Our ref. : AB2012/LPA250720

Planning Department

London Borough of Camden

2nd Floor, 5 Pancras Square

c/o Town Hall

Judd Street

London

WC1H 9JE

25th July 2020

Dear Sir/Madam,

**FULL PLANNING APPLICATION - 4A DELANCEY PASSAGE, CAMDEN, LONDON, NW1 7NN**

On behalf of our client, Ms. Christina Stock, please find enclosed a full planning application relating to the property at 4a Delancey Passage, Camden, London, NW1 7NN.

This full planning application is being submitted to the London Borough of Camden (the LPA) by way of the Planning Portal website, and comprises the following documentation ;

* Completed planning application forms including ownership certificate.
* Completed Community Infrastructure Levy (CIL) form.
* This covering letter/supporting planning statement prepared by Beamish Planning Consultancy.
* Design & Access Statement prepared by Cameron Louro.
* Drawing no. 001 Rev. 00 – location and block plan prepared by Cameron Louro.
* Drawing no. 002 Rev. 00 – as existing part ground and first floor plans prepared by Cameron Louro.
* Drawing no. 003 Rev. 00 – as existing second, third and roof plans prepared by Cameron Louro.
* Drawing no. 004 Rev. 00 – existing rear elevation prepared by Cameron Louro.
* Drawing no. 005 Rev. 00 – existing section AA prepared by Cameron Louro.
* Drawing no. 006 Rev. 00 – existing section BB prepared by Cameron Louro.
* Drawing on. 007 Rev. 00 – existing side elevation from 105 Camden High Street prepared by Cameron Louro.
* Drawing no. 008 Rev. 00 – existing side elevation from 109 Camden High Street prepared by Cameron Louro.
* Drawing no. 102 Rev. 00 – proposed part ground and first floor plans prepared by Cameron Louro.
* Drawing no. 103 Rev. 00 – proposed second, third and roof plans prepared by Cameron Louro.
* Drawing no. 104 Rev. 00 – proposed rear elevation prepared by Cameron Louro.
* Drawing no. 105 Rev. 00 – proposed section AA prepared by Cameron Louro.
* Drawing no. 106 Rev. 00 – proposed section BB prepared by Cameron Louro.
* Drawing on. 107 Rev. 00 – proposed side elevation from 105 Camden High Street prepared by Cameron Louro.
* Drawing no. 108 Rev. 00 – proposed side elevation from 109 Camden High Street prepared by Cameron Louro.
* 2 sets of existing photographs of the application site and its immediate surroundings.

The statutory planning application fee of £462, together with the Planning Portal ‘service charge’ fee of £25, has been paid electronically at the same time as the submission of this application via the Planning Portal website.

**Description of application site and surroundings**

The property that is the subject of this full planning application, 4a Delancey Passage, currently comprises a 3 bedroom property with a gross internal floor area of approximately 110 square metres, extending over 3 floors from first floor level to third floor level.

The property forms the upper floors of a row of terraced properties, with the ground floor of both the subject site and its neighbours in commercial usage, comprising nos. 103 to 109 Camden High Street (the subject floorspace is above no. 107). The ground floor beneath the subject floorspace and its neighbours (at ground floor level) is designated as primary shopping frontage, with the ground floor beneath the subject floorspace currently in lawful use as an amusement arcade (a sui generis use).

The upper floors which comprise the subject site, and indeed all of the neighbouring upper floors above nos. 103 to 109 Camden High Street, are set back considerably from the ground floor building line, whilst the third (top) floors of the buildings consist of a mansard roof design.

The upper floorspace is accessed by way of a self-contained entrance (a pedestrian gate incorporating a security code) from Delancey Passage, which runs parallel to the rear of the property, and that entrance off Delancey Passage leads to an external staircase and an elevated walkway which is the point of access to the existing 3 bedroom property.

Beyond the rear elevation of no. 105 Camden High Street is a large two storey rear building (at ground and first floor level), no. 5 Delancey Passage, which is understood to have been in place for many years. Attached to the rear of no. 109 Camden High Street is a two storey rear extension, which has also been in place for several years and which we believe is now lawful/immune from enforcement action, although at no time has planning permission been granted for that extension.

It is understood that the existing fenestration within the rear elevations of both neighbouring properties to the application site do not serve habitable rooms, and/or that floorspace is not in use as residential accommodation and is instead used for purposes ancillary to the ground floor commercial uses of both properties.

The application submission includes 2 sets of photographs of both the application site and its immediate surroundings in order to aid the decision maker in familiarising themselves with the site and its surroundings, and the associated relationships.

Both the application site and its surroundings fall within the Camden Town conservation area, which was first designated in 1986. We also note that the relevant Conservation Area Appraisal makes specific reference to nos. 103-109 Camden High Street, stating that the properties were originally built in the 1780’s, with the shops added to the front at ground floor level in the 1830’s. The appraisal goes on to state that nos. 103-107 are of three storeys with mansard roofs, no. 109 without, and how they are Camden High Street’s oldest survivals. Finally, Appendix 2 to the Conservation Area Appraisal confirms that the properties from nos. 101-109 are regarded as ‘positive buildings’ which enhance the conservation area.

**Proposals for which planning permission is sought and pre-application advice**

Planning permission is sought for the erection of a small single storey rear extension to the existing property at first floor level, and the associated conversion of both the existing and resulting floorspace to create 2 self-contained flats.

The 2 flats will comprise a 1 bedroom, 2 person flat at first floor level, and a duplex 2 bedroom, 3 person flat at second and third floor level. The gross internal area (GIA) of the 1 bedroom flat will be 50 square metres, whilst the duplex 2 bedroom flat will have a GIA of 73 square metres.

It is proposed that the first floor flat will benefit from private amenity space by way of the remaining undeveloped roof of the existing ground floor rear projection, with a railing proposed around the edges of that projection.

The proposed single storey rear extension would comprise brick walls, matching the existing rear terrace façade, and a dark grey single-ply membrane flat roof. The total increase in the GIA as a result of the proposed extension is approximately 12.7 square metres.

The submission of this planning application follows the obtaining of pre-application advice (ref. 2020/0831/PRE) earlier this year, with written advice being provided by LPA Planning Officer Josh Lawler on 1st April 2020 following a site meeting on 13th March 2020.

The LPA’s written pre-application advice confirmed that although the proposed conversion would result in the loss of a 3 bedroom residential unit, given the particular site specific circumstances of the property, which makes it not ideal for family accommodation, the LPA would take a flexible approach and would support the conversion of the property into 2 smaller residential units. A copy of that written pre-application advice is attached as Appendix 1.

**Relevant planning policies and associated guidance**

At local level, the development plan for the application site and its surroundings currently comprises the London Borough of Camden Local Plan, which was adopted by the LPA on 3rd July 2017 following independent examination and which has replaced the previously adopted Core Strategy DPD and Development Policies DPD.

At regional level, the Minor Alterations to the London Plan were published in March 2016 and form part of the development plan for the determination of this planning application. Significant weight should also be attached to the ‘Intend to Publish’ London Plan, which was published on 9th December 2019 following independent Examination in Public. However, full weight cannot be attached to that version of the London Plan, as on 13th March 2020 the Secretary of State for Housing, Communities and Local Government wrote to the Mayor directing him not to publish that version of the London Plan until it is extensively modified around issues relating to the delivery of new homes within London.

The Housing Supplementary Planning Guidance (SPG), published by the GLA in March 2016, is also of relevance to these proposals, and provides guidance on matters such as housing supply, residential density and housing standards.

At national level, the latest update to the National Planning Policy Framework (NPPF) was published by the Government in February 2019 and streamlines previous national planning policy into a consolidated set of priorities, to ensure that planning decisions reflect genuine national objectives, with the principle of sustainable development permeating the framework.

In conjunction with national policy as set out in the NPPF, the National Planning Policy Guidance (NPPG) was first published by the Government in March 2014 (and is frequently updated) and also streamlines previously published national guidance, which had taken the form of planning policy guidance notes and planning policy statements, into a single document.

Additionally, in March 2015, the Government published its ‘Technical Housing Standards – Nationally Described Space Standards’, which sets out floorspace, dimensions and storage standards for new dwellings.

Also of relevance at local level is the Camden Planning Guidance documents entitled ‘Altering and Extending Your Home’ and ‘Design’, both of which were published in March 2019.

**Planning Appraisal**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, if regard is to be had to the Development Plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan, unless material considerations indicate otherwise.

With regards to the principle of the proposed conversion of the existing 3 bedroom dwelling, it is acknowledged that this would result in the subdivision of an existing family sized residential property, which adopted Local Plan policy H7

(Large and Small Homes) usually seeks to resist.

However, in the site specific particulars of this case, a departure from this policy is justified, given how the existing 3 bedroom property does not benefit from any private amenity space and fronts onto a main road within a designated town centre, making the location not an ideal one for a large family property. Additionally, the benefit of the proposed conversion would be the creation of an additional residential unit, which would make a modest but nonetheless positive addition to the LPA’s housing stock, in accordance with adopted Local Plan policy H1 (Maximising Housing Supply).

Indeed, this was recognised by the LPA in its written pre-application advice, within which it advised that it would take a flexible approach in this particular case.

Taking into account the single storey first floor rear extension which forms part of these proposals, the 1 bedroom, 2 person and 2 bedroom, 3 person duplex flats which would be created comply with the Nationally Described Space Standards, both in terms of the GIA of each flat and the dimensions of all of the bedrooms within the flats.

Having regard to the town centre location of the application building, including the fact that it is within a conservation area, and the fact that the duplex flat resulting from these proposals would be located on the second and third floors of the building, no private amenity space is proposed to that upper floor duplex unit. Again, a flexible approach should be taken in this regard.

The proposed first floor flat would benefit from private amenity space in the form of an elevated area of private amenity space directly above the existing ground floor rear projection, i.e. accessed from a door within the proposed first floor rear extension. That private amenity space would be surrounded by low level railings around all edges of the existing ground floor rear projection.

As the first floor fenestration within the rear elevations of both adjoining properties (nos. 105 and 109 Camden High Street) does not serve either habitable rooms or residential accommodation, there would be no unacceptable overlooking or loss of privacy resulting from these proposals. Additionally, having regard to the same considerations and as set out in section 4.10 of the Design & Access Statement which forms part of this full planning application submission, the closest fenestration to the commercial building at no. 3-7 Delancey Street (the rear of which faces the application building) is obscure glazed and serves a stairwell and a musical practice room.

The proposed first floor single storey rear extension is subordinate, in terms of its scale, bulk, mass and siting, to the host building, adding less than 13 square metres of additional floorspace. Additionally, its design and appearance both reflects and respects that of the host building and the adjoining properties, as well as the character and appearance of the Camden Town conservation area which the site forms part of.

Furthermore, the specific circumstances of the immediate surroundings must be taken into account, including the large bulk of the two storey building (no. 5 Delancey Passage) almost immediately to the rear of no. 105 Camden High Street, with the height of that building being the same height as the proposed single storey rear extension, and also the now lawful two storey rear extension to no. 109 Camden High Street, with the boundary between no. 109 and the application site also comprising a high level boundary wall at first floor level.

As already outlined, the first floor fenestration with the rear elevations of both neighbouring properties (nos. 105 and 109) does not serve either habitable rooms or residential accommodation, and the first floor rear facing fenestration to no. 105 is already compromised by the now lawful two storey building (5 Delancey Passage) almost immediately to its rear.

No windows are proposed within either of the flank elevations of the proposed rear extension, and therefore the proposed extension would not unacceptably impact upon either of the immediate neighbouring properties, nor indeed any other properties within the immediate surroundings.

Accordingly, the proposed first floor single storey rear extension would comply with adopted Local Plan policies A1 (Managing the Impact of Development), D1 (Design), D2 (Heritage), as well as relevant guidance as set out within Camden’s Planning Guidance, the GLA’s Housing SPG and the Nationally Described Space Standards.

Finally, it is recognised that matters such as cycle parking and refuse/recycling storage can be addressed by way of the imposition of appropriate conditions, and that a Section 106 agreement will need to be finalised in order to prevent future occupiers of the proposed flats from obtaining parking permits.

**Conclusion**

For the reasons set out within this planning application submission, the proposed conversion of the existing 3 bedroom flat and the associated addition of a single storey first floor rear extension to create 2 self-contained flats would accord

with relevant development plan policies and associated material planning considerations, and would not have any adverse impacts upon either the amenities of the occupiers of surrounding properties nor the character and appearance of the host building or the wider Camden Town conservation area.

Accordingly planning permission should be granted for these proposals, subject to the imposition of appropriate, necessary and reasonable conditions and the completion of a Section 106 agreement, and we welcome discussions with the Case Officer regarding these matters in due course.

Yours faithfully,



Adam Beamish

BA (Hons), DIP TRP, MRTPI