

PLANNING/HERITAGE STATEMENT

24 KEMPLAY ROAD, LONDON, NW3 1SY



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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by SM Planning in support of a planning application submitted on behalf of Julie Fitzjohn for the erection of a single storey rear extension at lower ground floor level, including garden excavation, the creation of a small lightwell/patio area and steps to link the rear garden to the patio area at 24 Kemplay Road, NW3 1SY. This will involve the removal and rebuilding of the existing rear extension.
- 1.2 This statement sets out the planning justification for the proposed development and assesses the proposals against national planning policy and the development plan. The document should be read in conjunction with all other supporting documentation which includes an Arboricultural Impact Assessment, a Basement Impact Assessment and a Surface Water Drainage (SUDS) Assessment.

2. SITE & SURROUNDING CONTEXT

- 2.1 In terms of context the application site is located within the administrative area of the London Borough of Camden, a Borough in north-west London (partly within inner London) divided into 18 three-member wards. The application site is located within the administrative ward of Hampstead Town; a mixed residential and commercial neighbourhood in inner London.



- 2.2 The ward of Hampstead Town covers most of Hampstead Village, the western half of Hampstead Heath, North End, the Vale of Heath and part of Belsize Park and is described by the Office for National Statistics as a 'prospering metropolitan' neighbourhood.
- 2.3 The application site is located within the Hampstead Conservation Area. This is a substantial conservation area stretching beyond Hampstead village to encompass not only its urban form but the wider expanse of open space beyond its built-up boundaries. There are numerous sub-areas with a combination of characteristics, contrasting between the dense urban heart of Hampstead and the spaciousness of its outer areas. It is that wide ranging character, identified by the Council's Conservation Area Statement, which makes the important and valuable contribution to the conservation area as a whole.
- 2.4 The site is located on the north side of Kemplay Road and comprises a three-storey building with lower ground floor and loft conversion, sub-divided into four self-contained flats. The host property forms a part of a dominant wider terrace with a brick built neo-classical principal façade characterised and emphasised by traditional sash windows and decorative architectural detailing.
- 2.5 The immediate surroundings are largely characterised by residential development. Both Kemplay Road and the surrounding network of roads are arranged on a grid of perimeter blocks with enclosed linear views. This rhythmic sequence of built form creates a consistency in appearance, further emphasised by the strong sense of enclosure with few, limited gaps between terraces.

3. PRE-APPLICATION ENGAGEMENT

- 3.1 The Applicant has sought to consult with the local planning authority throughout the drafting of this application in order to inform, identify and, where appropriate, address any issues or concern throughout the pre-application period through to the submission of the application.
- 3.2 The Applicant submitted a request for formal pre-application advice in November 2019 (reference 2019/5624/PRE). As part of this service, a site meeting was held in December 2019 where the representative of the local authority raised concerns about the scale of the proposed development.
- 3.3 Following the site meeting, and the receipt of negative comments, amended plans were prepared, reducing the scale of the proposed extension. A guidance note was provided by the local planning authority on 3 February 2020 based on the amended set of plans as follows:
- *The 3m long extension to the rear of the original outrigger at lower ground floor level would preserve the original plan form and proportions of the host property. It would be commensurate with the pattern of surrounding development and would not serve to harm the conservation area. This could be considered acceptable in principle.*
 - *No elevations are provided and so the height and material finish are unknown. It is advised that the material finish matches the existing property, and the height is appropriate to this subordinate addition at lower ground level. A green roof should be incorporated on design and sustainability grounds.*
 - *Policy A5 of the Camden Local Plan and CPG Basements requires applications which involve significant excavation (as in this instance) to demonstrate to the satisfaction of the Local Planning Authority that the proposal would not cause harm to neighbouring properties, or the structural, ground, or water conditions of the area; this would be completed through the submission of a Basement Impact Assessment (BIA). BIAs are independently audited by 'Campbell Reith' with the cost for the audit borne by the applicant. Campbell Reith's comments on this pre-app are in appendix 1.*
 - *Trees exist within the vicinity and any future submission should be supplemented by an arboricultural report detailing any impact and subsequent mitigation measures taken.*
 - *Given the above there are no objections to the principle of this development, subject to further details as referenced above and in appendix 1.*
- 3.4 As part of this pre-application advice service the list of supporting deliverables to accompany the submission was agreed.

4. THE PROPOSED DEVELOPMENT

- 4.1 Full planning permission is sought for the erection of a single storey rear extension at lower ground floor level, including garden excavation, the creation of a small lightwell/patio area and steps to link the rear garden to the rearranged rear façade, in addition to minor fenestration alterations to the front elevation. The proposed development has been framed following positive pre-application engagement.



PROPOSED
Rear Elevation 1:100@A3

5. PLANNING HISTORY

Application Site

- 5.1 On 13 April 2011, full planning permission was granted for the erection of a timber outbuilding under application reference **2011/0037/P**.
- 5.2 On 30 April 2008, full planning permission was granted for the erection of a rear extension under application reference **2008/0981/P**.
- 5.3 On 20 June 1984, full planning permission was granted for the formation of a front dormer window and roof terrace under application reference **8400496**.
- 5.4 On 11 October 1983, full planning permission was granted for the formation of a front dormer window under application reference **36175**.
- 5.5 On 3 August 1972, full planning permission was granted for the conversion of the host property into three self-contained flats and one maisonette and the formation of dormer windows in the rear elevation under application reference **13493**.
- 5.6 On 3 February 1972, full planning permission for the construction of an additional storey and alterations to the existing rear extension to form three self-contained flats, and a maisonette on the upper floors was refused by the local planning authority under application reference **12297**.

6. PLANNING POLICY CONTEXT

- 6.1 This Section provides an overview of national and local planning policy relevant to the determination of the planning application proposal, as well as any other relevant national or local planning guidance.

LEGISLATION

Planning (Listed buildings and Conservation Areas) Act 1990

- 6.2 Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Planning and Compulsory Purchase Act 2004

- 6.3 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

NATIONAL PLANNING POLICY

National Planning Policy Framework (2019)

- 6.4 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in formulating local planning policies and taking decisions on planning applications.
- 6.5 At the heart of the NPPF is a presumption in favour of sustainable development (paras 7-14) and paragraphs 8, 9 & 11 are helpful in applying this presumption.
- 6.6 Paragraph 11 sets out how this is to be applied. It states that, *for decision-taking, this means:*
- *Approving development proposals that accord with an up-to-date development plan without delay; or*
 - *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless*
 - *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

- 6.7 The NPPF introduces three dimensions to ‘Sustainable development’ (Economic, Environmental & Social - para 8), and advises that they are interdependent and need to be pursued in mutually supportive ways. The applicant considers that the development meets all three threads of sustainable development.
- 6.8 Further, the decision-taker is required to consider whether the development accords with an up-to-date development plan – and if it does planning permission should be granted unless material considerations indicate otherwise. The applicant considers that the development accords with the development plan.
- 6.9 Finally, the decision-taker is required to determine whether there are any relevant development plan policies, or the policies which are most important for determining the application, that are out-of-date and if not, grant permission unless:
- the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 6.10 The following sections of the NPPF are relevant to the consideration of this application:

Section 5 (Housing)

Section 8 (Promoting Healthy and Safe Communities)

Section 11 (Making Effective Use of Land)

Section 12 (Achieving Well-Designed Places)

Section 15 (Conserving and Enhancing the Natural Environment)

Section 16 (Conserving and Enhancing the Historic Environment)

National Planning Practice Guidance

- 6.11 The National Planning Practice Guidance (NPPG) was launched in March 2012 as a web-based resource to bring together planning practice guidance for England in an accessible and usable way.
- 6.12 The NPPG sets out guidance on a wide range of topics including, but not limited to, the historic environment; design; the determination of applications; flood risk; health and well-being; housing; the natural environment; open space and local green space; planning obligations; transport; and planning conditions.
- 6.13 To conclude, the golden thread running through the NPPF is a presumption in favour of sustainable development. The proposed development is located on an inherently sustainable site making the best use of land available. It is therefore, subject to the detailed consideration in section 7 of this statement and all other supporting documents, wholly in keeping with the concept of sustainable development detailed within the NPPF.

LOCAL PLANNING POLICY

- 6.14 For the purposes of this application, the adopted Development Plan for the London Borough of Camden comprises the London Plan (2016), the Local Plan (2017), the Hampstead Neighbourhood Plan (2018) and the Camden Planning Guidance Documents.

London Plan 2016

- 6.15 The London Plan (2016) is the spatial development strategy for London. It recognises the pressing need for more homes in London in order to promote opportunity under policy 3.3 and identifies a need to take into account local context and character in optimising housing output.
- 6.16 The Plan, under policy 7.8, requires development to identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 6.17 Other London Plan Policies of relevance to this application are:
- Policy 3.4: Optimising Housing Potential
 - Policy 5.2: Minimising Carbon Dioxide Emissions
 - Policy 5.3: Sustainable Design and Construction
 - Policy 5.11: Green Roofs
 - Policy 6.9: Cycling
 - Policy 6.10: Walking
 - Policy 7.1: Lifetime Neighbourhoods
 - Policy 7.2: An Inclusive Environment
 - Policy 7.3: Designing Out Crime
 - Policy 7.4: Local Character
 - Policy 7.6: Architecture
 - Policy 7.8: Heritage Assets
 - Policy 7.21: Trees and Woodlands

Emerging London Plan

- 6.18 While the 2016 London Plan is still the adopted Development Plan and carries full weight, the Draft London Plan is nevertheless a material consideration in planning decisions. The significance given to it is a matter for the decision maker, but it gains more weight as it moves through the process to adoption. In December 2019, the Mayor issued his intention to publish the New London Plan to the Secretary of State and in its current form, it therefore carries near to full weight.
- 6.19 The new Plan emphasises the importance of good design being applicable to buildings of all types. This approach is supported by a stronger policy on housing standards, including minimum space standards, which sets out how a home should be designed.

Camden Local Plan 2017

- 6.20 The Camden Local Plan sets out the Council's planning policies and covers the period from 2016-2031.
- 6.21 Policy A1 aims to manage the impact of development in terms of residential amenity; transport impact and general community impacts. This covers a wide range of matters including visual privacy and outlook; sunlight, daylight and overshadowing; noise and vibration levels, odour impact, contaminated land etc.
- 6.22 Policy A5 states that the Council will only permit basement development where it is demonstrated that the proposal would not cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area; and the significance of heritage assets.
- 6.23 Policy D1 seeks to ensure high quality design in all development and requires development to respect local character and the historic environment amongst a number of other criteria.
- 6.24 Policy D2 refers to heritage and states that the Council will preserve and, where appropriate, enhance Camden's heritage assets and their settings, including conservation areas.
- 6.25 Policy CC1 states that the Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.
- 6.26 Policy T2 states that the Council will limit the availability of parking and require all new developments in the borough to be car-free.

Camden Planning Guidance Documents

- 6.27 Camden Planning Guidance (CPG) provides advice and information on how the Council will apply planning policies. The documents are largely linked to policies in the Local Plan and the following are relevant to the consideration of this application:

CPG Altering and Extending Your Home (2019)

CPG Design (2019)

CPG Trees (2019)

CPG Amenity (2018)

CPG Basements (2018)

CPG Developer Contributions (2019)

NEIGHBOURHOOD PLANNING

- 6.28 Once a Neighbourhood Plan has been agreed at a referendum and is made (brought into legal force) by the local planning authority, it becomes part of the local planning authority's development plan as an official development plan document which carries

statutory weight. If a policy contained in the development plan for an area conflicts with another policy in a development plan, the conflict must be resolved by the decision maker in favour of the policy which is contained in the latest document to become part of the development plan.

Hampstead Neighbourhood Plan 2018

- 6.29 The Council formally adopted the Hampstead Neighbourhood Plan on 8 October 2018. The Plan is part of the statutory ‘development plan’ for the area and therefore should be used alongside the Council’s own adopted planning documents when making decisions on planning applications in the neighbourhood area. The policies of the Neighbourhood Plan are largely in conformity with the Local Plan. Specifically;
- 6.30 Policy DH1 refers to design and requires all development to respond to local characteristics and context.
- 6.31 Policy DH2 refers to the historic environment and requires all development within conservation areas to accord with any associated conservation area appraisal and the NPPF in preserving the existing characteristics of the area.
- 6.32 Policy NE2 requires the protection of existing trees and Policy BA1 requires all basement development to be supported with a Basement Impact Assessment.

7. PLANNING ASSESSMENT

7.1 PRINCIPLE OF DEVELOPMENT

- 7.1.1 Law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.1.2 The site is in active residential use and its associated amenity space. Housing development is compatible with existing land uses in the surrounding area, which are mainly residential, and the site, for the purposes of planning law, is defined as previously developed land. In such locations, there are no development plan or national planning policies that restrict the extension of residential properties in principle.
- 7.1.3 The site is in reasonable walking distance of existing local services and facilities and is well rated in terms of its public transport accessibility which provides opportunities to access further services and facilities, reducing dependence on the private car. In addition, the proposed development would significantly improve the existing living space in terms of both quantum and quality and would thus contribute towards achieving the social dimension of sustainable development.
- 7.1.4 The construction activities associated with the development would generate employment opportunities for the local community and have associated benefits for local services and suppliers in the short term (longer term in relation to the maintenance of buildings). In the longer term, the development would support the local economy in terms of the use of local shops, services and facilities, and overall would contribute towards achieving the economic dimension of sustainable development.
- 7.1.5 The residential make-up of the application site and surroundings ensures that residential extensions, if designed appropriately of course, would not have an adverse impact that would significantly and demonstrably outweigh the benefits of improving living conditions and visual character. This would ensure that the environmental dimension of sustainable development is achieved but for clarity, specific design and environmental issues are considered individually below.

7.2 IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

- 7.2.1 Section 12 of the NPPF refers to well-designed places. Paragraph 127(c) states that *planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.* Further, paragraph 130 states that *where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.*
- 7.2.2 Policy D1 of the local plan provides further detail on local requirements and, importantly, requires development to have particular regard to design and visual

impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area, guidance that is consolidated by Camden Planning Guidance on Design and home extensions. The policy is clear that high quality contemporary design which responds to its context is welcomed.

- 7.2.3 Camden Planning Guidance on Design (March 2019) reiterates support for high quality contemporary design and comments that materials may not need to replicate surrounding development, however they should nevertheless be high quality and not detract from the existing qualities of the area.
- 7.2.4 The proposed development does not depart from the lawful residential use of the site and the main issue relating to impact would therefore be limited to density, design, layout and appearance.
- 7.2.5 In terms of density, the proposed extension would not demonstrably differ from the status quo. The limited uplift in footprint would be offset by the addition of a sunken garden at lower ground level and a perceived loss of space as a result of the proposed development would not accrue.
- 7.2.6 Beyond matters of density, in terms of understanding impact, it is first important to understand the site context. The existing home and the surrounding network of roads are largely arranged on a grid of perimeter blocks with enclosed linear views. This rhythmic sequence of built form creates a consistency in appearance, further emphasised by the strong sense of enclosure with only very narrow gaps between terraces. In a rear garden context, this creates a sense of seclusion as the land is enclosed by residential development on all sides and is not directly visible in the public domain.
- 7.2.7 The extension would be limited in footprint and its single storey proportions ensure it would not unduly compete with the hierarchy of the host dwelling, particularly in light of its sunken position. It would therefore maintain a subservient visual appearance, reflective of both the host site and its surroundings.
- 7.2.8 In terms of design, the proposed architecture is contemporary and simple in appearance, inspired by the principle of combining modern, sleek lines with the more traditional architecture found over the wider surroundings.
- 7.2.9 The concept is for the building to be a quiet, abstract object in the landscape of the garden, sunken into the ground. Its façade would be composed of two materials – vertical Siberian larch open boards to the front elevation and grey cement board cladding to all other elevations, contrasting with the traditional brickwork of the parent dwelling.
- 7.2.10 The use of contemporary materials and the concept of an abstract object in the landscape of the garden would be consolidated by the introduction of a green roof to further integrate the proposal with established foliage. This approach is supported by the development plan which encourages contemporary design, appropriate in its context.

7.2.11 The extension would not be prominently visible in the public domain but notwithstanding its isolated location, it would nevertheless represent a modest structure appropriately proportioned in relation to its parent dwelling and for these reasons the proposed development would be acceptable with regard to its impact on the character and appearance of the area in accord with the development plan and national planning policy as referenced in section 6 of this statement. Indeed, this corresponds with pre-application advice on the matter of character and appearance which stated that the proposal would preserve the original plan form and proportions of the host property and would be commensurate with the pattern of surrounding development.

7.3 HERITAGE IMPACT

7.3.1 Case law dictates that decision makers are required to give *great weight* to any harm to the significance of a heritage asset and how this should be applied is set out under section 16 of the NPPF. This refers to the historic environment and requires the decision maker to consider whether the proposal sustains and enhances the significance of the heritage asset, making a balanced judgement having regard to the scale of harm or loss and the significance of the heritage asset. If the application would cause *substantial* harm, paragraph 195 sets out that consent should be refused unless it can be demonstrated that the substantial harm or loss is *necessary* to achieve substantial public benefits that outweigh that harm. If the application would cause *less than substantial* harm paragraph 196 requires that the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

7.3.2 In respect of the design considered in its own right, and the relationship between the proposed development and its surroundings, the effect will be entirely positive. The proposed development will enhance the quality of its host dwelling and by proxy therefore, the way it functions as a residential property. There will be no effect on the setting of any listed buildings and as stated in the pre-application advice from the Council, *the proposed development would preserve the original plan form and proportions of the host property and would not serve to harm the conservation area.* The proposed development therefore accords with the development plan and national planning policy requirements as set out in section 6 of this report with regard to the impact on the designated heritage assets identified locally.

7.4 LANDSCAPING

7.4.1 In general terms, soft landscaping, whether or not there is public access to it, is important for its contribution to the quality of urban life by providing important green lungs, visual breaks and wildlife habitats in built-up areas. In site specific terms, soft landscaping is an integral part of the application site and wider surroundings, particularly along the many linear street frontages.

7.4.2 The proposal involves the formation of a sunken garden which bring the garden up to date for contemporary family living. The garden edges will be levelled to ensure the soft landscaping has a greater usability for indoor/outdoor healthy, family living. These areas will offer supervised play areas for children and ease of access to amenity space

directly connected to the interior. The proportion of hardstanding to soft landscaping will be significantly improved with an increase in vegetated habitats including a green roof which would provide valuable meadow grassland, and for these reasons the proposed development is considered acceptable in landscape terms. For full details on arboricultural impact please refer to the supporting Arboricultural Impact Assessment.

7.5 ECOLOGY

- 7.5.1 A primary aim of the NPPF is to contribute to and enhance the natural and local environment and requires decision makers to not only conserve but enhance biodiversity. This is echoed in the development plan under policies 7.19 (London Plan), A3 (Local Plan) and the CPG on biodiversity. However, given the scale of the development, specific enhancement measures are not strictly required as part of this application. In any case, the proposed development can be delivered whilst maintaining the value of the site for wildlife and the proposed development would therefore accord with both the NPPF and development plan policies A3, 7.19 and the Camden CPG on Biodiversity.

7.6 HYDROLOGICAL AND HYDROGEOLOGICAL IMPACT

- 7.6.1 Paragraph 6.110 of the Local Plan states that ‘a basement is a floor of a building which is partly or entirely below ground level. A ground or lower ground floor with a floor level partly below the ground level will therefore generally be considered basement development. Therefore, as the proposed development is to be set at lower level than the surrounding ground, it requires assessment for basement impact.
- 7.6.2 In light of the above, a specific Basement Impact Assessment supports the application. The assessment concludes that no adverse residual or cumulative stability, hydrological or hydrogeological impacts are expected to either neighbouring structures or the wider environment as a result of the development. For full details, please refer to the Basement Impact Assessment that supports the application.

7.7 DRAINAGE AND FLOOD RISK

- 7.7.1 The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. This guidance is echoed under Policy CC3 of the Local Plan which advises that development should not increase flood risk and should reduce the risk of flooding where possible.
- 7.7.2 The Environment Agency’s (EA) flood zone map identifies the entirety of the site within Flood Zone 1. The ‘Risk of Flooding from Surface Water’ mapping, available through the Environment Agency website, indicates that there is a low risk of surface water flooding across the site and there are no records of surface water flooding at the site.

7.7.3 The proposed site area is less than 1 hectare, and therefore under the NPPF (and NPPG) a site-specific Flood Risk Assessment (FRA) is not required to support the application.

7.7.4 However, government advice is that developers should seek opportunities to reduce the overall level of flood risk through the appropriate application of sustainable drainage systems. For completeness therefore, a Surface Water Drainage Assessment and an Outline SUDS Strategy supports the application. This demonstrates that there is scope for various SuDS features that can restrain run-off, in accordance with Policy CC3 of the Local Plan, to mitigate the risk of future surface water flooding, taking into account potential climate change.

7.8 ACCESS AND HIGHWAYS IMPACT

7.8.1 Policies T1 and T2 of the Local Plan highlight the importance of prioritising walking and cycling as a sustainable mode of transport and indicate that car-free development across the borough is a key aim. Notwithstanding that, the development proposes no additional bedrooms and would not erode any space currently occupied by parked vehicles or cycles. The proposed development simply makes better use of the space available and accords with accessibility requirements which is a key principle aim of the NPPF.

7.9 IMPACT ON RESIDENTIAL AMENITY

7.9.1 Policy A1 of the Local Plan seeks to ensure that standards of amenity are protected. This requires the highest standards of design to ensure the amenities of existing and future occupiers are safeguarded and this is echoed in guidance contained within the NPPF and the London Plan. Further guidance is provided in CPG Amenity which sets specific standards of development.

7.9.2 The host dwelling benefits from a well-proportioned amenity area. The proposed development would not erode that space to an unacceptable extent and the proposal would not therefore represent an overdevelopment of the plot.

7.9.3 The relationship of built development has been carefully considered in the context of the topography and distances between buildings and the absence of clear relationships with sensitive windows that could suffer substantive reductions in outlook means that there are unlikely to be any detrimental effects on levels of sunlight/daylight.

7.9.4 Given the limited size of the proposed development, it would not lead to an adverse impact on neighbouring residential occupiers by virtue of an overbearing impact, loss of light or loss of outlook and is therefore considered acceptable in this regard.

7.10 FINANCIAL CONTRIBUTIONS

Mayoral Community Infrastructure Levy (CIL)

7.10.1 The Mayor of London introduced a CIL to help fund Crossrail and the charging schedule was approved on 29 February 2012 and updated in February 2019. Camden is identified in zone 1 of the schedule where there is a charge of £80 per sq.m.

7.10.2 Notwithstanding the above, the proposed development is exempt from the CIL liability because it proposes a domestic extension. This is identified on the accompanying CIL Information Form.

Camden CIL

7.10.3 Camden introduced their CIL on 1 April 2015. The same approach will be applied to self-build domestic exemption and this is similarly indicated on the accompanying CIL Information Form.

8. SUMMARY & CONCLUSION

- 8.1 The proposals have been prepared through a detailed pre-application process. The proposed development has evolved in response to the feedback received and seeks to meet both local and national planning policy requirements.
- 8.2 Careful consideration has been given to the nature of the site including its relationship to its immediate surroundings, and the amenities of neighbouring occupiers. The proposed development is a high quality, site specific response that will enhance the appearance and function of the site and its contribution to the local area.
- 8.3 The proposed development would accord with the general principles of the National Planning Policy Framework. The site is located within an inherently sustainable location in close proximity to existing public transport services and is consistent with the objectives of the NPPF and the development plan.
- 8.4 In summary, the proposed development fulfils the three dimensions of sustainable development as defined by the NPPF and therefore the presumption in favour of sustainable development applies. The proposal is fully in accordance with national and local planning policy.
- 8.5 This Planning Statement should be read alongside the other supporting documentation and drawings which have been submitted as part of the Full Planning Application.