
Planning Statement

99 – 101 Parkway, NW1 7PP

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1. Introduction

- 1.1. This statement has been prepared in support of planning application for the following development at 99-101 Parkway, Camden Town, NW11 7PP

Removal and replacement of existing mansard roof at third floor. Erection of second floor and third floor rear extension above first floor rear projection to facilitate reconfiguration of existing flat at second third floor level to form 1x residential flat at second floor and 1x residential flat at third floor.

- 1.2. This statement follows a site visit, research into the site and surroundings and planning history. It is written in the context of the Development Plan, NPPF and other material considerations.

- 1.3. This document is divided into the following sections.

- **Section 2** describes the existing site and surrounding area
- **Section 3** outlines the planning history of the site
- **Section 4** provides a description of the proposed development
- **Section 5** outlines the relevant planning policy framework
- **Section 6** analyses the main planning considerations
- **Section 7** draws together our conclusions in respect of the overall proposals

- 1.4. This statement is supported by and should be read in conjunction with the following:

- Site location plan prepared by Latitude
- Existing and proposed plans prepared by Latitude
- Design and Access Statement prepared by Latitude
- Sunlight/Daylight assessment prepared by EB7

2. Site and Surroundings

- 2.1. 99-101 Parkway is a three storey brick building with a mansard roof set back from the parapet on the southern side of Parkway, just beyond its junction with Delaney Street. The building was formerly two separate properties and forms part of the terrace that runs from no.101 to no.61, where it stops at the junction with Albert Street. The building is not listed but is within the Camden Town Conservation Area
- 2.2. The terrace, comprises individually numbered properties two sash windows wide consisting of ground floor shopfronts and sash windows at first and second floor, with the second floor windows smaller than the first. No.87 and no.81 within the terrace are both Grade II Listed.
- 2.3. Many of the properties have mansard roofs set behind the parapet which are partially or fully visible from street level. No.95-101 Parkway Way has a slightly higher parapet with gabled 'waves' and no.97 Parkway has a prominent mansard roof set behind this parapet.

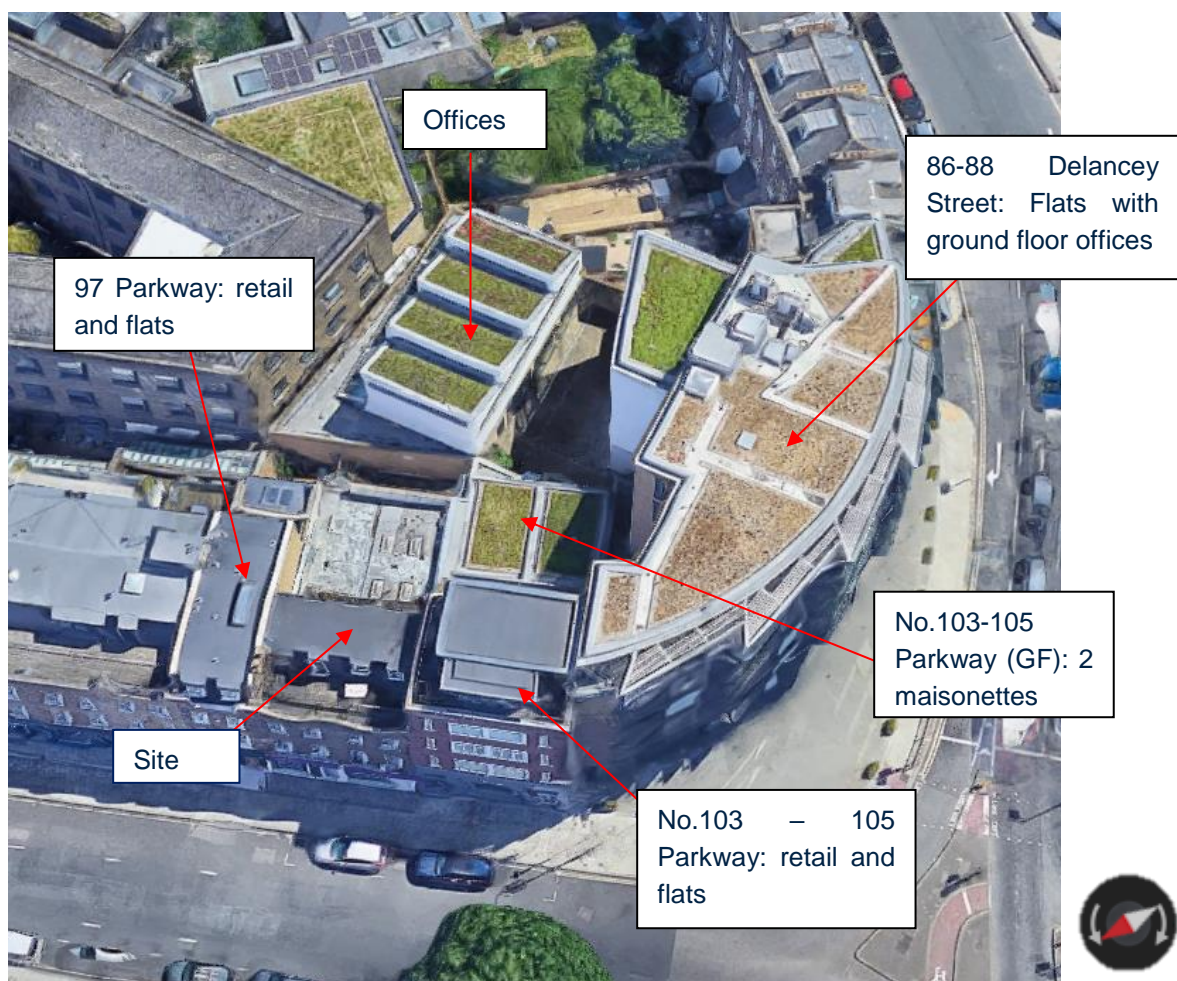


View of the front of the site (indicative line only)



- 2.4. The building is currently occupied by Chestertons Estate Agents at ground floor and two flats at first floor (1x 1b and 1x 2b) and a flat over second and third (1x 3b).

- 2.5. No.103-105 Parkway neighbours the site to the south and is a more modern building four storeys in height with an additional set back roof addition. It is understood to be retail at ground floor with residential above comprising one flat per floor typically with bedrooms at the rear and living space at the front. There are two separate maisonettes at ground floor at the rear of this building.
- 2.6. No. 88-86 Delancey Road to the immediate south is a large 5 storey modern mixed use development known as Solstice Point. It comprises ground floor offices and 14 dwellings on the upper floors. To the rear of the property and part of this development is a detached two storey unit in office use. This office unit has a high level second floor window facing the application site.



- 2.7. No. 97 Parkway to the sites north comprises ground floor retail with a single flat at first floor level and a maisonette over second and third floor. The property was extended following planning permission in 2015 and now extends beyond no.99 at second and third floor level.



View from the rear of the site looking toward 86-88 Delancey Street and rear elevation of 103-105 Parkway



View towards 97 showing second and third floor projection beyond application site

- 2.8. The site is located within the Camden Town Conservation Area and the Camden Town Centre, where it is identified as a 'sensitive frontage'. It is an area of exceptional public transport accessibility, with a PTAL rating of 6a.



3. Planning History

- 3.1. The site itself has no relevant planning history, but the neighbouring properties do have planning directly relevant to the proposed development.

97 Parkway (the neighbouring and adjoining site)

- 3.2. On 03 February 2016 planning permission was allowed on appeal for an extension of the second and third floors over the terrace (2014/7841/P). The application had been refused due to its height, bulk and massing being allegedly over dominant, but the Inspector upheld the appeal, concluding:

The proposed extension would not be an overly dominant or inappropriate addition to the host building and terrace and would not harm their integrity or composition.

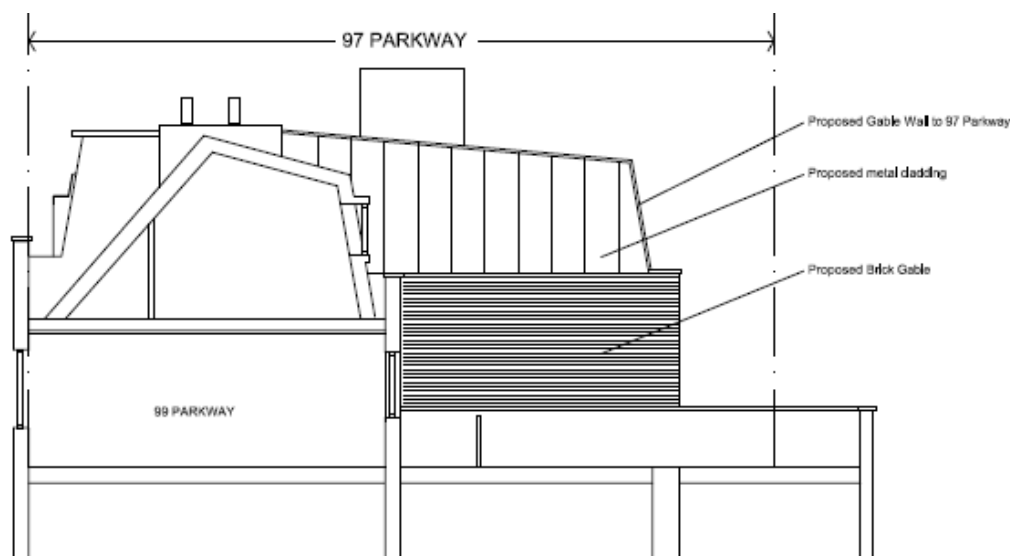
- 3.3. In refusing planning permission the following relevant comments were made in the officer report with respect of the impact of the development on the amenity of no.99.

Privacy

With respect to no.99 to the south-west, the effect on it from the proposal is comparable to that experienced by no.97 as a result of the development of no.95's upper floors.

Outlook and light

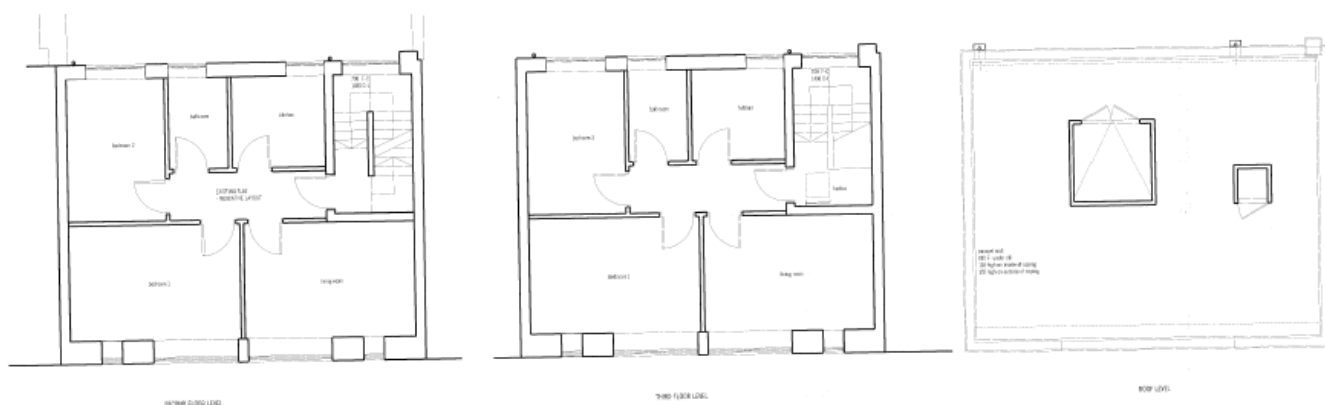
No.99 has a pair of doors nearest to the new extension and these may serve a habitable room. The outlook and light to this room would be affected by the new extension. However, the off-set of the doors from the extension and the orientation of the plots relative to each other should reduce the impacts to an acceptable level. The neighbour has referred to their terrace and once again this would be affected in a similar fashion and this impact is considered acceptable.



Consented section showing projection beyond 99

103 – 105 Parkway

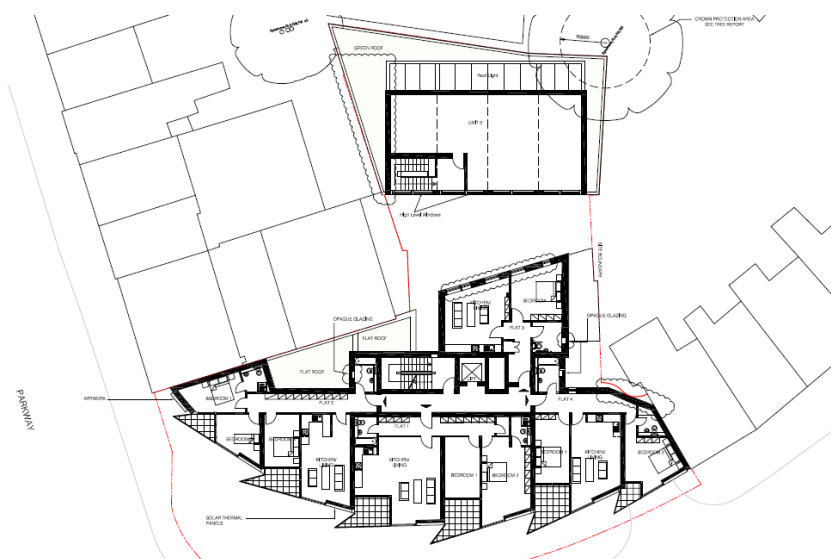
- 3.4. The site has a relatively extensive planning history including a 2008 consent for the erection of 2x two storey 2 bed maisonettes in the rear garden (2008/5399/P). This was varied in 2011 and has been built out (2011/0399/P). The site was also granted planning permission for a roof extension to provide a studio in 2009 (2009/2204/P). No information was provided with regard to the use of the other floors of the building but a 2003 permission for the conversion of the office at the rear of the shop to form residential dwelling (PEX0300182) provided floor plans showing the layout of the upper floor flats at the time. The floorplans show that there is one flat per floor and these are orientated with bedrooms at the rear. It is assumed this layout remains unchanged.



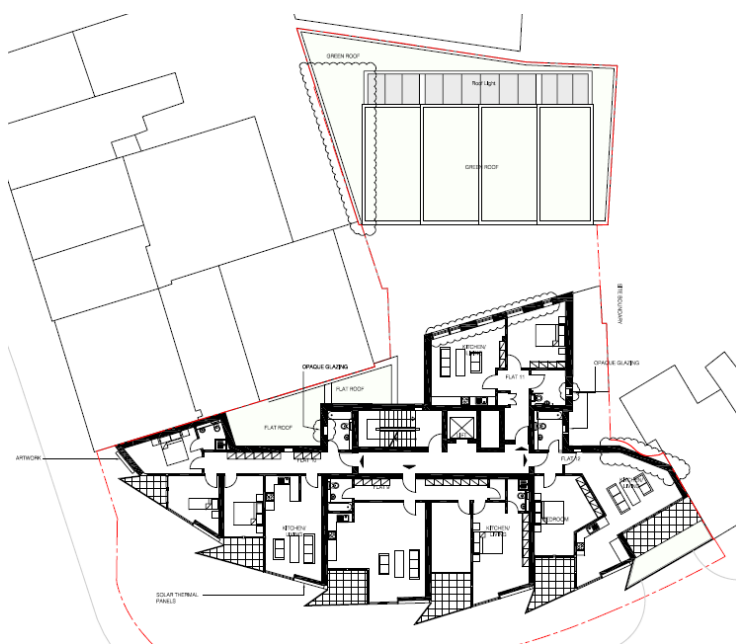
Floorplans showing assumed layout of neighbouring flats

86-88 Delancey Street

- 3.5. The site was granted permission for redevelopment on 15 May 2008 (2007/0718/P) and this was then varied in 2014. The 2014 permission shows the layout of the flats and offices, indicating that the nearest residential windows facing the application site serve the hallways of flats and the residential core. The drawings also confirm that the two storey building at the rear facing the application site serves an office and is therefore of limited sensitivity.



Consented first floor plan



Consented third (and typical residential) floor plan

4. Proposals

4.1. It is proposed to extend the building to the rear at second floor and replace the existing mansard with a mansard with a more forward building line behind the parapet. Internally, the building will be reconfigured at these levels to create a new two bed flat. In summary the development is to:

- extend the building at second floor;
- replace the mansard with a larger extended mansard at third floor; and
- replace the existing 3 bed maisonette over second and third floor with 1x 3 bed at second floor and 1x 2 bed at first floor.

4.2. The extension will extend to the same depth as the extension at no.97 and will be half width at no.101, so that it is set in away from the windows of the bedrooms at no.103/105.



Existing and proposed 3D visual of front

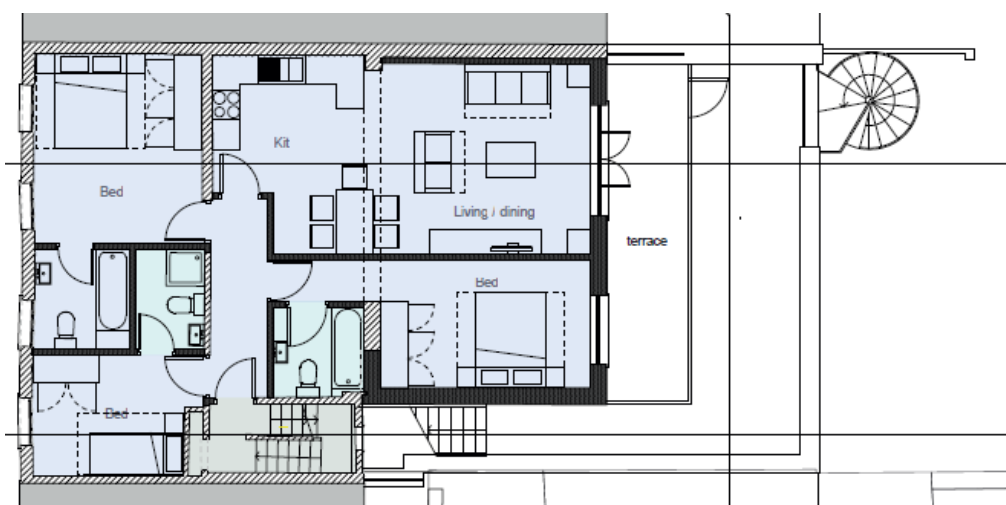
4.3. The extension will be articulated to retain the appearance of two separate buildings (99 and 101). Each element will be two dormers wide, save for the rear projection of 101 which as above is half width.



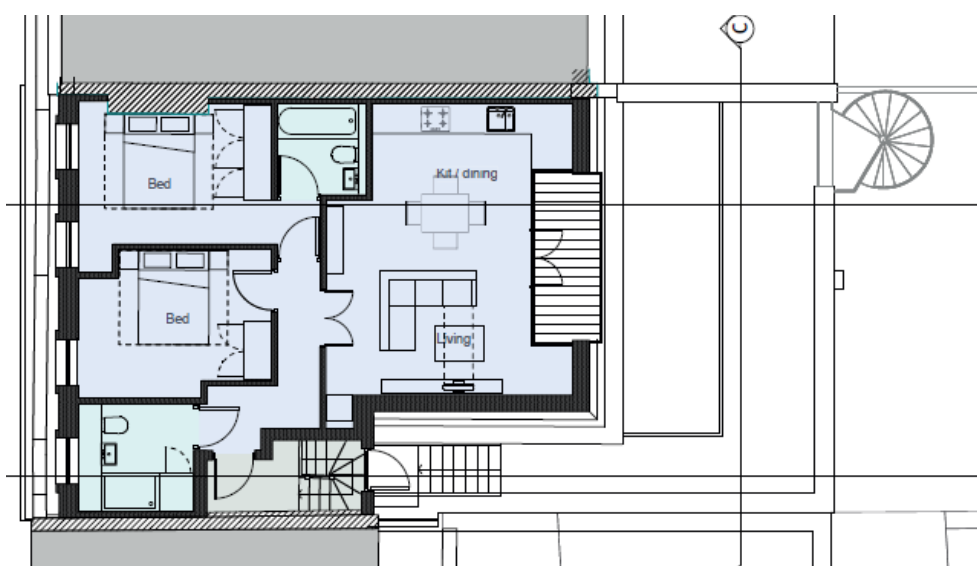
Existing and proposed 3D visual of rear

- 4.4. Both of the flats will exceed minimum space standards and be logically and efficiently laid out. The second floor flat will have access to a terrace and the third floor flat will have access to a modest inset balcony.

Flat Number	Type	Proposed Area	Standard
1 (2 nd Floor)	3b/5p	91sqm	86sqm
2 (3 rd Floor/Mansard)	2b/3p	72sqm	61sqm



Proposed second floor flat



Proposed third floor flat

5. Planning Policy Framework

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan for the area unless material considerations indicate otherwise.

5.2. In this instance the Development Plan comprises the following documents.

The London Plan MALP (March 2016)

The Camden Local Plan (July 2017)

5.3. The National Planning Policy Framework (NPPF) (2019) is a material consideration, as is the guidance in the following supplementary documents:

Camden Town Conservation Area Appraisal

Camden Extending and Altering your Home SPG – March 2019

Camden Design SPG – March 2019

Camden Amenity SPG – March 2018

6. Planning Considerations

6.1. The main considerations at this stage are considered to be:

- principle of additional housing;
- design;
- heritage;
- impact on neighbouring amenity;
- living quality; and
- transport.

Principle of additional housing

6.2. The draft London Plan states that small sites should play a much greater role in the delivery of additional housing, particularly in accessible areas and where land supply is constrained. The NPPF also recognises the need to make more effective use of land and optimise development and specifically encourages upwards extensions of existing buildings to provide new homes. Policy H1 of the Local Plan seeks to maximise housing supply, stating that self-contained housing is the priority land use of the Local Plan. The draft London Plan proposes to increase Camden's housing target by 17% and therefore making effective use of land on small sites such as this will be vital to meeting the identified need.

6.3. The existing building comprises a ground floor retail unit with flats on the upper levels and this is characteristic of the wider area. The site is in a sustainable, town centre location with excellent access to public transport. We are therefore of the opinion that this site can sustainably accommodate a new dwelling and this is supported by the NPPF, London Plan and Local Plan. The provision of additional housing is therefore considered to be acceptable in principle and should be supported.

Design

6.4. Policy D1 seeks to secure high quality design by making sure all development respects local context and character. This relates to extensions and alterations and the supporting text requires extensions to respect the character and proportions of the existing building, the existing rhythms, symmetries and uniformities of the townscape, the composition of elevations (paragraph 7.2) and to be completed in materials that match or where appropriate complement and enhance the building or area (paragraph 7.10). The Design SPG expands on this policy and the Extensions and Alterations SPG is also relevant.

- 6.5. As described earlier in this statement, 97 Parkway has had an extension at second and third floor and this matches the rear line of no's. 89 – 95. A number of the properties on this stretch of terrace have also been extended at this level and the rear building line is of limited uniformity. This is true of both sides of the street. Extending the property at second and third floor to match the rear building line of no.97 is therefore considered to respect the rhythm of the rear of the terrace and the proportions of the building. This is consistent with the findings of the Inspector when assessing the similar development at no.97, where he made the following relevant comment.

Given the changes evident to other parts of the rear of the terrace, I do not consider that removing the rear building line would be harmful in this case.

- 6.6. The stagger of the proposed extension at no.101 will ensure that the amenity of no.103 is preserved and also helps the transition between the new building line and the building line of no.103. A similar relationship is already established between no.97 and no.99, so this is not introducing a new rhythm or relationship, just moving it one property on. This follows the guidance at 5.12 of the Design SPG which requires extensions to pay regard to the form and massing of neighbouring buildings and also to preserve neighbouring amenity.
- 6.7. The existing building has a deeply set back mansard roof, so a mansard form is already part of the buildings composition. Bringing the mansard further forward behind the parapet will make it more prominent from the street but it would still read as a subordinate roof level that preserves the proportions of the main elevation. The use of parapet detailing between no.99 and no.101 will ensure that the properties can still be read as two individual units as the original composition intended. Mansards just behind the parapet can be seen on numerous properties on the terrace and therefore are characteristic of the streetscape. The mansard has been designed to respect its neighbour at no.97, and also follows the guidance set out in the Extensions and Alterations SPG with regard to the pitch, materials and detailing. It would infill between no.97 and the taller neighbour of no.103-105, both of which have been extended, and therefore would balance this part of the terrace.
- 6.8. The extension will be constructed of matching brick, with a traditional slate mansard and lead clad dormers. The second floor flat will have a raised parapet as a balcony, which will continue the rhythm of the façade. The third floor terrace will have a metal railed balcony inset which responds to the other materials in the building and respects the traditional character of the extension.
- 6.9. In light of the above, the proposals are considered to represent high quality design, responding to the character of the building and terrace and respecting the elevational proportions and composition of the original elevation whilst putting land to effective use. The development is therefore considered to be in accordance with Policy D1 and the guidance within the Design SPG, the Extensions and Alterations SPG and the NPPF.

Heritage

- 6.10. Policy D2 of the Local Plan recognises the rich and diverse heritage assets that Camden has. With regard to Conservation Areas, the policy requires all development to preserve or, where possible, enhance the character and appearance of the area and resists development that would cause harm. The supporting text of the policy makes clear that reference should be made to the associated character appraisals.
- 6.11. The building is identified as a ‘positive building’ within the Camden Town Conservation Area Appraisal (CAA). The CAA splits the Conservation Area into two parts – 1) the commercial sub area and 2) the residential sub area. The site sits within the commercial sub area. The CAA describes Parkway as a tree-lined street developed in the 1820s and 1830s with “modest three-storey houses on both sides, with flat-fronted yellow stock brick façades adhering to classical proportions, devoid of elaborate decoration other than continuous eaves parapets and simple openings for painted timber sash windows”. It states that some extensions and alterations have detracted from the original homogeneity, though this is not explicitly stated to be harmful. There is no mention of rear elevations and the CAA concludes that the “distinctive character and appearance of the commercial part of the Camden Town Conservation Area is its variety and eclecticism.”
- 6.12. With regard to new development, the CAA identifies that high quality design and execution will be a key requirement. It identifies that where new development has been unsuccessful, it has been due to “inappropriate building massing, and detail, and poor choice and use of materials, with inadequate attention to the form and character of surrounding buildings”.
- 6.13. As above, the proposed extension has been designed with careful consideration of the extension at no.97 and the overall massing of the rest of the terrace. The extension would respond to the established (and varied) rear building lines and would not introduce any elements that are not already part of the areas character. The resultant height and massing is carefully considered and pays adequate attention to the form, height and massing of the surrounding buildings. From the front, the resultant building would help to infill the gap at roof level between no.97 and no.103 and re-balance this section of the terrace by bringing the mansard forward. It would retain the classical proportions of the building and would not introduce any elaborate decoration and in this respect would preserve the homogeneity of the terrace. The extension would be completed in traditional characteristic materials.
- 6.14. In summary, the proposal preserves the specific identified character of Parkway as a 1820/30s route with ground floor retail and classically proportioned buildings, and the varied retail character of the commercial area as a whole. The development therefore meets the statutory duties and preserves the character and appearance of the Camden Town Conservation Area in accordance with policy D2. It is worth noting that in allowing the similar development at no.97, the Inspector concluded that there would be a neutral effect (i.e. no harm) on the Conservation Area.

Amenity

- 6.15. Policy A1 requires all development to protect the quality of life of occupiers and neighbours and states that planning permission will be granted unless it causes unacceptable harm to amenity. The relevant amenity considerations identified in the policy in this case are visual privacy, outlook, sunlight daylight and overshadowing, noise, disturbance, transport and construction impact.
- 6.16. In this instance, the property immediately to the rear is in office use and only has high level secondary windows facing the site, which are not particularly sensitive. The most sensitive properties are the neighbours either side at no.97 and no.103/05 and the properties within Solstice Point (86-88 Delancey Street).

No.97 Parkway

- 6.17. This property already extends beyond the application site and has a large blank façade immediately on the boundary. The second floor property already has a terrace which immediately abuts and overlooks the terrace of no.99 and 101.
- 6.18. The proposed development would match the massing of this property and therefore would have no impact on sunlight, daylight or outlook. The accompanying sunlight and daylight assessment confirms there will be no harmful loss of light. The following conclusions are made in the report.

The results of our Vertical Sky Component (VSC) and No-Sky Line (NSL) assessments show that any change in daylight to the neighbours is considered unnoticeable under the BRE guidelines.

For sunlight, all of the rooms assessed will either meet the BRE target for Annual Probable Sunlight Hours (APSH) or experience no reduction at all.

Overall, the effects of the proposals demonstrate full compliance with BRE guidelines and local / national planning policy.

- 6.19. It is proposed to surround the proposed terrace with a glazed balustrade which would limit any mutual overlooking. The proposed relationship is therefore the exact same as it existed before the extension of no.97 and largely the same as the relationship that exists now. The amenity of this property is therefore considered to be preserved.

No.103/105 Parkway

- 6.20. As highlighted in section 2 and 3 of this report, the neighbouring property has flats on the upper levels and these are understood to have bedrooms at the rear.

- 6.21. As above, the second floor property already has a terrace that allows residents to access the main roof and look towards these bedrooms. Extending the building line outwards with a stagger will not change this relationship. No windows are proposed on the flank elevation so there would be no direct overlooking into these bedrooms or mutual overlooking from habitable room to habitable room. As such, the privacy of these bedrooms will be largely unaffected by the proposed development.
- 6.22. With regard to outlook, the proposed extension has been staggered away from the building at the rear which would ensure that these windows preserve a sense of openness and are not unduly enclosed by built form immediately adjacent to their window.
- 6.23. All of the flats in this building are dual aspect and lateral across the two properties. They have a south-eastern rear aspect and a north-western front aspect. The accompanying sunlight/daylight assessment confirms that there will not be any harmful impact on the amount of direct sunlight or daylight received by these bedrooms.
- 6.24. As set out in section 3 of this report, it is noted that when considering the application for similar development at no.97 the Council made the following relevant comment.

With respect to no.99 to the south-west, the effect on it from the proposal is comparable to that experienced by no.97 as a result of the development of no.95's upper floors. No.99 has a pair of doors nearest to the new extension and these may serve a habitable room. The outlook and light to this room would be affected by the new extension. However, the off-set of the doors from the extension and the orientation of the plots relative to each other should reduce the impacts to an acceptable level.

- 6.25. Impact on amenity was found to be acceptable by the Council, but in considering third party representations as part of the appeal the Inspector also considered amenity and made the following conclusion.

Whilst overlooking between the existing terraces can occur at present, it is considered that the provision of privacy screens to the sides of the roof terrace remaining would safeguard the privacy of both neighbouring occupiers and future occupiers of the proposed extension. At my site visit I saw the rear of the neighbouring property at No 99. I consider that due to the orientation of the rear elevation of the building and the position of its doors and windows, the proposed development would not have a significant effect on the living conditions of the occupiers of No 99.

- 6.26. It is considered that the proposed development would have a similar if not better (due to the stepped massing) relationship with no.103 then that assessed above. It is therefore considered that the amenity of this property will be preserved.

Solstice Point (86-88 Delancey Street)

- 6.27. As highlighted in Section 2 and 3 of this report, the upper levels of this building are in residential use but the windows facing the application site serve the internal hallways of flats and the residential core (i.e. they are all non-habitable windows). In addition, these windows would be approximately 16 metres away from the proposed extension which has no proposed windows on the flank elevation. It is therefore not considered that there would be any harm caused to the amenity of these flats with specific regard to privacy, outlook or sunlight and daylight.

Other matters

- 6.28. The development proposes one new unit and therefore there will not be a significant change in transport demand or noise or disturbance by increased comings, goings and servicing.
- 6.29. A development of this scale is unlikely to have any impact during the construction phase that cannot be mitigated through standard construction practices.

Summary

- 6.30. In light of the above, it is considered that the proposed development would adequately protect the quality of life of residents by preserving their amenity with specific regard to privacy, outlook, sunlight, daylight, noise, disturbance, transport and construction. The development therefore accords with Policy A1.

Living Quality

- 6.31. Policy D1 states that new development should provide a high standard of accommodation and incorporate outdoor amenity space. The supporting text of policy A2 Open Space recognises at paragraph 6.49 that private amenity space can be “challenging” but encourages developers to “explore all options for the provision of new private outdoor space”.
- 6.32. In this instance, both of the proposed flats would exceed the national minimum space standard, with the second floor unit measuring 91sqm (5sqm above the standard) and the third floor unit measuring 72sqm (11sqm above the standard). The internal layouts would be logical and efficient with bedrooms at the front and living areas at the rear. Each room would be served by one or multiple windows and each flat would be dual aspect receiving morning and evening sunlight and daylight.
- 6.33. The second floor flat would have access to a generously sized private terrace, providing high quality outdoor amenity space with a similar relationship with the neighbouring amenity spaces as existing. The third floor flat would have a small private balcony which, given the constraints of the site is considered to be a positive intervention, particularly as there are numerous examples of flats with no external amenity space in the area, including all of the flats within no.103-105 Parkway. The flat is also 6sqm oversized internally.

- 6.34. In light of the above, it is clear that the proposed dwellings are of a high quality and provide good living accommodation for future tenants in accordance with Policy D1.

Transport

- 6.35. The site is in an area of excellent public transport accessibility, with a PTAL of 6a. It is within the Camden Town Controlled Parking Area (CA-F(n)) which operates Monday to Friday 08:30- 18:30 and 09:30 – 17:30 on Saturdays and Sundays.
- 6.36. The development will have a negligible if any impact on the highway with regard to trip generation and public transport demand. Servicing, deliveries and refuse collection would remain as existing. The new flat could be secured as car-free, though it is considered that the second floor flat should retain its right to a parking permit provided the occupiers are the same.
- 6.37. The development would therefore promote sustainable transport in accordance with policy T1 and reduce the reliance on cars in accordance with policy T2.

7. Conclusions

- 7.1. This development proposes the extension of the existing building at second floor level and the replacement of the existing mansard with a more forward building line, in order to create one new dwelling. This puts land to effective use for housing and would secure the planning benefit of one new high quality home in an accessible part of the borough.
- 7.2. The development has been demonstrated to be of high quality design internally, responding to the character of the surrounding context and preserving the significance of the Camden Town Centre Conservation Area. In addition, it has been demonstrated that both of the proposed flats would provide a good standard of accommodation for new tenants whilst preserving the amenity of neighbouring properties. The scale of the development would mean there is no impact on the operation or safety of the highway.
- 7.3. It is respectfully requested that planning permission is granted accordingly.