

# PLANNING STATEMENT

**66 CHALK FARM ROAD, CHALK FARM,  
LONDON, NW1 8AN**



**AUGUST 2020**

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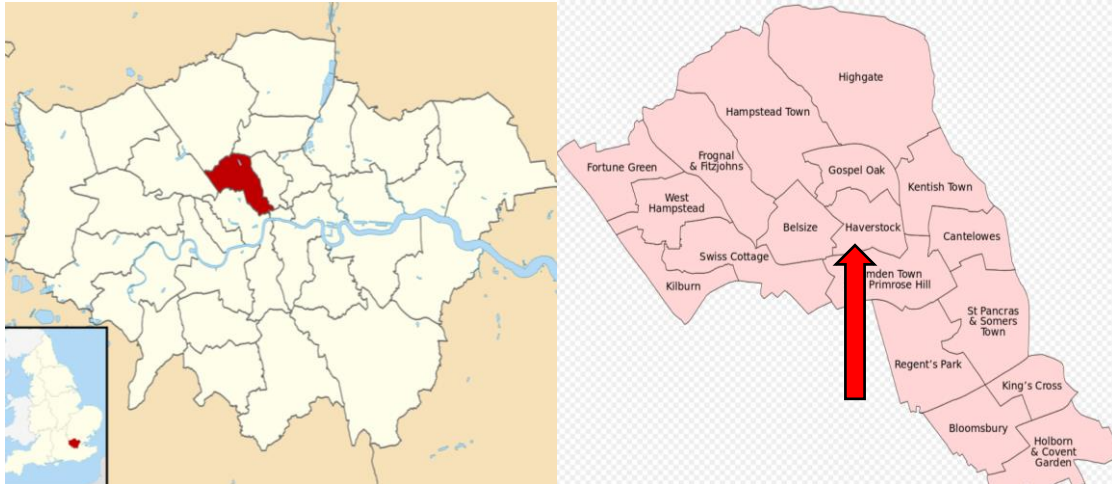
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# 1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by SM Planning in support of a planning application for the erection of a single storey mansard roof extension to create a 1 bed residential unit above the existing ground floor commercial units at 66 Chalk Farm Road.
- 1.2 The statement sets out the planning justification for the proposed development and assesses the proposals against national planning policy and the development plan.
- 1.3 The statement should be read in conjunction with all other supporting documentation.

## 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 Haverstock.



- 2.2 The site is located on the north side of Chalk Farm Road within the designated Camden Town Town Centre. The site comprises a single storey commercial building (plus basement) which is located to the front of the site and which forms part of the neighbouring shopping parade. The ground floor units are currently used for retail purposes. The proposed development relates to this front part of the site.
- 2.3 Above the ground floor commercial units, but recessed from the street frontage, is the 'Pink House' which comprises residential units at 1<sup>st</sup> to 3<sup>rd</sup> floor levels, the top floor of which comprises a mansard roof extension. To the very rear of the site is an area which would have formed part of a double height industrial/warehouse building, the upper floor of which has been converted to residential flats.
- 2.4 The application site is located within an area defined by the Local Plan as the Camden Town Town Centre and the commercial frontage is located within the primary shopping frontage. The buildings on site are not statutory or locally listed, and the site is not located within a Conservation Area. The northern boundary of the Primrose Hill Conservation Area is however located opposite the site of the road, which extends up to the south side of Chalk Farm Road.
- 2.5 Surrounding development is largely characterised by commercial uses to ground floors including shops, restaurant and entertainment uses, with residential use located above on upper floors.
- 2.6 The site is well served by public transport and is within walking distance to the Chalk Farm Underground Station and several bus routes located along Chalk Farm Road.

Accordingly, the site has a Public Transport Level (PTAL) Rating of 6a which signifies very good access to public transport.

- 2.7 The site is located in Flood Zone 1 and is therefore located in an area with a low probability of flooding.

### 3. THE PROPOSED DEVELOPMENT

- 3.1 Full planning permission is sought for the erection of a single storey mansard roof extension to create a 1 bed residential unit above the existing ground floor commercial units at 66 Chalk Farm Road.
- 3.2 The mansard roof extension would be sited above the commercial frontage, measuring 13.7m wide by 6.5m deep. The Gross Internal Area of the extension would measure 57.3sqm and the accommodation would comprise one double bedroom, open plan living area/kitchen and bathroom. To the east elevation of the extension, a suspended balcony is proposed providing private amenity space accessed from the bedroom. Access to the flat would be via an internal staircase from the ground floor.
- 3.3 Externally, the proposed extension is to be finished in Corten steel with decorative panels to its elevations, and with 3 large triple bay wooden framed windows to the front elevation.
- 3.4 Proposed to the extension is a green roof which will cover the entirety of the flat roof area measuring 65 sqm.
- 3.5 For further details of the proposal, please refer to the Design and Access Statement and plans that support the application.



**Proposed front elevation of mansard roof extension**



**Proposed internal floor plan**

## 4. PLANNING HISTORY

- 4.1 The planning history of the site is set out in chronological order below.
- 4.2 On 29 May 1963 full planning permission to remove and install a new shopfront was granted under application reference **TP4599/2311**.
- 4.3 On 21 April 2009 full planning permission for the erection of a first and second storey extension, including terraces to rear, to provide 2 x 1 bedroom maisonettes, including a change of use from office (Class B1) to residential (Class C3) at loft/first floor level was granted to the rear of the site under application reference **2008/1889/P**. This permission was subsequently amended by grant of application **2009/3894/P** on 24 November 2009 to reconfigure the internal layout to provide 3 residential flats and external alterations to provide balconies at first and second floor levels.
- 4.4 On 15 August 2008 full planning permission for the change of use from shop (Class A1) to restaurant (Class A3) was refused under application reference **2008/2139/P**. The application was refused for a single reason relating to the harmful impact the proposed A3 use would have to the amenity and living conditions of the occupiers in the area.
- 4.5 On 28 May 2009 full planning permission for the change of use from tyre retail/fitting shop (sui generis) and recording studio (Class B1) to a restaurant (Class A3) was refused under application reference **2008/5137/P**. The application was refused for two reasons relating to; the unacceptable impact of the loss of the retail use on the retail function of the area/frontage, and the absence of adequate justification to justify the loss of the employment B1 use.
- 4.6 On 24 May 2010 full planning permission for the change of use of front basement area (Class B1) to shop (Class A1) in conjunction with A1 unit on ground floor level was granted under application **2010/1647/P**.
- 4.7 Most recently, on 7 August 2015 a Certificate of Existing Lawfulness to show that the property (to the rear of the site) has been in existence as 8 x self-contained flats was granted under application **2015/2969/P**.

## 5. PLANNING POLICY CONTEXT

- 5.1 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***

- 5.2 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***

- 5.3 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 (2018)***

- 5.4 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.
- 5.5 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.
- 5.6 The NPPF introduces three dimensions to 'Sustainable development' (Economic, Environmental & Social - para 8), and advises that they are mutually dependent and should not be undertaken in isolation.
- 5.7 Thereafter, the following sections of the NPPF are relevant to the consideration of this application:

Section 5 (Delivering a sufficient supply of homes)

Section 7 (Ensuring the vitality of town centres)

Section 9 (Promoting sustainable transport)

Section 11 (Making Effective Use of Land)

Section 12 (Achieving Well-Designed Places)

Section 16 (Conserving and Enhancing the Historic Environment)

### ***National Planning Practice Guidance***

- 5.8 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.
- 5.9 The NPPG sets out guidance on a wide range of topics including, but not limited to, the historic environment; design; the determination of applications; health and well-being; housing and the natural environment.
- 5.10 The golden thread running through the NPPF and the NPPG is a presumption in favour of sustainable development. The proposed development is located in an inherently sustainable location making the best use of land available. It is therefore, subject to the detailed consideration in the following sections of this statement and all other supporting documents, wholly in keeping with the concept of sustainable development detailed within the NPPF/NPPG.

### **LOCAL PLANNING POLICY**

- 5.11 For the purposes of this application, the adopted Development Plan for the London Borough of Camden comprises the London Plan (2016), the Camden Local Plan (2017) and the Camden Planning Guidance Documents. The following policies are relevant to the consideration and determination of this application:

#### ***London Plan 2016***

Policy 3.1	–	Ensuring Equal Life Chances for all
Policy 3.3	–	Increasing Housing Supply
Policy 3.4	–	Optimising Housing Potential
Policy 3.5	–	Quality and Design of Housing Developments
Policy 3.8	–	Housing Choice
Policy 5.1	–	Climate Change Mitigation
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 6.13	–	Parking
Policy 7.4	–	Local Character
Policy 7.6	–	Architecture
Policy 7.8	–	Heritage Assets

#### ***Emerging London Plan***

- 5.12 While the 2016 London Plan is still the adopted Development Plan and carries full weight, the emerging 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.

- 5.13 In general terms, the constraints and rigid density guidelines set out in the existing London Plan have been removed in order to boost the number of new homes given planning permission.
- 5.14 The emerging London Plan emphasises the need to develop sites at a higher density, particularly on sites near to town centres or good public transport, reducing the need for car parking spaces within developments. It further requires small sites to play a much greater role in housing delivery.

### ***Camden Local Plan 2017***

- 5.15 The Camden Local Plan sets out the Council's planning policies and covers the period from 2016-2031. The following policies are relevant to the consideration/determination of this application:

Policy G1	–	Delivery and Location of Growth
Policy H1	–	Maximising Housing Supply
Policy H6	–	Housing Choice and Mix
Policy A1	–	Managing the Impact of Development
Policy A2	–	Open Space
Policy D1	–	Design
Policy D2	–	Heritage
Policy CC1	–	Climate Change Mitigation
Policy CC2	–	Adapting to Climate Change
Policy TC2	–	Camden's centres and other shopping areas
Policy T1	–	Prioritising Walking, Cycling and Public Transport
Policy T2	–	Parking and car free development

### ***Camden Planning Guidance Documents***

- 5.16 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:

Amenity CPG  
Design CPG  
Energy Efficiency and Adaptation CPG  
Transport CPG

## 6. PLANNING ASSESSMENT

- 6.1 Planning Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 This section assesses the proposed development against the development plan, together with any other relevant material considerations. The key considerations in assessing the proposed development are as follows:
- Principle of development
  - Quality of residential accommodation
  - Impact on the character and appearance of the area
  - Heritage impacts
  - Impact on residential amenity
  - Highways
  - Sustainability

### **PRINCIPLE OF DEVELOPMENT**

- 6.3 The established need for the supply of housing in the London Borough of Camden and the provision of a wide choice of homes available to residents is considered pertinent to this application.
- 6.4 Paragraph 59 of the NPPF outlines the Government's objective to significantly boost the supply of housing, whilst the London Plan identifies a pressing need for more homes in London, setting a minimum ten-year target for Camden of 8,892.
- 6.5 Paragraph 68 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area. This is echoed by Policy H2 of the emerging London Plan which requires small sites to play a much greater role in housing delivery and advises that boroughs should pro-actively support well-designed new homes on small sites. Small sites relate to the creation of 1-25 residential units.
- 6.6 In order to accommodate Camden's growing population, the Camden Local Plan (CLP) regards self-contained housing as a priority land use. CLP Policies G1 and H1 seek to secure a sufficient supply of homes to meet the needs of existing and future households by maximising housing supply across the borough. Furthermore, the CLP makes clear that the Council needs to make the best use of the borough's limited land and resources and promotes the most efficient use of land in the borough, whilst taking opportunities to deliver sustainable housing.
- 6.7 Specific to this proposal, CLP Policy TC2 supports the development of housing within centres and Central London including above and below shops where this does not prejudice the town centre function and particularly the ability of the ground floor to be used for town centre uses. In this instance the proposed development will not result in the loss of any existing retail floorspace and the proposed residential use is considered

compatible with regard to the existing ground floor retail uses. The proposal would therefore not prejudice the function of the existing ground floor to continue to be used for town centre uses.

- 6.8 The proposed residential unit would accord with the principles and the intent of the above policies, delivering additional residential development in a sustainable location. The proposed development is therefore acceptable having regard to the housing supply policies of the Development Plan.

### **QUALITY OF RESIDENTIAL ACCOMMODATION**

- 6.9 Policy 3.5 of the London Plan seeks to ensure that developments provide high quality and well-designed accommodation. Table 3.3 of the London Plan require residential units to comply with the recommended internal space standards.
- 6.10 CLP Policy H6 states that in all developments the Council will encourage design of all housing to provide functional, adaptable and accessible spaces, and expect all self-contained homes to meet the national derived space standards.
- 6.11 The CLP advises that private amenity space is also important in adding to residents' quality of life and CLP Policy D1 requires development to incorporate outdoor amenity space.
- 6.12 The proposed residential unit measures 57.3 sqm which meets the required internal space and room size standards. The layout of the flat has been designed with well-lit and spacious living spaces, and it has been carefully considered in the context of surrounding buildings where the location of windows ensures that the outlook from, and daylight/sunlight to, habitable rooms is acceptable.
- 6.13 The proposed residential unit is to be provided with a private external balcony which will provide adequate outside amenity space for the level of accommodation proposed.
- 6.14 The proposal is of a high-quality design quality which will ensure adequate internal and external residential accommodation is achieved, and is in accordance with the required standards set out in the development plan and national planning policy guidance.

### **IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA**

- 6.15 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.
- 6.16 CLP Policy D1 requires development to be of the highest architectural and urban design quality, and 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.

- 6.17 The aims of Policy D1 are further reinforced by guidance contained within the Camden Planning Guidance (CPG) on Design. In relation to mansards, it states that these are likely to be acceptable where; good quality materials and details are used and the visual prominence, scale and bulk would be appropriate having regard to the local context, and where alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form. It advises that roof additions will be unacceptable where it would have an adverse impact on the appearance of the building or the street scene.
- 6.18 The existing site comprises a single storey commercial building which is located to the front of the site and which forms part of the wider shopping parade. Despite being physically attached to the neighbouring ground floor commercial units, the application site has a distinctly different character and appearance insofar the neighbouring parade comprises a four-storey terrace building with shops to the ground floor and residential above. This step down from the neighbouring building creates an abrupt end to the terrace resulting in an imposing graffitied brick wall set high above and to the side of the site.
- 6.19 To the rear of the site, above the ground floor commercial units, but recessed from the street frontage, is the 'Pink House' which is a four storey building consisting of a commercial ground floor and upper floors in residential use, the top floor of which comprises a mansard roof extension.
- 6.20 Having regard to the scale of immediate surrounding buildings, the application building is dwarfed by immediately adjacent development both to its side and rear.
- 6.21 The existing flat roof to the building provides little architectural visual interest and due to the commercial frontages of the site, which includes disproportionately large fascia signs to the shop fronts, the existing site is not considered to have a positive impact on the character and appearance of the area.
- 6.22 The proposed mansard extension would introduce an additional storey resulting in a two-storey building. By virtue of the scale of the neighbouring terrace, the proposed extension would continue to step down from this building maintaining a subservient appearance. The single storey height of the extension would also ensure the resulting building massing would not be overly prominent when viewed within the street, and would continue to allow the building to the rear of the site to be appreciated. The proposed height and massing is therefore of an appropriate scale in this context. Further, the extension would be located directly above the existing building footprint where it would respect the existing building line of the property and neighbouring properties along this part of Chalk Farm Road.
- 6.23 Due to the four-storey scale of the adjacent building, the existing building does not form part of the complete composition of this terrace. As a result, the existing property reads as an individual site and it would be inappropriate to mimic the neighbouring site. Consequently, the individually designed extension, that relates specifically to the massing and size of the existing building, would result in a far more appropriate development. For these reasons, the proposed mansard is considered an appropriate

design, which would not undermine the architectural style of the existing terrace. In any case, several mansard roof extensions exist locally including those to the adjacent terrace and to the rear of the site, and the proposed extension would seek to replicate these in terms of their profile and massing. The extension has been designed with large traditional openings proposed to the front elevation to ensure an active frontage, similar to those neighbouring upper floors, whilst the use of modern steel detailing to elevations would add visual interest and a contemporary finish to its appearance.

- 6.24 A green roof is proposed to the extension which will help soften its appearance from neighbouring properties whilst providing valuable habitats to promote biodiversity. Furthermore, the provision of a green roof has significant environmental sustainability benefits by helping to cool the local microclimate and in playing a vital role in slowing the speed at which rainwater enters the drainage network (as required by CLP Policies CC1 and CC2 and the Council's CPG Guidance ('Energy and efficiency adaptation')).
- 6.25 For these reasons, the proposed extension to the existing building is considered of a suitable size, scale and appearance which will improve the site's overall appearance and contribution to the townscape in accordance with the above Development Plan policies.

## **HERITAGE IMPACTS**

- 6.26 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 in section 16 of the NPPF. This refers to conserving and enhancing the historic environment and requires a consideration to 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 (paragraphs 192-196).
- 6.27 In this instance, the buildings on site are not listed and the site is not located within a Conservation Area. The northern boundary of the Primrose Hill Conservation Area is however located opposite the site of the road, which extends up to the south side of Chalk Farm Road. Therefore, there is a requirement to consider the impact the proposal will have on the setting of the Conservation Area.
- 6.28 CLP Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 6.29 Given the site's existing appearance, the design of the proposed extension, and the relationship between the proposed development and its surroundings, the resulting impact of the extension will be entirely positive. The proposed development will enhance the quality of the existing site and building, and by proxy therefore, the townscape quality of the area. Accordingly, the proposal will have a positive impact on the setting of the Conservation Area, and the proposed development is therefore considered acceptable with regard to its impact on the designated heritage asset identified locally.

## **IMPACT ON RESIDENTIAL AMENITY**

- 6.30 CLP Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. Further guidance is provided in CPG Amenity which sets specific standards of development.
- 6.31 In view of the modest scale and nature of the proposed extension and the physical separation of the building from neighbouring properties with facing windows/gardens, the proposed development is not considered to cause harm to the amenity of any nearby residential properties in terms of loss of light, outlook or privacy. In addition, the introduction of a residential use for a single flat would not give rise to noise and disturbance which would be harmful to the amenity of the local area or to neighbouring residents.
- 6.32 For these reasons, the proposal will have an acceptable impact on neighbour amenity.

## **HIGHWAYS**

- 6.33 CLP 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.
- 6.34 The site is located in an area with very good access to public transport, reflected in the Public Transport Accessibility Level rating of '6a'.
- 6.35 The proposed development is therefore in an inherently sustainable location whereby the development will promote and encourage walking, cycling and public transport use. Considering the excellent links to public transport, the development will be car free with no vehicular parking proposed. A single cycle parking space is proposed for the unit within the entrance lobby at ground floor level which will provide adequate cycle parking for future occupiers.

## **SUSTAINABILITY**

- 6.36 London Plan Policy 5.2 seeks development proposals to make the fullest contribution to minimising carbon dioxide emissions, whilst Policy 5.3 requires development proposals to demonstrate that sustainable design standards are integral to the proposal.
- 6.37 CLP Policy CC1 requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards. CLP Policy CC2 requires all development to be resilient to climate change and to adopt appropriate climate change adaptation measures.

- 6.38 An Energy and Sustainability Statement has been submitted with the application which outlines a series of sustainability measures that have been incorporated into the proposed development including; sustainable design and construction methods, energy and water saving measures, sustainable transport methods, waste reduction techniques and measures to enhance the ecological value of the site. Furthermore, it has been demonstrated that the proposed energy strategy has been formulated by the London Plan Energy Hierarchy: *Be Lean, Be Clean and Be Green* and that the development is proposed as a car-free development to encourage sustainable travel choices.
- 6.39 In accordance with the relevant sustainability policies, the proposed development has demonstrated how the development will seek to reduce carbon dioxide emissions and overall result in the provision of a good quality and sustainable development. Please refer to the Energy and Sustainability Statement for full details of the proposed sustainability measures.

## 7. SUMMARY & CONCLUSION

- 7.1 The application seeks permission for the erection of a single storey mansard roof extension to create a 1 bed residential unit above the existing ground floor commercial units at 66 Chalk Farm Road.
- 7.2 The proposed development would accord with the general principles of the National Planning Policy Framework. The proposed dwelling will make an efficient use of the site in contributing to the existing housing supply for the borough. 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.
- 7.3 The proposed development is a high quality, site specific design that will enhance the character and appearance of the site and its contribution to the surrounding area and heritage context.
- 7.4 The development provides a high standard of accommodation that provides adequate internal and external amenity spaces. The impact on neighbouring amenity has also been duly considered and the resulting relationship is acceptable.
- 7.5 Careful consideration has been given to the nature of the site including its relationship to its immediate surroundings, and the amenities of neighbouring occupiers. Accordingly, the development provides a well-designed scheme which responds positively to neighbouring development.
- 7.6 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 in all other regards.
- 7.7 This Planning Statement should be read alongside the other supporting documentation and drawings which have been submitted as part of the Full Planning Application.