

# Planning & Sustainability Statement **Priory Terrace**

Relating to site at  
Land Adjacent to 39 Priory Terrace, West Hampstead, NW6 4DG  
March 2020

The logo for hgh consulting, consisting of the lowercase letters 'hgh' in a white, sans-serif font, enclosed within a white square border.

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## 1.0 Introduction

- 1.1 hgh Consulting has been instructed by Old Hampstead Estates Limited to prepare this Planning Statement in support of a planning application for the erection of a single 3-bedroom detached dwellinghouse (“the proposed development”) on land adjacent to 39 Priory Terrace (“the site”) in the London Borough of Camden (“LB Camden”).
- 1.2 The proposed development has been subject to extensive pre-application discussions with LB Camden and the submitted scheme has evolved in response to the feedback received. Further details of pre-application engagement can be found in Section 3 of this statement.
- 1.3 This Planning Statement should be read in conjunction with all other plans and documents including:
- Application Form;
  - Existing and Proposed Drawings;
  - CIL Liability Form;
  - Design and Access Statement;
  - Heritage Statement;
  - Archaeological Desk-Based Assessment;
  - Daylight and Sunlight Assessment;
  - Tree Statement;
  - Energy Statement;
  - Flood Risk Assessment and Drainage Statement;
  - Construction and Demolition Management Plan;
  - Desk Study and Ground Investigation Report; and
  - Air Quality Assessment.
- 1.4 This statement provides a detailed assessment of the proposed development against all relevant planning policy, as well as any other material considerations of relevance to the decision-making process. It provides a reasoned justification as to why planning permission for the proposed development should be granted.

## 2.0 Site and Surroundings

- 2.1 The planning application relates to the land adjoining 39 Priory Terrace, West Hampstead, London, NW6, located on the western side of the junction of Priory Terrace and Abbey Road.
- 2.2 39 Priory Terrace, which adjoins the site, is neither statutorily nor locally listed. The Church of St Mary and St Marys Church Hall are Grade II listed buildings situated to the northwest on the opposite side of Abbey Road. Additionally, the site falls within Priory Road Local Conservation Area.
- 2.3 The site has an area of 0.01 hectares and currently comprises vacant land and a single garage (next to which is another garage outside of the application boundary and the applicant's ownership). The site is underutilised and consequently is in a dilapidated state of repair with overgrown shrubbery and a littering of rubbish. Access to the site is currently provided via Abbey Road in addition to a pedestrian access point, shared with the owners of 39 Priory Terrace, south of the site via Priory Terrace.
- 2.4 The site has an excellent Public Transport Accessibility Level (PTAL) rating of 6a (6b being the best). The nearest stations are Kilburn High Road overground station and Kilburn Park underground station (on the Bakerloo line), both under a 10-minute walk from the site. Additionally, a number of bus stops are situated within vicinity to the site.

### Designations

- 2.5 The site is located within the Priory Road Conservation Area. An Archaeological Priority Area is situated nearby to the south, but the site itself is not located within it.
- 2.6 The site is located in Flood Risk Zone 1 ("Low Risk") as identified in the Environmental Agency's Flood Map for Planning. However, the site is in an area prone to surface water flooding.

### Planning History

- 2.7 Historically, the site originally contained some small structures comprising stabling and rooms addressed as 39a Priory Terrace according to the 1866 OS archive records (see paragraph 6.13 below). The building was demolished in the 1960's and two garages were subsequently constructed (one within the site), both accessed via Abbey Road, as can be seen today.
- 2.8 A desk-based search using LB Camden's website provides limited planning history for the site in more recent years. The only relevant application found was for the erection of a part one and part two-storey house on the site of the two existing garages fronting Abbey Road, which was refused in 1984 (LPA ref: J5/5/8/37214).

### Surrounding Area

- 2.9 The surrounding area is predominantly residential in character comprising of Victorian and Italianate style semi-detached villas, all mostly three storeys in height with basements. Shops and services along Kilburn High Road are approximately 0.3 miles from the site, an easy 6-minute walk.

### 3.0 Pre-application

- 3.1 The National Planning Policy Framework (NPPF), Localism Act and strategic local policies and guidance emphasise that early engagement and good quality pre-application discussion enables better coordination between public and private resources.
- 3.2 The applicant has responded to this policy and guidance by engaging and discussing the proposals at length with LB Camden, as well as by holding discussions with immediate neighbours.
- 3.3 Formal pre-application discussions with LB Camden regarding the proposed development have been on-going since August 2019, during which time meeting with the case officer took place on-site in October 2019.
- 3.4 In summary, the principle of the demolition of one of the existing two garages and the erection of a contemporary 3-bedroom detached dwellinghouse was supported on the basis of providing a new family home within a residential area and by making optimal use of an accessible and previously developed site.
- 3.5 Some concerns were raised regarding the design of the dwelling, relating mainly to the proposed development needing to be subservient to Priority Terrace in both scale and appearance, and therefore the following alterations were recommended:
- To lower the height of the building and remove the first floor cantilever;
  - To refine the architectural response of the site to its surroundings; and
  - To reduce the size and bulkiness of the roof terrace.
- 3.6 SHH Architects, alongside its appointed design team, has responded to this pre-application advice as follows:
- The height of the dwelling has been reduced so that it is no higher than the top of the portico of 39 Priory Terrace, and the first floor cantilever over the retained garage has been completely removed, thereby retaining a better relationship with the site's context and moving the built form away from Priory Lodge and the mansard windows to the north-west;
  - The architecture remains contemporary in style but now better responds to its context by drawing references from the design of the surrounding houses to create a more refined architectural response to the site, and by using appropriate vernacular materials to complement the local setting and Conservation Area; and
  - The roof terrace has been reduced in size and pulled away from Priory Lodge to now comprise a sunken roof terrace with discreet balustrading and low level box hedging, resulting in a less visible and bulky appearance with limited potential for overlooking.
  - A vertical screen/ green wall has been introduced on the north west flank wall to improve the aspect of the neighbouring property at Priory Lodge.
- 3.7 Further information regarding the proposed development and the design evolution is contained within the Design and Access Statement.



## 4.0 Proposed Development

- 4.1 The application seeks permission for “the demolition of a single garage and the erection of a 3-bedroom detached dwellinghouse with basement, lower ground and upper ground floor levels; a roof terrace; landscaping; new boundary wall, and other associated infrastructure” as depicted below.



4.2 A summary of the key characteristics of the proposed development is below:

**The Development**

- The demolition of one of the two existing garages on-site; and
- Erection of a contemporary 3-bedroom, detached dwellinghouse with basement, lower ground and upper ground floor levels.

**Access and Parking**

- A secured gated pedestrian access is proposed North of the site along Abbey Road;
- The existing access passage currently shared with the occupiers of the lower ground floor flat at 39 Priory Terrace, situated to the south, is also to be retained; and
- A car-free scheme with cycle storage provided within a secure storage unit in the front garden.

**Amenity Provision**

- A private front garden will be provided, as well as a small roof terrace.

**Landscaping**

- Soft landscaping including grass lawns, trees and hedges; and
- Hard landscaping including timber decked patio areas on the proposed roof terrace with box planting and green roof.

**Refuse/Recycling Provision**

- A new bin store is to be provided within the curtilage of the proposed development which can be accessed via the shared entrance off Priory Terrace.

## 5.0 Planning Policy Framework

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

### Development Plan

5.2 The development plan for the purposes of this application comprises:

- The London Plan (2016);
- Camden Local Plan (2017); and
- Camden Policies Map (2019).

5.3 The relevant policies within the Camden Local Plan are as follows:

- Policy H1 Maximising housing supply
- Policy H4 Maximising the supply of affordable housing
- Policy H6 Housing choice and mix
- Policy H7 Large and small homes
- Policy C5 Safety and Security
- Policy C6 Access for all
- Policy A1 Managing the impact of development
- Policy A3 Biodiversity
- Policy A4 Noise and vibration
- Policy A5 Basement
- Policy D1 Design
- Policy D2 Heritage
- Policy CC2 Adapting to climate change
- Policy CC3 Water and Flooding
- Policy T1 Prioritising walking, cycling and public transport
- Policy T2 Parking and car-free development
- Policy T3 Transport infrastructure
- Policy T4 Promoting the sustainable movements of goods and materials

5.4 These policies are supported by the following LB Camden Planning Guidance:

- Access for All (March 2019)
- Design (March 2019)
- Amenity (March 2018)
- Basements (March 2018)
- Transport (March 2019)
- Interim CPG Housing (March 2018)
- Housing (March 2019)
- Biodiversity (March 2018)
- Trees (March 2019)
- Water and Flooding (March 2019)
- Developer Contributions (March 2019)
- Energy Efficiency and Adaptation (March 2019)



- Priory Road Conservation Area Statement (2000)

### **Material Considerations**

5.5 Important material considerations include:

- The National Planning Policy Framework (NPPF) (February 2019);
- Planning Practice Guidance (PPG); and
- Intend to Publish London Plan (IPLP) (December 2019).

## 6.0 Planning Assessment

6.1 This section considers the extent to which the proposed development accords with the relevant policies of the development; and whether there are any other material considerations of relevance to the decision-making process. The key planning considerations relevant to the proposed development are:

1. Principle of Development;
2. Affordable Housing;
3. Design and Scale;
4. Heritage;
5. Amenity;
6. Basement Development;
7. Biodiversity;
8. Sustainability;
9. Car parking and access; and
10. CIL.

### **Principle of Development**

6.2 The NPPF encourages a significant increase in both housing supply and delivery, recognising the important role that small sites make to meeting housing requirements. Additionally, the London Plan and the IPLP identify the pressing need for more homes to be delivered in London and the need to optimise the delivery of housing from sites.

6.3 Local Plan Policy H1, “*Maximising housing supply*”, states a target of 16,800 additional homes to be supplied by 2031 and has identified the utilisation of underused and vacant land as a key strategy for achieving this target. Furthermore, Local Plan Policy H7 aims to secure a range of homes to address any housing imbalances. LB Camden’s Dwelling Size Priorities Table states that there is a “high demand” for 3-bedroom market homes.

6.4 The proposed development would provide a new and additional family home in LB Camden by making the most efficient use of a vacant and underused parcel of previously developed and accessible land, aligning with the above policies. The provision of new housing is supported in LB Camden’s pre-application response.

### **Affordable Housing**

6.5 The NPPF stipulates in paragraph 63 that the provision of affordable housing should not be sought for residential developments that are not major developments.

6.6 London Plan Policy 3.12 states that the maximum reasonable amount of affordable housing should be sought when negotiating on individual private residential schemes, having regard to, particularly, the specific circumstances of individual sites, including development viability. This is reflected in the IPLP.

6.7 Local Plan Policy H4 aims to maximise the supply of affordable housing, expecting a contribution from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100 sqm (GIA) or more. A sliding scale is used to determine the financial

contribution required from sites that have capacity for fewer than 25 additional homes, starting at 2% for one home.

- 6.8 At 150 sqm (GIA), the proposed development will include the provision of a payment *in lieu* of affordable housing equivalent to 2% (as defined by Figure IH1 “*sliding scale for affordable housing percentage targets*” in LB Camden’s Interim Housing Guidance) of the net additional residential floorspace as per Local Plan Policy H4, to be secured by way of a section 106 agreement.

**Design and Scale**

- 6.9 The NPPF states good design is a key component of sustainable development and should contribute to making places better for people.
- 6.10 Camden’s Planning Guidance (“Design”) states that high quality design makes a significant contribution to the success of a development, of a place, and the community in which it is located.
- 6.11 London Plan Policy 7.4 encourages development to have regard to the form, function and structure of an area, and the scale, mass and orientation of surrounding buildings. Policy 7.6 states that architecture should be of the highest quality, responsive and complementary to the surrounding context and cause no unacceptable harm to the amenity of surrounding land and buildings.
- 6.12 These points are also reflected in the IPLP, Local Plan Policy D1, and the Design Planning Guidance, which all seek high quality design in development.
- 6.13 As set out in Section 3 of this statement, the proposed development has responded to the feedback received at the pre-application stage:
- The height of the dwelling has been reduced so that it is no higher than the top of the portico at 39 Priory Terrace. As shown within the Heritage Statement (and reproduced by the image below), at the turn of the 20<sup>th</sup> century, the site was occupied by a single storey structure, the height of which (including the weighty bottle balustrade) actually sat above the original white stucco rendered portico (which today has a lead flashing flat roof). As agreed during pre-application discussions, the proposed massing goes no higher than the top of the portico to 39 Priory Terrace and therefore remains adequately subservient.



Furthermore, the proposed first floor cantilever over the retained garage has been completely removed, thereby retaining a better relationship with the site's context and moving the built form away from Priory Lodge to the north-west.

- The architecture remains contemporary in style but now better responds to its context by drawing references from the design of the surrounding houses to create a more refined architectural response to the site, and by using appropriate vernacular materials to complement the local setting and Conservation Area; and
- The roof terrace has been reduced in size and pulled away from Priory Lodge to now comprise a sunken roof terrace with discreet balustrading and low level box hedging, resulting in a less visible and bulky appearance with limited potential for overlooking.

6.14 The proposed development has therefore responded positively to the key design recommendations of LB Camden to provide a contemporary 3-bedroom family dwelling of exemplary design standards that sensitively and sophisticatedly draws reference from the local context and character as required by Local Plan Policy D1.

6.15 Additionally, the design proposes boundary treatments, including screening and new planting, which will help create a more pleasant pedestrian environment along Abbey Road when compared to the existing set-back garages, which attract anti-social behaviours such as fly-tipping, loitering and graffiti, in line with Local Plan Policy T1.

6.16 Improvements to community safety and security have also been incorporated into the proposed design through the installation of new security gates at the primary pedestrian access point off Abbey Road as well as a new boundary wall and fencing along Abbey Road and Priory Terrace. Thus, the proposed development complies with Local Plan Policy C5.

6.17 In terms of the quality of accommodation, the proposed design incorporates light-wells, glazed roof lights and sufficient windows to ensure a good level of internal daylight throughout the building. The Daylight and Sunlight Assessment, prepared by eb7 to be submitted as part of the planning application, shows the proposal fully meets the BRE guidelines for internal daylight and sunlight as required by LB Camden's Amenity Planning Guidance.

6.18 Additionally, the proposal exceeds nationally described space standards for a 3-bed home and provides a functional, adaptable and accessible space for future occupiers as per Local Plan Policy H6.

### **Heritage**

6.19 The NPPF (paragraph 189) stipulates that applications for planning permission which affect heritage assets must describe the significance of the heritage assets, including the contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impacts of the proposal on their significance.

6.20 London Plan Policy 7.8, IPLP Policy HC1, Local Plan Policy D2, and LB Camden's Design Planning Guidance all require development affecting Conservation Areas to preserve or enhance their character and appearance, for example, by protecting their settings.

- 6.21 The site is not statutorily or locally listed (and neither is Priory Terrace). The Church of St Mary and St Marys Church Hall are both situated on the opposite side of Abbey Road and are Grade II listed. Additionally, the site is located within Priory Road Conservation Area.
- 6.22 A Heritage Statement, prepared by Heritage Information, has been submitted as part of this application which provides an analysis of the site and the impact of the proposed development on the settings of these identified heritage assets.
- 6.23 As demonstrated by the Heritage Statement, the current degraded situation of the site negatively contributes to the Priory Road Conservation Area and the settings of the Grade II listed buildings. The proposed development, through the removal of a dilapidated and unsightly 1960s garage and reintroducing a historically subservient building at 39a Priory Terrace, is, on the other hand, considered to sustain and enhance the character and appearance of the Priory Road Conservation Area and the settings of the Grade II listed buildings, without causing any harm to the nearby Church.
- 6.24 Furthermore, whilst the site is not located in an Archaeological Priority Area, an Archaeological Desk-Based Assessment, prepared by Heritage Information, has been submitted which identifies the potential for underground heritage assets.
- 6.25 The applicant consulted with the Greater London Archaeology Advisory Service (GLAAS) at the pre-application stage who have confirmed that they will not be recommending any further archaeological work to be undertaken given that there would be limited archaeological impact arising from such a small scale of development.

### **Amenity**

- 6.26 The NPPF states in paragraph 127 that developments should provide a high standard of amenity for existing and future users.
- 6.27 London Plan Policy 7.6 and Local Plan Policy D1 both stipulate that a high level of residential amenity and functionality is required for all residential developments. IPLP Policy D6 and Local Plan Policy A1 both seek to safeguard the amenity of neighbouring occupiers.
- 6.28 LB Camden's Amenity Planning Guidance requires development to be designed to protect the privacy of occupiers of existing and proposed dwellings and to reduce potential overlooking. It goes on to state that development schemes should consider the impact of daylight and sunlight levels on neighbouring properties, but recognises (in accordance with NPPF paragraph 123) that authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).
- 6.29 The Daylight and Sunlight Report, prepared by eb7, assesses the impact of the proposed development on the lighting conditions of the closest affected neighbouring properties: 39 Priory Terrace and Priory Lodge.
- 6.30 Concerning 39 Priory Terrace, 4 of the 5 windows overlooking the site serve secondary or non-habitable spaces, such as circulation, bathrooms and a small 'non-habitable' kitchen. Whilst the remaining window will see a change in the VSC levels below the BRE guidelines, this is only a

secondary window to a bedroom, with the principal window facing out towards the private garden to the rear to which will not be affected. Overall, the second bedroom will retain a high level of VSC and the daylight effects within the room will be negligible.

- 6.31 The majority of windows in Priory Lodge face away from the proposed development. The only windows overlooking the proposal are the dormer windows in the mansard roof at first floor level. The Daylight and Sunlight Report demonstrates that this room will experience virtually no change in daylight as a result of the proposed development.
- 6.32 Furthermore, the rear garden at Priory Lodge, where sunlight levels are already relatively constrained in the existing condition on the 21<sup>st</sup> March with 38% of the area receiving over 2hrs of sun, will experience little change as a result of the proposed development where 36% of the area will receive at least 2hrs of sun, thereby retaining 97% its existing sunlight in accordance with BRE guidance. In addition, and as explained above, the proposed roof terrace has been revised from the pre-application scheme to be pulled back from Priory Lodge, thereby minimising the potential for overlooking.
- 6.33 Overall, the proposed development adequately protects the privacy and amenities of neighbouring residents in accordance with Local Plan Policy D1 and A1.

#### **Basement Development**

- 6.34 The supporting text to IPLP Policy D10 states:
- “... small-scale basement excavations, where they are appropriately designed and constructed, can contribute to the to the efficient use of land.”*
- 6.35 Local Plan Policy A5 states that basement development will only be permitted where the proposals 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.
- 6.36 LB Camden’s Basement Planning Guidance also stipulates that in determining proposals for basements and other underground development, LB Camden 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.
- 6.37 Local Plan Policy A5 also requires basement developments to:
- Not comprise of more than one storey;
  - Not be built under an existing basement;
  - Not exceed 50% of each garden within the property;
  - Be less than 1.5 times the footprint of the host building in area;
  - Extend into the garden no further than 50% of the depth of the lost building measured from the principle rear elevation;
  - Not extend into or underneath the garden further than 50% of the depth of the garden;



- Be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- Avoid loss of garden space or trees of townscape or amenity value.

- 6.38 In accordance with the above, a one-storey basement is proposed below the lower ground floor. It has the same footprint as the proposed dwelling; does not extend into the garden; and is set back from neighbouring property boundaries.
- 6.39 Furthermore, a Desk Study and Ground Investigation Report has been prepared by Geotechnical & Environmental Associates Limited (GEA) and submitted with the application. The report assesses the ground conditions of the site and undertakes a contaminated land assessment detecting there to be no elevated concentrations of contaminants. A Basement Impact Assessment (BIA) forms part of the report and concludes that the proposal is unlikely to result in any specific land or slope stability issues and any potential impacts can be mitigated through appropriate design and standard construction practice.
- 6.40 A draft Construction and Demolition Management Plan has been prepared by Construction Planning Associates using LB Camden's CMP proforma as a 'live' document to be updated as the project progresses. The document addresses matters of community liaison, transport and the environment with appropriate mitigation measures set out to ensure the nearest sensitive receptors to the site, including the adjacent neighbours, will experience minimised impacts during construction.
- 6.41 Whilst the site is within Flood Zone 1 (and therefore the proposed dwelling is appropriate in this location), it is within an area that is potentially prone to surface water flooding. As such, a Flood Risk Assessment and Drainage Statement has been prepared by Infrastruct CS Ltd. which proposes a sustainable drainage system comprising a green roof and cellular attenuation tank with flow control device to reduce runoff flows to a maximum of 2 litres per second. Foul water will be discharged into the existing combined drainage network running along Priory Terrace to the east of the property.
- 6.42 Overall, and provided that the drainage system is appropriately maintained, the risk of flooding from overland flows is considered to be low when utilising the proposed sustainable drainage system.

### **Biodiversity**

- 6.43 London Plan Policy 7.21 states that existing trees of value should be protected and maintained throughout developments.
- 6.44 No mature trees are present on site, however, the impact of the proposed excavation on the root protection area of a nearby tree located within the walled garden to Priory Lodge is to be taken into account.
- 6.45 A statement has been provided by Landmark Trees stipulating the proposed development will be at a sufficient distance from the radius of the root protection area. Moreover the proposed development is separated from the tree by limiting structures such like the boundary wall's side return and adjoining ramp and garage. Overall, it is considered the proposed development would have a minimal impact on the root protection area of this tree.

- 6.46 The proposed roof terrace will incorporate a sedum green roof bringing a range of ecological benefits to the site by actively supporting biodiversity and assisting in the population of insects, bees and butterflies through the planting of a variety of flora and fauna. This will also improve air quality in the local area by capturing air pollutants and CO<sub>2</sub> and provide a form of energy conservation by improving thermal performance and minimising heat losses through the roof. The above benefits align with Local Plan Policy A3 and CC2.

### **Sustainability**

- 6.47 The NPPF seeks to achieve sustainable development by supporting developments that achieve economic, social and environmental objectives. As described in Section 7 of this Planning Statement, the proposed development achieves a number of these mutually reinforcing objectives and therefore constitutes sustainable development within the terms of the NPPF.
- 6.48 The NPPF also stipulates that new developments should be designed in ways that contribute to reducing greenhouse gas emissions. This is reflected in the London Plan, IPLP and Local Plan Policies CC1 and CC2.
- 6.49 The proposed development has been sustainably designed, seeking to meet the highest feasible environmental standards through the use of solar panels, a bio-diverse roof and additional planting in accordance with the above policies.
- 6.50 An Energy Statement has been prepared by ME7 identifying a number of design measures for improving the energy efficiency of the proposed building, including newly constructed elements with U-values going beyond the building regulation requirements; high efficiency condensing boiler; and 100% low energy lights.
- 6.51 Furthermore, of the proposed development will provide renewable energy on-site through the installation of solar panels, resulting in a 2% overall reduction in regulated CO<sub>2</sub> emissions compared to building regulations.

### **Air Quality**

- 6.52 Paragraph 181 of the NPPF stipulates planning decisions should take into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local area.
- 6.53 London Plan Policy 4.14 requires new developments to be at least air quality neutral to minimise increased exposure to existing poor air quality and make provision to address local problems of air quality (particularly within Air Quality Management Areas).
- 6.54 Local Plan Policy CC4 states the Council will take into account the impact of air quality when assessing development proposals.
- 6.55 The site is situated within an Air Quality Management Area; thus, an Air Quality Assessment has been prepared by Air Quality Consultants. The consultants conclude the operational air quality effects of the proposed development will be minimal due to the fact that one garage will be removed and replaced by a car free dwelling; the domestic gas-fired boiler to be installed will meet all relevant emissions criteria; and the site is located away from major roads, situated within pollution concentrations below air quality objectives. Thus, air quality for future residents will be acceptable.

**Car Parking and Access**

- 6.56 London Plan Policy 6.13 and the IPLP both encourage “car free” developments, particularly in accessible locations (e.g. PTAL 5-6 locations).
- 6.57 Camden’s Local Plan Policy T2 requires all new developments in the borough to be car-free. Additionally, Policy C6 seeks buildings and places to meet the highest practicable standards of accessible and inclusive design so that they can be used safely, easily and with dignity by all.
- 6.58 In line with the above policies, the proposed development is to be a car-free development taking full advantage of its high PTAL rating of 6a and therefore will not impact on air quality during the operation of the building. Additionally, best practice measures will be put in place to manage dust and other disturbances and pollution during the temporary construction phase.
- 6.59 Cycle storage will be provided within a secure cycle storage unit within the garden and in close proximity to the main pedestrian entrance.
- 6.60 The main pedestrian access to the dwelling is proposed via Abbey Road. This access point will have new security gates installed to help improve community safety and security of the area in line with Local Plan Policy C5. Additionally, the access passage shared with the occupiers of 39 Priory Terrace, situated south of the site, is to be retained.
- 6.61 The proposal has been designed to be accessible for wheelchair users, installing a wheelchair accessible ramp down to the entry door, aligning with Local Plan Policy C6. Further details of this can be found in the Design and Access Statement.

**CIL**

- 6.62 With regard to adopted CIL Charging Schedules, the proposed development would attract the following charges:
- Mayoral CIL: £80 per sqm of additional floorspace; and
  - LB Camden CIL: £500 per sqm of additional residential floorspace.

A CIL Liability Form has been submitted for the proposed development. All figures will be subject to indexation at the time of planning permission being granted.

## 7.0 Sustainable Development

7.1 The NPPF sets out the Government’s planning policies for England and how these should be applied. It states that *“the purpose of the planning system is to contribute to the achievement of sustainable development”* (§7) by achieving three overarching and interdependent objectives: economic, social and environmental (§8).

7.2 The proposed development constitutes sustainable development within the terms of the NPPF by achieving the following objectives:

### **Economic:**

- The delivery of a new family home where it is needed to help address any potential barriers to investment (such as inadequate housing) in line with paragraph 81 of the NPPF;
- The creation of around 4.3 direct, indirect and induced jobs throughout the construction period, as evidenced by the Home Builders Federation<sup>1</sup>; and
- Fiscal benefits in the form of additional Council Tax and New Homes Bonus payments.

### **Social:**

- The delivery of a new 3-bedroom family home to help meet LB Camden’s housing needs as per paragraphs 59-61 of the NPPF;
- A financial contribution equivalent to 2% towards affordable housing provision within the local authority area in accordance with paragraph 62 of the NPPF;
- Utilising a suitable and small windfall site within an existing residential area, the benefits of which (including a quick build-out time) should be given “great weight” as per paragraph 68 of the NPPF; and
- The creation of high-quality living conditions for future occupiers with the proposed flat being in excess of the Government’s nationally described space standards and by being designed to be accessible for wheelchair users in accordance with paragraph 127(f) of the NPPF.

### **Environmental:**

- Making an effective use of previously developed land in order to help meet LB Camden’s growing need for homes as per paragraph 117 of the NPPF;
- Utilising brownfield land within a settlement for new housing (which is to be given “substantial weight”);
- Providing considerable improvements to the appearance of the area by removing a shabby plot of derelict land that currently detracts from the appearance and setting of the Conservation Area and nearby listed buildings and providing a well-designed and contemporary new dwelling that responds positively to its local and historic context. The

<sup>1</sup> HBF (March 2015) ‘The Economic Footprint of UK Housebuilding’

application should therefore be “treated favourably” in accordance with paragraph 200 of the NPPF;

- No discernible impact on the daylight and sunlight conditions of neighbouring residents and good levels of lighting within the proposed building, thereby providing a high standard of amenity for existing and future users in accordance with paragraph 127(f) of the NPPF;
- Introduction of active and passive energy efficiency measures, including the use of photovoltaic panels resulting in a 2% reduction in regulated CO2 emissions (an improvement on building regulations) in line with Section 14 of the NPPF;
- A green roof as well as additional landscaping to provide ecological benefits in accordance with paragraph 170 of the NPPF; and
- Being a car-free development that takes advantage of its accessibility to public transport services and provides a good level of cycle parking in line with Section 9 of the NPPF.

7.3 Overall, the proposed development represents the achievement of sustainable development within the terms of the NPPF. The proposals accord with all relevant policies in the development plan; and as such, the presumption in favour of sustainable development is fully engaged and the application should be approved without delay.

## 8.0 Conclusion

- 8.1 This Planning Statement has been prepared by hgh Consulting on behalf of Old Hampstead Estates Limited to support a planning application for *“the demolition of a single garage and the erection of a 3-bedroom detached dwellinghouse with basement, ground and upper ground floor levels; a roof terrace; landscaping; new boundary wall, and other associated infrastructure”* on land adjacent to 39 Priory Terrace, West Hampstead, NW6 4DG.
- 8.2 The proposed development will contribute to the delivery of LB Camden’s housing needs, specifically delivering a new market family home, which is a high priority at the moment, by optimising delivery on an underutilised and neglected parcel of previously developed land.
- 8.3 The proposed development provides a high-quality, contemporary family home arranged over three floors meeting and exceeding national standards of accommodation requirements. A private garden and a bio-diverse roof terrace are also proposed to provide high-quality amenity spaces to benefit the health and wellbeing of future occupiers. The dwelling has been sustainably designed to meet the highest feasible environmental standards, implementing measures contributing to the mitigation of and adaptation to climate change. Furthermore, the proposal is to be car-free taking full advantage of the high-level of public transport in the area, as well as encouraging cycling through the provision of a secure cycle storage area.
- 8.4 The proposal has taken significant consideration to its setting within the Priory Road Conservation Area and proximity to the Grade II listed St Mary’s Church and Hall along Abbey Road. The proposal has been carefully and sympathetically designed by award winning architects SHH to ensure it protects local character. Additionally, the proposal provides a substantial opportunity to enhance the appearance of the area through the redevelopment of a vacant and dilapidated parcel of land, which has been subject to neglect, evident from the overgrown shrubbery and littering of rubbish on site. Thus, the proposal is considered to complement and enhance the Priory Road Conservation Area and the settings of the Grade II listed church and hall.
- 8.5 The proposed development will have minimal impacts on neighbouring amenity, as demonstrated through the Daylight and Sunlight Assessment.
- 8.6 Overall, it is considered that the proposed development accords with the development plan when read as a whole; comprises sustainable development within the terms of the NPPF; delivers a series of notable benefits; and should therefore be approved without delay.





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