, the proposals are acceptable in regards to highways.
- 5.14 It is proposed that two parking permits will be retained for future use by the occupants. As there is no increase in the total number of permits, it is considered that the proposed development is acceptable in regards to highways.

Refuse and servicing

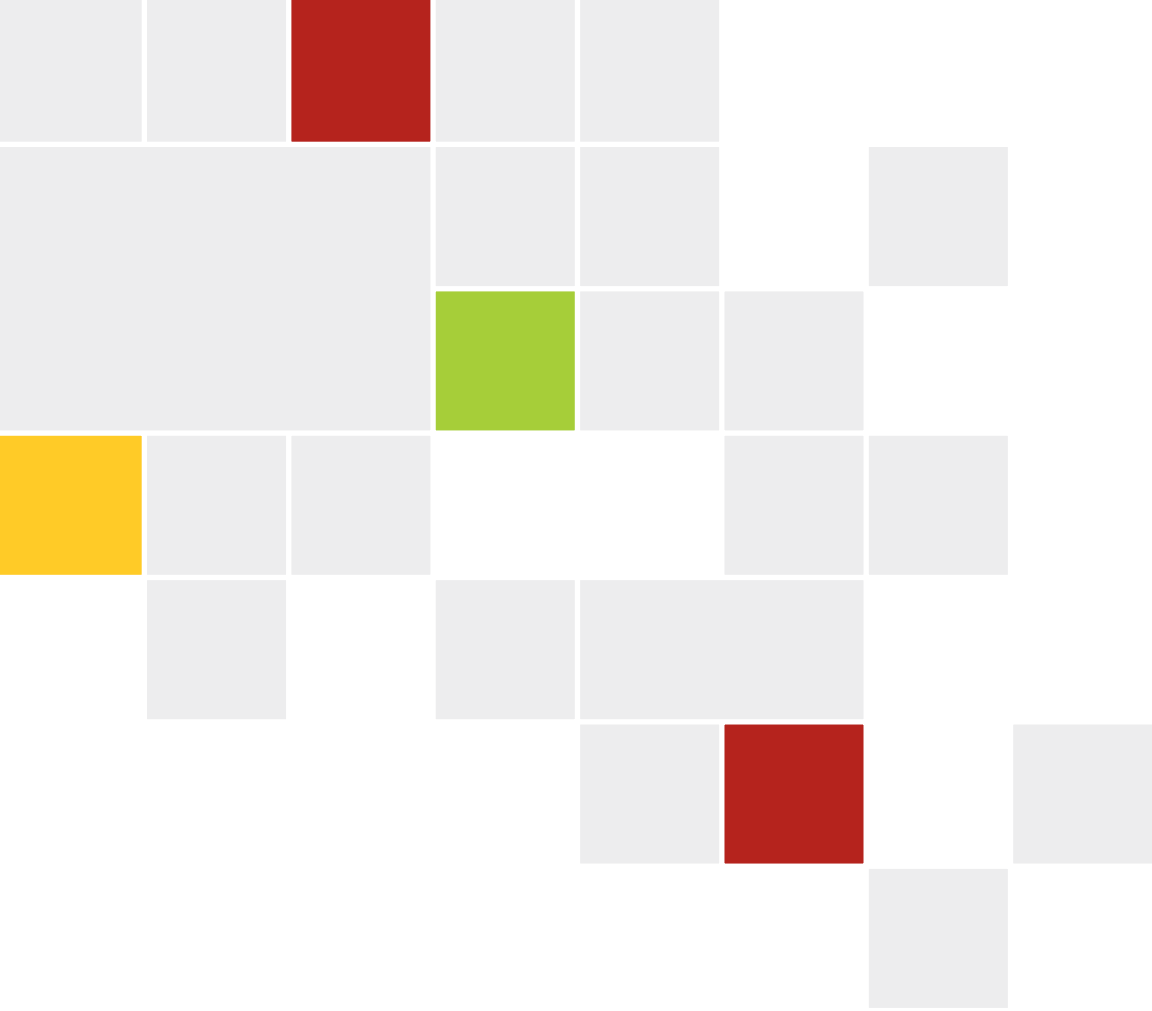
- 5.15 As there is no net increase in the number of dwellings on the site, there is not anticipated to be any additional refuse or servicing requirements because of the development. Therefore, the existing arrangements will serve the proposed development.

6. CONCLUSION

- 6.1 This Planning Statement accompanies the submission for the proposed development at 149-151 King Henrys Road. The proposals comprise the following works;

Internal alterations of the lower ground and ground floors of 149 and 151 and the upper ground floor of 151 King Henrys Road to give one no. 4 bed unit and one no. 1 bed unit as well as minor external alterations.

- 6.2 The proposed development would retain two units on the site and would not lead to a loss of residential floorspace. The proposed unit mix would retain a family sized dwelling which is a priority for the council. It is considered that the principle of the internal works to reorganise the dwelling layouts is acceptable and is in line with the relevant policies from the Local Plan.
- 6.3 The proposed dwellings would benefit from a high quality of residential amenity. Both units would exceed the minimum space standards, would be dual aspect and would benefit from good levels of outlook, daylight and sunlight. The lower ground floor unit would benefit from private amenity space that exceeds the London Plan requirements. Whilst the upper floor unit would not benefit from any amenity space, given the unit size, site constraints and the close proximity to Primrose Hill this is considered acceptable.
- 6.4 There would be no detrimental impact on the highways as a result of the proposals and all refuse and servicing arrangements would be as per the existing arrangements.
- 6.5 The minor external alterations have been sensitively designed to accord with Policy D1 and will be appropriate for the site and the surrounding context.
- 6.6 It is considered that the proposed development would deliver two high quality dwellings which are of the appropriate size and standard that the Council expects. The proposals comply with the relevant policies of the Local Plan and should be granted permission without delay.



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