



Orb Property Planning

189 Oakleigh Road North
Whetstone, London N20 0TU

Phone: 07766732787

E-Mail: info@orbplanning.co.uk Web: www.orbplanning.co.uk

Planning Statement

240 Camden High Street, NW1 8QS

'Creation of Mansard roof extension to facilitate the conversion of upper parts of building into 2 x self contained flats'

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1. Introduction and Site History

- 1.1. The application site consists of a commercial property centrally located on Camden High Street, close to Camden Lock. The existing property contains 2 stories above street level with a flat roof; there is also a storey located at lower ground level.
- 1.2. Camden High Street is a busy mixed use area with commercial on the lower floors and a number of buildings with converted upper parts to residential. The property is located in a highly sustainable location close to Camden Overland and Underground station, in addition to numerous shops and amenities in the nearby area.
- 1.3. The property has an existing 2 storey rear projection to the rear and has also applied for a first floor rear extension, under reference number (xxxx)



Figure 1 - 240 Camden High Street - Location

2. Proposal and Planning Justification

- 2.1. The scheme proposes a roof extension to sit on top of the existing flat roof in order to maximise the use of the site and to accommodate much needed residential accommodation. The additional space will allow the upper floor flat to meet the London Plan space standards (2011) as outlined in table 3.3. This facilitates a one bedroom (2 person) flat of 59m².
- 2.2. It should be noted that the upper floors of the property are set back from the High Street, with the front section of ground floor footprint providing a 'buffer zone' between the High Street and views towards the roof level. This ensures that the roofs of the properties do not overbear the street and provides a comfortable set back, out of immediate view.
- 2.3. In regards to the appearance of the Mansard, the proposal has followed Camden Planning Guidance '*Altering and extending your home*' policies (4.6 - 4.8).
- 2.4. It is considered that there is significant variation in the building lines of properties in the local area. There are also examples of properties nearby that have extended upwards.
- 2.5. Number 210 Camden High Street has carried out a mansard roof extension, which is visible from the street - this is more so apparent as the upper part of the building does not have the set back from the High Street that is present at the application site.
- 2.6. 230 Camden High Street has extended up by a full three stories, so it appears as a three storey building from the front. This is also the case a few doors along towards the canal where 246 Camden high Street has extended a full storey upwards.



Image 2 - Mansard Extension at 210 Camden High Street



Image 3 - Three storey extension at 246 Camden High Street

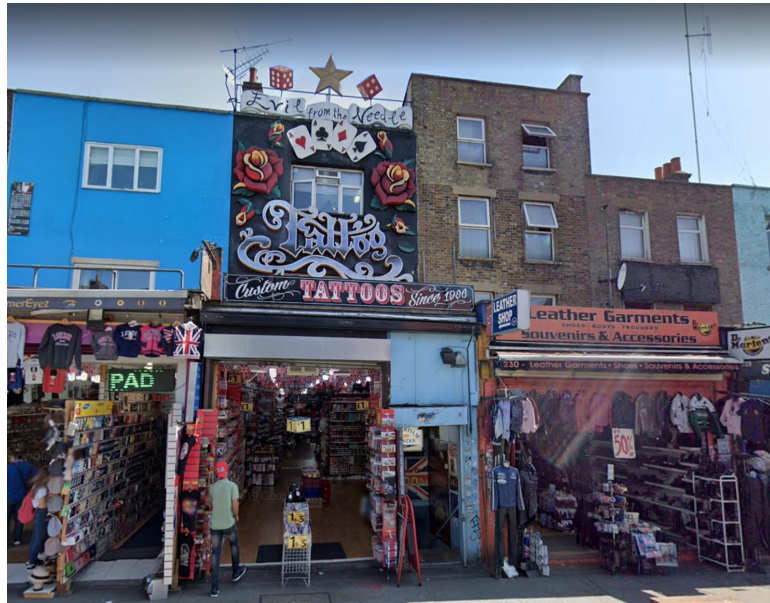


Image 4 - Three storey extension at 230 Camden High Street



Figure 5 - Three storey building being constructed to the opposite side of the lock



Figure 6 - Three storey building to opposite side of the lock

- 2.6.1. The mansard extension at 210 appears to have been approved in 1988, it is noted that some of the extensions have been there for some time, however they do play a significant role in altering the topography of the buildings on this parade and do alter the existing character of the area.
- 2.6.2. It should be noted that this proposal involves a scheme that is far more sensitively designed than the examples provided above, and follows the principles of the Camden Design Guidance in order to create an appearance of a two storey building with a Mansard roof extension, as opposed to a full three stories, being built up in solid brick/block construction as seen on other examples.
- 2.6.3. The use of sensitively chosen roof materials, slate tiles, GRP dormers and timber sash windows, ensures that the proposal would achieve a high standard of design.
- 2.6.4. The set back from the High Street is also significant, with the set back being 2.89m, and not something that is apparent on other examples further along the High Street (such as 210). The mansard is also set behind the thickness of the wall which is 420mm and set back further to allow for drainage, totalling 550mm set back from the front elevation, and therefore a distance of 3.44m from the High Street.

- 2.6.5. This set back ensures that the Mansard roof is completely out of immediate view from street level and it is only from certain angles that the extension would be visible. It is therefore an extension that would not appear obtrusive or overbearing on the High Street and the set back provides ample proportion in relation to the overall building.
- 2.6.6. It should be noted that the extension is proposed to sit on an existing flat roof, and will therefore not result in the loss of an existing valley roof, furthermore, the scheme would not look out of character with the roof levels of the parade and would also offer a sensitively designed mansard roof that is significantly set back from the front.
- 2.6.7. Two front dormer windows are situated to the front elevation, equally spaced apart, subordinate to the roof and sitting above the existing windows. These windows propose painted timber sash in order to merge with the surroundings.
- 2.6.8. The development provides a high quality living environment, situated within a sustainable location, thus meeting the objectives of local, regional and national planning policy.
- 2.6.9. The current property could utilise permitted development rights to create a number of smaller flats with a poorer living environment, however this scheme would maximise the potential of the site in order to create a high quality spacious living environment, whilst having minimal impact on the character of the surrounding area.

3. National Planning Policy Framework

- 3.1 It is felt that there are a number of principles within the NPPF that support this development. The NPPF advocates the more boarded spectrum of sustainable development within the planning system, stating the idea of sustainable development as:

Meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

The NPPF continues with three dimensions to sustainable development:

- *An economic role* - ensuring the right land is available at the right time in the right place to support growth and innovation
- *A social role* - providing a supply of housing to meet the needs of present and future generations and providing a high quality built environment with accessible local services
- *An environmental role* - contributing to protecting and enhancing the natural built and historic environment

3.2 The economic sustainability objectives of the appeal proposal are clear in the fact that a more efficient use of land is being created, with high quality accommodation, therefore bringing vitality and diversity to the area.

3.3 The ability to provide a high standard of accommodation to future tenants within the proposal ensures that the general desirability and economic prosperity of the area will be significantly increased.

3.4 It is clear that the appeal site is in accordance with the objectives of the NPPF. Section (19) states *'Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'*

3.5 Section (23) states *'residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites'* Section (58) states that decisions should *'optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses.'*

3.6 The idea of providing a better standard of living for people to meet the needs of people in the present and future generations within sustainable locations fully complies with the principle of the proposal.

3.7 The environmental objectives of the proposal have also been considered and described within

the statement above. The proposal protects and enhances the natural built environment, responds to local character and history, and reflects the identity of local surroundings and materials, whilst keeping within the principles of sustainable development.

4 Sustainability Statement – How the development accords with SPD

4.1 Minimum Space Standards – Each flat meets the minimum space standard of 37m² for a one person unit and 50m² for a two person unit, and 61m² for a two bedroom, three person unit.

4.2 Internal Layout and design – Ceiling heights are sufficient to meet policy, all rooms have sufficient natural light and windows. Living room, dining and kitchen areas are above 23m².

4.3 Outdoor amenity space – This has been provided for the ground and first floor unit (maisonette). It is not possible to provide further amenity space, however the property is within a highly sustainable location and close to public parks.

4.4 Daylight and harm to neighbours – There are no residential windows that will be impacted. The mansard roof extension is not within close proximity to any residential windows.

4.5 Lifetime Homes Standards – It is felt that the properties are large enough and have enough window locations, so that they can be adaptable in the future, if for example the flats needed to change size or to accommodate growing families.

4.6 Wheelchair users - Unfortunately due to the location, it is not possible to accommodate wheelchair users. The space requirements for a lift would not be practical.

4.7 Energy Use in new buildings – The extension will use the latest building regulations thermal

standards to ensure that the building will make the best use of natural resources and save on carbon emissions.

- 4.8 Retro fitting – The flats will be upgraded with insulation to the walls, double glazed windows, and water and energy efficient fixtures and fittings.
- 4.9 Waste Strategy – Due to the location of the flats, the only strategy possible is placing the refuse to the street in order for daily collections (existing situation)
- 4.10 Air and Noise quality – The retrofitting and upgrading of elements in the building will improve this. LPA can also monitor this via use of condition