



149 and 151 (LG and UG) King Henry's Road

Planning Statement

Boyer

Report Control

Project:	King Henry's Road- Extension
Client:	Mr and Mrs. A Keats
Reference:	18.5160
File Origin:	K:\18.5160\4 Boyer Planning\4.02 Reports\Planning Application
Primary Author	Rachel White
Checked By:	

<i>Issue</i>	<i>Date</i>	<i>Status</i>	<i>Checked By</i>
1	18 th August 2020	DRAFT	BP
2	28 th August 2020	FINAL	

TABLE OF CONTENTS

1.	Introduction	2
2.	Site and Surrounding Areas	4
3.	Planning History	5
4.	Planning Policy Context	7
5.	Assessment of Proposals	9
6.	Summary and Conclusions	14

1. INTRODUCTION

- 1.1 This planning statement is prepared on behalf of Adam and Zoe Keats for the proposed redevelopment of No's 149 and 151 King Henry's Road.
- 1.2 The proposed description of development is as follows;

Internal alterations associated with the amalgamation of units to create 1 no. 4 bed unit and 1 no. 1 bed unit, construction of single storey rear extension at No. 151 and other external alterations.
- 1.3 The submission follows positive pre-application advice from Officers which was received in February 2019.
- 1.4 The applicants is currently live in the garden flat of No, 149 and have recently acquired the freehold of the ground and lower ground floors at No. 151 as well as the first upper ground floor of No.149. Currently No.151 is vacant and has not been in use for approximately 18 months. The upper ground floor of No. 149 is also vacant.
- 1.5 The proposals would allow these vacant properties to come back into active use and make a contribution to the housing stock in Camden.
- 1.6 The rear extension would harmonise with the existing building and the surrounding context. It is proportionate and appropriate in terms of its size, siting and design and is in accordance with comparable extensions within the site vicinity. All other external alterations are well considered and accord with the Council's policy aspirations.
- 1.7 The application is accompanied by the following documents to support the submission:

Document Name	Prepared By
Site Location Plan	Platform 5 Architects
Existing and proposed plans	Platform 5 Architects
Daylight Sunlight Assessment	TBC
Sustainability Appraisal	TBC
Planning Application form	Boyer
CIL forms	Boyer
Arboricultural Impact Assessment	TBC

- 1.8 This Planning Statement sets out the acceptability of the proposals against the adopted planning policies and other material considerations. The statement will be structured as follows;

- Section 2 – describes the site and surrounding context.
- Section 3 – sets out the planning history of the site and nearby properties.
- Section 4 – provides an overview of regional and local planning policy and guidance relevant to the Proposed Development.
- Section 5 – provides an assessment of the proposal against the provisions of the Development Plan and other material considerations
- Section 6 – provides a summary and conclusion.

2. SITE AND SURROUNDING AREAS

- 2.1 The site is located within the London Borough of Camden close to Swiss Cottage and north of Primrose Hill. The Site comprises two former semi-detached houses numbers 149 and 151, which have been converted to 4 & 3 flats respectively. According to the Elsworthy Conservation Area appraisal, the conversion of the larger properties into flats occurred in the post war period.
- 2.2 The applicant has ownership of the lower ground floor of No. 149 of which they have been lived in for the last 3 years and have made their family home. In early 2018, the applicant acquired the ground and lower ground floors of No. 151 which makes up the other side of the former semi-detached house. The rest of the site is in separate ownership and comprises individual flats. These flats are not included within this application.
- 2.3 The properties are Victorian in style and comprise 4 storeys (lower ground and three above). There is no basement development present at the site. The existing lower ground floor level exists as a result of changing levels across the site from the street frontage to the rear.
- 2.4 At the front of the property there are large bay windows which run from the ground to the lower ground levels. These windows are mirrored at both No's 149 and 151 creating a symmetrical façade which fronts King Henry's Road. The rear elevation of the existing properties is more varied and has been altered by extended sections. At No.149 there is a ground floor rear extension and external covered seating area.
- 2.5 The property benefits from an extremely long garden which borders properties on Wadham Gardens. Due to the generous plot size, the property is screened from surrounding properties. Furthermore, there is significant mature tree cover within the garden areas which continue to contribute to the seclusion and screening and mean that the rear elevation is not readily visible..
- 2.6 The Site is located within the Elsworthy Conservation Area. The Site is not identified within the Conservation Area Appraisal as being a significant contributor to the conservation area. The Site is not listed nor is it included within the Local List. There are no listed buildings within the immediate context of the Site.
- 2.7 The Site has a PTAL rating of 5 whereby 1 is the worst and 6b is the best. It is located approximately 500m south east of Swiss Cottage underground station, and 700m east of South Hampstead train station. A number of local bus services run within close proximity to the Site including the 31, C11, N28, N31 and the 603.
- 2.8 The Site is located within Flood Zone 1 and is considered to be at the lowest risk of flooding.

3. PLANNING HISTORY

3.1 The application site's relevant planning history is included in the table below;

Address	Reference	Proposal	Decision
149 and 151 King Henry's Road	2020/1011/P	External alterations at lower and upper ground floor levels to facilitate the reconfiguration of two units to provide a 1-bed unit at upper ground floor of no.151 and a 3-bed unit at lower ground floor of nos.149-151.	Granted, April 2020
149 King Henry's Road	2011/0068/P	Amendment to increase size of side extension by moving forward entrance door to planning permission granted on 10 December 2009 (ref: 2009/5006/P, for erection of single-storey rear and side conservatory-style extension to the lower ground floor flat, enlargement of the existing side window at upper ground floor level and alterations to the access to the lower ground floor flat).	Granted, 2011
149 King Henry's Road	2011/0108/P	Submission of details of green roof pursuant to Condition 4 of planning permission granted 10/12/2009 (reference 2009/5006/P) for the erection of single-storey rear and side conservatory-style extension to the lower ground floor flat, enlargement of the existing side window at upper ground floor level and alterations to the access to the lower ground floor flat.	Granted 2011

Address	Reference	Proposal	Decision
149 King Henry's Road	2009/5006/P	Erection of single-storey rear and side conservatory-style extension to the lower ground floor flat, enlargement of the existing side window at upper ground floor level and alterations to the access to the lower ground floor flat.	Granted, 2009
149 King Henry's Road	2008/3955/P	Certificate of lawfulness for existing use of front part of second floor as a self-contained studio flat.	Granted, 2008
149 King Henry's Road	2006/5625/P	Use of the second floor level front room as a self-contained studio flat (Class C3).	Refused. 2007

4. PLANNING POLICY CONTEXT

The Development Plan

- 4.1 The development plan for Camden comprises the following documents;
- The London Plan (2016)
 - The Camden Local Plan (2017)
- 4.2 There are also a range of supplementary planning documents which have been adopted by the Council which aim to guide development across the borough. Of relevance to this application are the following documents;
- CPG 2 Housing (2019)
 - CPG Amenity (2018)
 - Design CPG (2019)
 - Altering and extending your home CPG (2019) (Renamed 'Home Improvements' in July 2020).
 - Elsworthy Conservation Area Appraisal
- 4.3 The relevant policies for this development are listed in the table below;

Camden Local Plan	The London Plan
Policy H1 Maximising housing supply	Policy 3.4 Optimising housing potential
Policy H3 Protecting existing homes	Policy 3.5 Quality and design of housing developments
Policy H6 Housing choice and mix	Policy 3.8 Housing choice
Policy H7 Large and small homes	Policy 3.14 Existing housing
Policy D1 Design	Policy 7.4 Local character

Material Considerations

- 4.4 The NPPF constitutes a material consideration in the determination of planning applications and should be used to inform decision making.

- 4.5 The National Planning Policy Framework (NPPF) was updated in March 2019 and sets out the strategic planning aspirations. This along with the National Planning Practice Guidance (NPPG) are material considerations in decisions on planning applications. The documents set out the Government's economic, environmental and social planning policies and guidance and identifies that the purpose of the planning system is to promote sustainable development. The NPPF advises that the primary aim of development management is to foster the delivery of sustainable development, not to hinder or prevent development from taking place. The NPPF supports applicants engaging in pre-application discussions.
- 4.6 Paragraph 11 of the NPPF identifies the core planning principles which should underpin both plan making and decision making, this includes being genuinely plan led, not simply being about scrutiny, proactively driving and supporting sustainable economic development, seeking to secure high quality design and a good standard of amenity, promoting the vitality of urban areas, supporting the transition to low carbon futures and promoting mixed use developments.
- 4.7 The NPPF supports a presumption in favour of sustainable development and sets out at Para 11 that 'for decision taking this means: approving development proposals that accord with the development plan without delay'.

Emerging Policy

- 4.8 The Mayor of London is at the advanced stages of preparing the new London Plan. This underwent Examination in Public in 2018. The Mayor has now published the 'Intend to Publish' version of the plan. The relevant policies of the most up to date version of the plan are listed below;
- Policy GG4 delivering the homes Londoner's need
 - Policy D6 Housing Quality and Standards
 - Policy H11 Increasing housing supply
 - Policy H9 Ensuring the best use of stock
 - Policy H10 Housing size mix
 - Policy D4 Delivering good Design

5. ASSESSMENT OF PROPOSALS

- 5.1 This section of the Planning Statement assesses the proposed development against the adopted planning policies.

Principle of development; Changes to unit mix and numbers

- 5.2 Camden has a number of policies within the Local Plan which seek to deliver high quality housing across the Borough. Policy H1 of the Plan (Maximising housing supply) states that the Council will maintain self-contained homes as a priority land use and where sites are underused or vacant, expect the maximum reasonable provision of housing that is compatible with any other uses needed on the site.
- 5.3 Policy H3 (Protecting Existing Homes) outlines how the Council will ensure that existing homes within the borough continue to meet the needs of current and future households. One way of ensuring this is that the council will resist development which will involve a net loss of residential floorspace and resist development that would involve the net loss of **two or more** homes.
- 5.4 In terms of residential mix, policy H6 (Housing Choice and Mix) requires new development to deliver a range of housing. Further to this, policy H7 (Large and small homes) requires all development (including conversions) to include a mix of small and large homes.
- 5.5 The proposed development will deliver two high quality residential dwellings. The proposed mix is provided in the table below;

Unit number	Proposed size	Floor area	Location
1	4 bed 8 person	308	LG floor and part UG floor
2	1 bed 2 person	58.2	UG floor

- 5.6 The proposed development would deliver two high quality residential dwellings which would utilise currently vacant properties. Whilst the proposed development would result in the loss of one unit, the policy requirement seeks to resist development which results in the loss of two or more units. In this instance, the proposal is policy compliant and the principle of amalgamating the residential units within the building envelope is acceptable. Furthermore, there is no loss of family sized dwellings as a result of the change meaning this priority housing stock is protected.
- 5.7 It is considered that the principle of development is acceptable and the proposals would deliver two high quality residential dwellings in accordance with the requirements of policies H3 and H7 of the Local Plan.

Standard of residential accommodation

- 5.8 The proposed dwellings exceed the minimum space standards and would benefit from a high residential quality.
- 5.9 Unit 1 is dual aspect and benefits from a 447sqm of private amenity space which exceeds the London Plan minimum standard.
- 5.10 Unit 2 has its predominant aspect facing onto King Henry's Road in addition to side facing secondary windows. This orientation has been chosen to ensure there are no overlooking issues with the private amenity space of the proposed unit 1. Whilst unit 2 has one predominant outlook, as is demonstrated in the accompanying Daylight and Sunlight Assessment, this unit benefits from very high levels of natural light and will deliver a good quality of residential accommodation.
- 5.11 Whilst unit 2 would not have its own private amenity space, this is in line with the existing arrangement of the dwellings within the block. Furthermore, it is noted that the site is situated just 350m north of Primrose Hill. Therefore, this provision is considered acceptable considering the site context, the existing arrangements and the surrounding facilities.

Design

- 5.12 The importance of good design is outlined in all levels of Planning Policy. Section 12 of the NPPF outlines the national approach to design and states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Furthermore, it states that good design is a key aspect of sustainable development and assists in creating better places in which to live and work.
- 5.13 The London Plan also highlights the importance of good design through Policy 5.3 and the supporting text. It states that development should demonstrate sustainable design features. Furthermore, policy 7.4 (Local Character) sets out that development should have regard to the form, function and structure of an area and should be appropriate for the surrounding context.
- 5.14 Policy D1 (Design) of the Local Plan outlines the Council's approach to ensuring high quality design across the borough. Proposals should (amongst other things) respect local context and character, preserve or enhance any historic environments, incorporate sustainable construction methods as well as integrating well with the surrounding streets and open spaces.
- 5.15 Further to the Local Plan, Camden has a number of supplementary planning documents which outline how proposals should be designed. The 'Altering and Extending your Home' SPG (renamed 'Home Improvements') states that rear extensions should be subordinate to the building being extended, be built from materials which are sympathetic to the existing building, respect and preserve the original design, proportions and original architectural features, be appropriately scaled and allow for the retention of reasonably sized gardens.

- 5.16 The proposed extension is single storey and of a comparable width to the extension at 149 side. As is shown in the DAS, the materiality of the extension is appropriate for the existing building and will remain sympathetic. The extension incorporates contemporary styles but remains proportionate to the existing building and comparable to surrounding extensions.
- 5.17 Through the preparation of this application, an assessment of comparable extensions within the vicinity of the site has been undertaken. The table below outlines a number of examples along King Henry's Road whereby contemporary extensions have been approved;

Address	Reference	Decision
141 King Henry's Road	20184204/P	Granted, September 2019
56A King Henry's Road	2018/5547/P	Granted, February 2019
109 King Henry's Road	2018/1590/P	Granted, May 2018
50 King Henry's Road	2018/0839/P	Granted, April 2018
115B King Henry's Road	2017/1916/P	Granted, June 2017
117 King Henry's Road	2014/4525/P	Granted, November 2011
137A King Henry's Road	2009/2298/P	Granted, August 2009

- 5.18 The examples detailed show that the principle of rear extensions, subject to high quality design, has been accepted elsewhere along King Henry's Road and therefore the extensions proposed as part of this development are acceptable in principle.
- 5.19 A full design narrative and rationale is provided in the accompanying DAS. The document demonstrates that the proposed rear extension complies with the requirements of Policy D1 and the supplementary planning documents and is appropriate for the site and the surrounding areas.

Heritage and Conservation

- 5.20 As the site is located within the Elsworthy Conservation Area it is necessary to review the relevant conservation and heritage policies.
- 5.21 The NPPF has a presumption in favour of sustainable development and seeks to protect and where possible enhance heritage assets. Paragraph 189 requires applications to detail the significance of any heritage assets affected by a development proposal. Furthermore, Local Authorities are required to take account of the desirability of the heritage asset, the positive contribution it makes and the desirability of the new development in making a positive contribution to the local area (paragraph 192).

- 5.22 Policy D2 (Heritage) of the Local Plan states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings including conservation areas. The Council will not permit substantial harm to a designated heritage asset unless it can be demonstrated that substantial public benefit is gained as a result.
- 5.23 The Elsworthy Conservation Area Appraisal requires extensions to existing buildings to be carefully considered. Extensions should be subsidiary to the existing building and not detract from its character by becoming over dominant.
- 5.24 The proposed development has been designed in accordance with the design principles outlined in the Local Plan and from local precedents. The rear extension will use high quality materials which are comparable to the existing building. Furthermore the proportions and scale have been well informed and ensure that the extension is subordinate to the host building and the conservation area.
- 5.25 The additional external alterations include changes to the front entranceway and replacement windows. Where proposed, as with the entirety of the scheme, the changes have been designed to improve the appearance of the building and have no harm to the conservation area.
- 5.26 It is considered that there is no harm to the Elsworthy Conservation Area as a result of the proposals and they should be considered acceptable in this regard.

Neighbouring amenity

- 5.27 Policy A1 (Managing the impact of development) of the Local Plan outlines how proposals should manage the impact of development. The Council will consider the visual impact, sunlight, daylight and overshadowing, transport impacts and, among other things, noise and vibration levels.
- 5.28 The proposed development does not introduce any new uses into the site. The principle of residential development in this location is well established and the relationship with neighbours is long established. The only change to the building fabric will occur at ground floor level meaning there are no increases of overlooking or privacy issues resulting from changes at the upper floor levels.
- 5.29 At ground floor level, the extension has been sensitively designed to ensure there is no impact on neighbouring daylight or sunlight levels as well as minimising overlooking.
- 5.30 It is considered that the proposed development responds to the requirements of Policy A1 and will have no impact on the amenity of neighbours.

Highways

Parking

- 5.31 Policy T2 (Parking and Car free Development) of the Local Plan encourages car free development. The proposed development does not include any off street parking provisions. The proposed development will lead to a reduction in dwelling numbers and thus the impact on the highway will be reduced.

Cycle parking

- 5.32 Unit 1 has access to cycle storage in the rear garden and unit 2 will access cycle storage at the front of the property.
- 5.33 It is considered that the proposed impact on the highway is acceptable and complies with policies T1 and T2.

Refuse and servicing

- 5.34 As the net unit numbers are reducing there is not anticipated to be any additional refuse or servicing requirements as a result of the development. Therefore, the existing arrangements will serve the proposed development.

Energy and sustainability

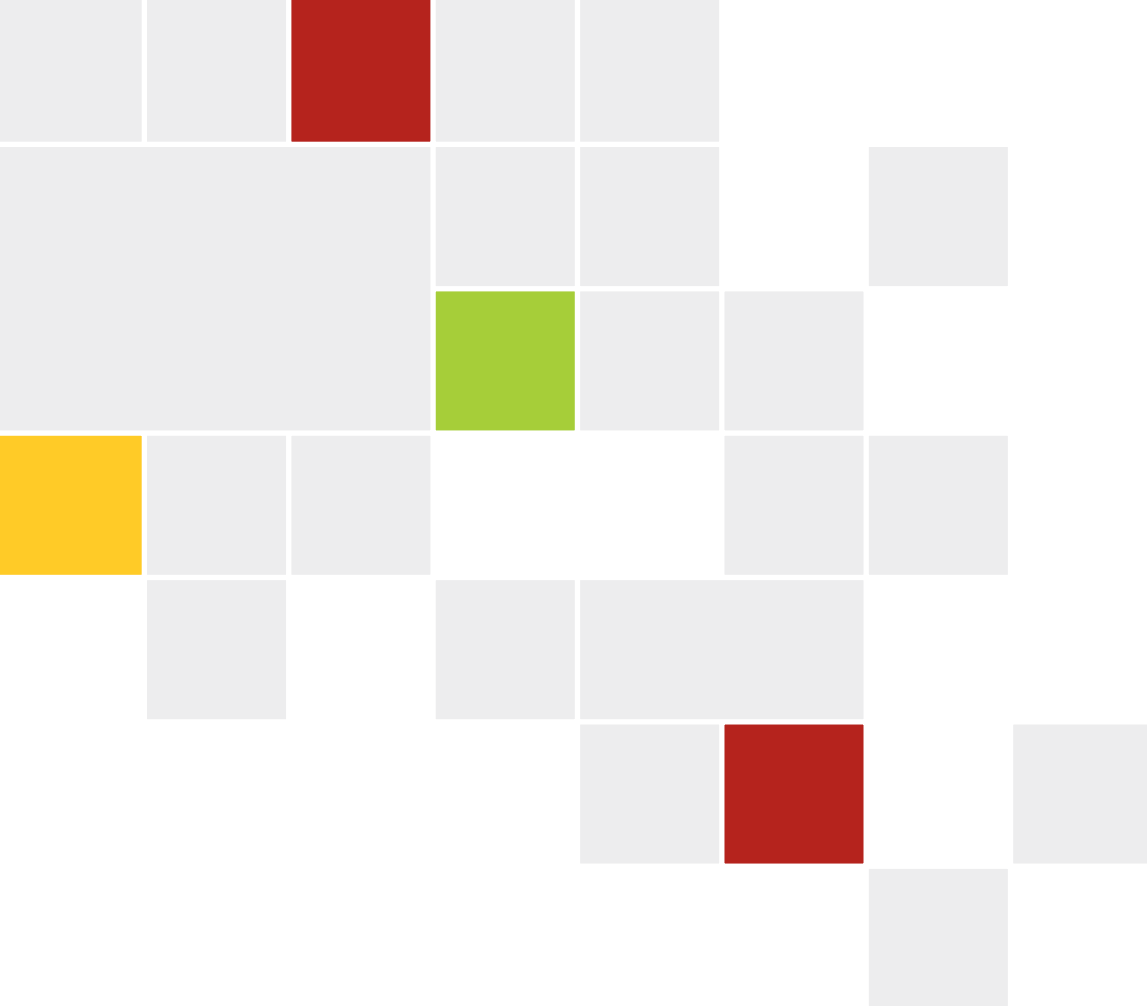
- 5.35 Policy CC1 of the Local Plan requires all development to minimise the effects of climate change and meet the highest feasible environmental standards.
- 5.36 To support the application, an initial sustainability assessment has been undertaken by Faarup Associates. This confirms that the development seeks to improve the thermal performance of the building and will meet or exceed the currently accepted 'U' Values.

6. SUMMARY AND CONCLUSIONS

- 6.1 This Planning Statement sets out the proposed development at No's 149 and 151 King Henry's Road. The proposals comprise;

Internal alterations associated with the amalgamation of units to create 1 no. 4 bed unit and 1 no. 1 bed unit, construction of single storey rear extension at No. 151 and other external alterations.

- 6.2 Whilst the proposals result in the loss of one unit, a family sized dwelling is retained and the proposals comply with Local Plan policy H3. It is considered therefore that the revised unit number and mix is appropriate and in accordance with policy and local need.
- 6.3 Both units would benefit from very high levels of residential quality. Unit 1 would have private amenity space and benefit from several aspects. Both units would receive good levels of daylight and sunlight.
- 6.4 The principle of extending at the rear has been well established along King J's Road and this is evidenced in this statement and through the supporting DAS. The proposed extension presents high quality design which is appropriate for the host building and the surrounding areas. There is not considered to be any harm to the Elsworthy Conservation Area as a result of the proposed external alterations.
- 6.5 The resultant impact on the highway would be reduced by merit of the reduction in unit numbers and both units would have access to policy compliant cycle storage.
- 6.6 As confirmed in the supporting statement, the proposals will incorporate energy efficiency and sustainability measures to comply with the relevant standards and policies.
- 6.7 In summary, it is considered that the proposed development is of a high standard which will deliver two high quality residential dwellings. The proposals accord with the local and national policies and guidance and should be considered acceptable.



Boyer

24 Southwark Bridge Road, London, SE1 9HF | 0203 268 2018
london@boyerplanning.co.uk | boyerplanning.co.uk