

**DESIGN AND ACCESS & HERITAGE
STATEMENT: 59-61 CAMDEN HIGH
STREET, LONDON, NW1 7JL**

Erections to rear and roof level and conversion of property to provide 8x dwellings.

PIL PLANNING

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PIL PLANNING

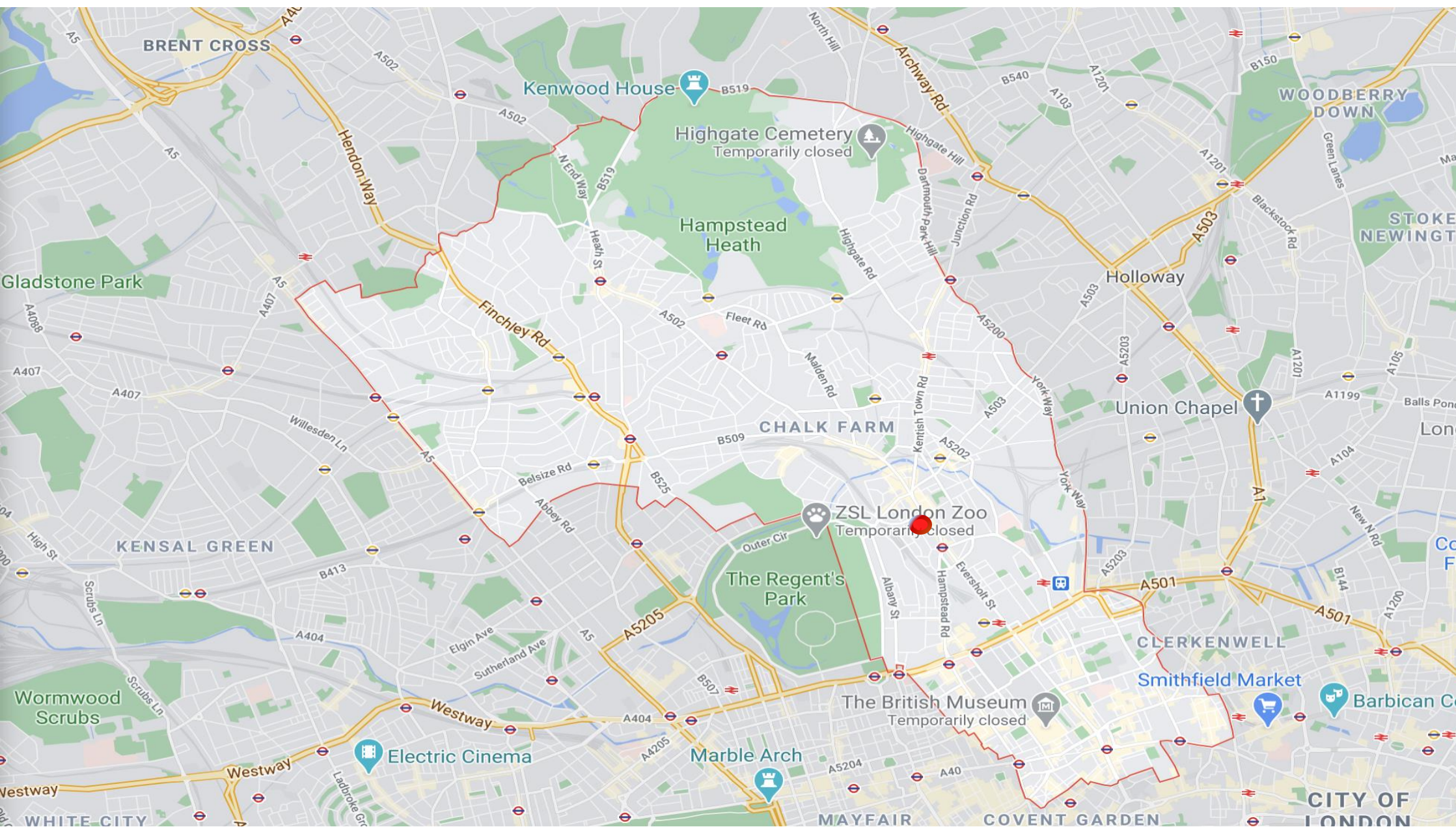
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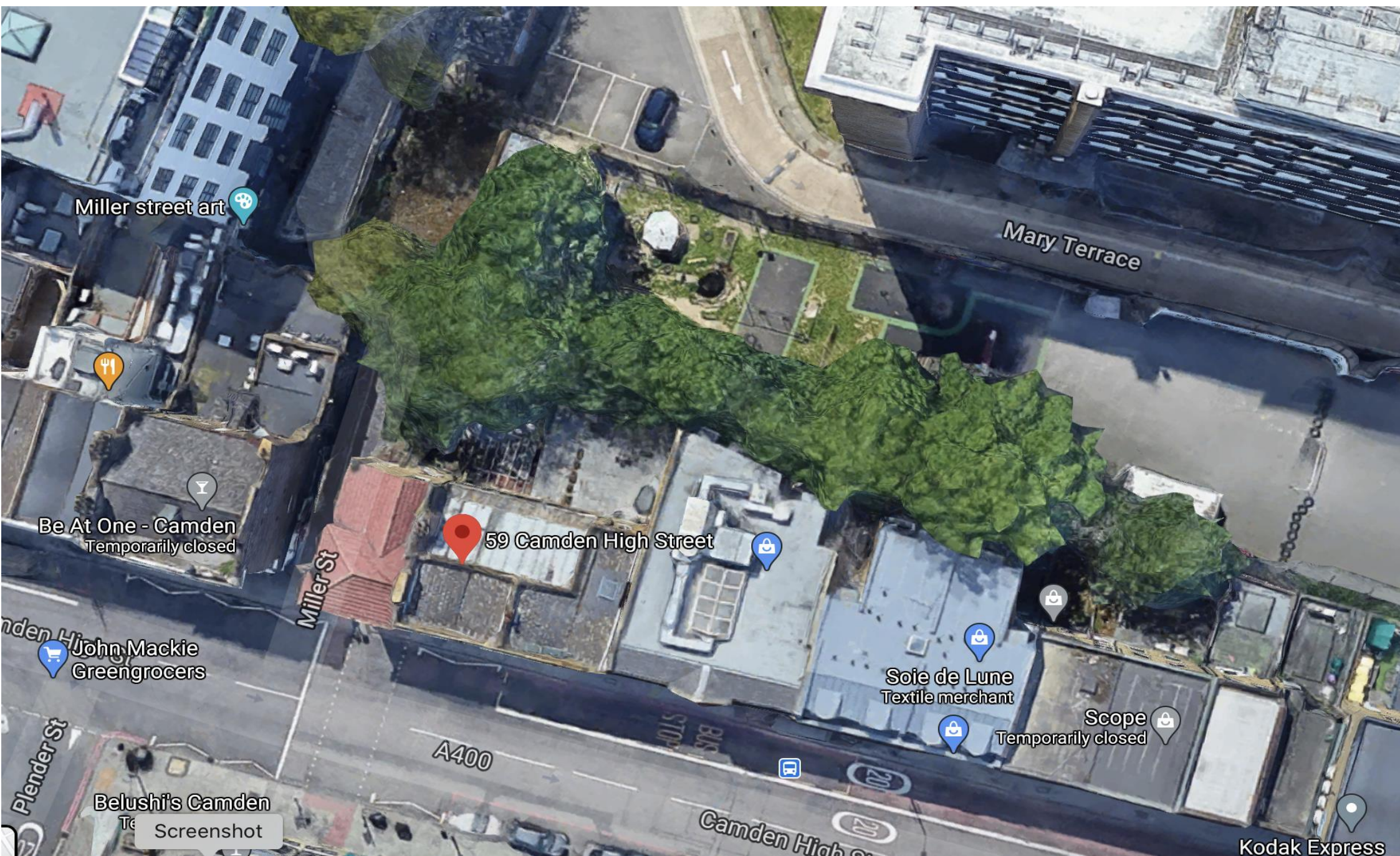
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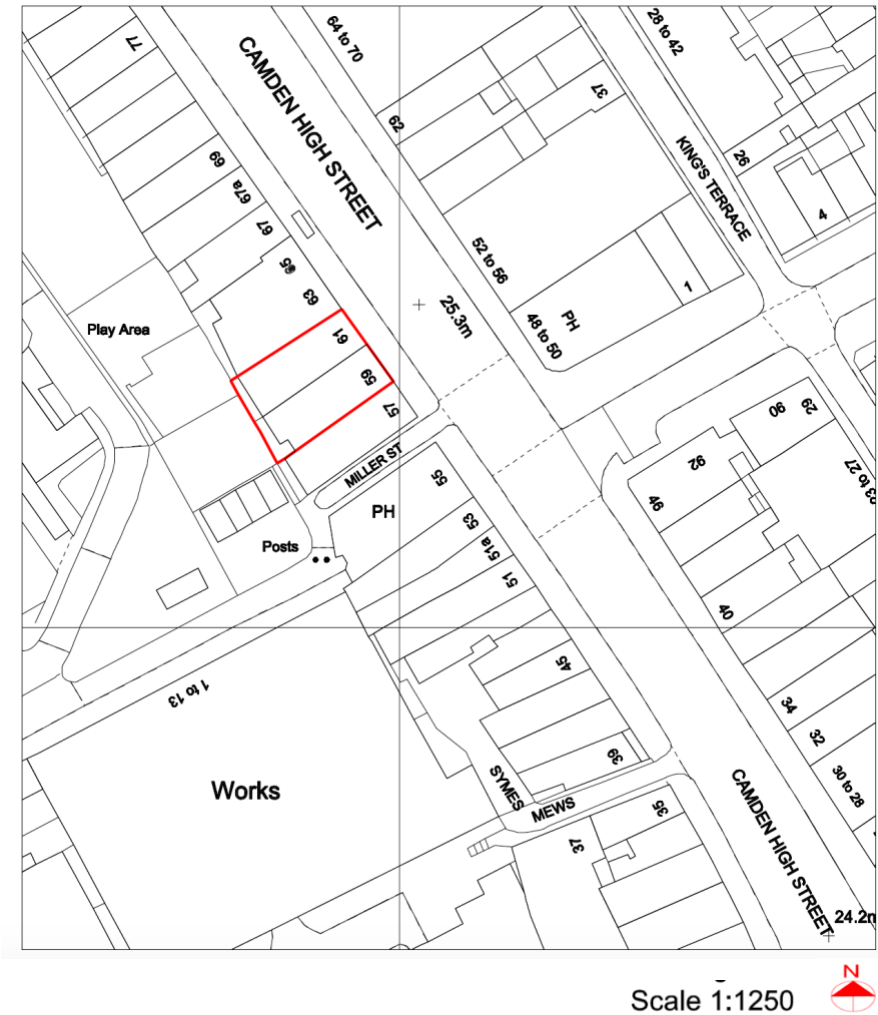


Executive Summary

This Design and Access & Heritage Statement has been prepared in support of the application for planning permission for the proposed conversion of the upper floors of the property at 59-61 Camden High Street London, NW1 7JL.

This document sets out the relevant heritage context, planning history and policy context for the development as it relates to London Borough of Camden's Policies and presents justification for the acceptability of the scheme.

The document demonstrates that the principle of development is in keeping with the character of the existing site and would have no harm on the historic fabric of the area.



Existing Site and Heritage

The subject site comprises a three-storey mixed use mid terrace building with commercial at ground floor and residential above. The application site falls within the Camden Town Conservation Area. However, is not listed or near a listed building. The site is west of the Camden High Street where there are similar mixed-use buildings. However, the property is part of a row of terraces with no uniformity or shared general character.

The Conservation Area Appraisal for the location states:

The commercial sub area consists of a traditional wide shopping street linking the busy junction at Mornington Crescent to the eclectic and lively town centre at the heart of Camden Town. The focus of Camden Town is Britannia Junction which acts as a hub and an important interchange, with busy, noisy, dynamic and diverse characteristics. This retail and commercial area is powerfully urban in character with few openings between the continuous building lines and an absence of public open spaces and soft landscaping. Within this part of the Conservation Area there are two underground stations, an array of banks, restaurants, street markets, shops and stalls, signs and vehicles all existing within an historic architectural streetscape. The buildings reflect the diverse and changing architectural styles over the last two hundred years. Terraces of flat fronted early to mid 19th century houses now fronted by shops, mid Victorian stucco terraces, Victorian Gothic buildings, late Victorian and Edwardian red brick parades four and five storeys high with decorative gables, imposing banks, places of entertainment and public houses occupying key focal sites, and 20th century buildings all contribute to the wide ranging variety of architectural styles.

The businesses at the southern end of the High Street have seen some economic decline over the last thirty years or so, while the more

northern part around Britannia Junction and towards the canal have generally prospered. As a result, in the southern part a small number of properties are empty, and several are not occupied on their upper floors.

There are no Tree Preservations on Site however further constraints at the site include:

Constraint Name	Constraint Type
Article 4 Directive	A1 to A2 (effective from 1 June 2018)
Article 4 Directive	B1a to C3 (effective from 5th November 2015, first notified 9th October 2014)
London Oxford Airport - All Development Exceeding 45 M	Article 4 Direction Basement development (effective from 1 June 2017)
Employment Zone	Business Improvement Districts. / Business Improvement Districts. (Constraints)
HS2 Corridor	CMP Priority Area / CMP Priority Area (Constraints)
Town Centre	Local Plan Centres / Local Plan Centres (Constraints)
Shop Front Protection	Local Plan Frontages / Local Plan Frontages (Constraints)

Proposal

The application seeks planning permission for the conversion of the property including a mansard to the front and rear of the property and side extensions.

Relevant Planning History

The application site has a commercial unit at ground floor, however as this does not form part of the proposals, only planning history relating to the residential use at upper floor since 1980s are included.

2020/1373/P: Change of use at ground floor from Pawn Brokers (Sui Generis) to A3/A5 (Restaurant/Take-away) and installation of extraction unit, louvre and 1x ground floor air con unit to the rear. – **Pending consideration.**

2019/3697/P: Conversion of property from 2 flats to 3 flats (1x 2-bed, 2x 1-bed) on first floor. – **Approved pending S106.**

2019/1225/P: Use of 1st and 2nd floors as 4 self-contained flats (Class C3) including a 2-bed flat and a 3-bed flat at first floor; and a 1-bed flat and a 2-bed flat at second floor. – **Granted 8/4/2019**

Relevant Policies

Camden Local Plan Policies (2017)

- Policy H1 Maximising housing supply
- Policy H2 Maximising the supply of self-contained housing from mixed-use schemes
- Policy H3 Protecting existing homes
- Policy H6 Housing choice and mix
- Policy H7 Large and small homes

- Policy H10 Housing with shared facilities
- Policy H11 Accommodation for travellers
- Policy A1 Managing the impact of development
- Policy A4 Noise and vibration
- Policy D1 Design
- Policy D2 Heritage

National Planning Policy Framework (2019)

The National Planning Policy Framework (NPPF) states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. It also champions assessments based on a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The relevant Policies here are as follows:

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 7. Ensuring the vitality of town centres
- 9. Promoting sustainable transport
- 10. Making effective use of land
- 16. Conserving and enhancing the historic environment

The London Plan (2016)(as amended)

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

This plan provided a uniform framework for all local London Boroughs. The relevant policies within the plan are as follows:

- 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 3.13 Affordable housing thresholds
- Policy 5.15 Water use and supplies
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.9 Cycling
- Policy 6.13 Parking
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology
- Policy 8.2 Planning obligations
- Policy 8.3 Community infrastructure levy

Camden Town conservation area appraisal and management strategy (2007)

Acceptability

Principle of Development

Already established by existing use.

Side Extensions

The application proposes a very modest side extension to allow the angling of the windows at the newly proposed flat. The proposed design uses the existing historic window styles and would complement the existing rear element of the property.

Mansard Roof Extension

The application site is part of a long terrace with over 12 properties that have been developed over a number of years. As a result, there are very differently styled properties in succession of each other and no real uniformity in design. In fact, all the roofs along the site's terrace have been finished in differing materials. The only thing that unifies the properties is their roof heights and linear roof edge detail before the parapet wall. Previously, it appears that the properties were part of a terrace row of 10 properties before an infill extension was erected at 75 Camden High Street joining it to the next row of terraces.

As described above, at the main original terrace there is a uniformed parapet wall and roof edge detail that runs along the tops of the properties. A mansard roof extension at 67 Camden High Street was allowed (2016/4496) and erected in 2016. Previously, this was refused in 2014 (2014/6277/P) on the grounds that there was an "unimpaired roofline at the terrace". Savant House (63-65 Camden High Street) has a completely different property design to the main terrace of 10 with an art deco central pillar and roof form. Very different styled windows and materials have also been used. However, the roof edge design to join all the properties can be seen here also, breaking up the main body of the building and the roof. In keeping with all the other roof forms aside of the application site, the

roof height of Savant House is raised in line with the property at 67b Camden High Street however is higher than the application site. Given the above, it cannot be argued that there is a uniformed, unbroken roof line along the terrace.

A pictographic study has been submitted with the application (see drawing CHR/20/PF01) which clearly demonstrates the inconsistent roof styles and can be verified with a site visit.

The proposed L-shaped mansard roof would sit between two properties with existing higher roofs. The application proposes to erect a mansard that is exactly at the same height as the properties to either side of it, bringing it in line with all the properties that side of terrace including both Savant House and 59 Camden High Street. Thereby resulting in a uniformed roof height level. Since there is no uniform roof form, the proposed mansard is similar to that approved at 67 Camden High Street. Therefore, the design and scale of the proposed mansard is directly mirrored within the properties of the existing terrace. The proposed mansard would use grey slate similar to that at number 67. However again there is no uniformed materiality at the location.

The proposal would respect the only unifying design of these terrace properties which is the linier edge detail. Therefore, the mansard would respond perfectly to the historic context at that part of the street.

The proposed mansard would not be visible at street level as demonstrated within the plans. It would also lead to no loss of amenity for existing residential occupiers owning to its location and proposed use.

At the rear, the length of the mansard would be hidden behind the roof form of number 63 Camden Road and would not be visible at street

level. Here again the scale has been drawn from the context of the site in terms of bulk and height.

Therefore, we believe the proposal fully complies with the relevant policies.

Heritage Impact

The application site falls within the Camden Town Conservation Area. The application site was built in 1956. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“PLBCAA”) provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) PLBCAA provides that in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of (amongst others) the planning Acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. The *South Lakeland District Council v Secretary of State for the Environment* case and the *Barnwell Manor* case (*East Northamptonshire DC v SSCLG*) establish that “preserving” in both s.66 and s.72 means “doing no harm”.

The NPPF also refers to heritage assets in paragraph 195 which states that where a development will lead to substantial harm to a heritage asset it should be refused unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits which outweigh that harm or loss. Paragraph 196 states that where a development proposal will lead to less than substantial harm to the

significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. London Plan Policy 7.7 states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

As acknowledged, by the National Planning Policy Framework (NPPF 2019), heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations (Para.184). In determining applications, local planning authorities should also take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness (Para.192). When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (Para.193). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (Para.194).

Policy D2 (Heritage) states that planning permission will only be granted where developments do not adversely affect the setting of a listed building or the character or appearance of a conservation area. In both cases the development should preserve or enhance the heritage asset(s).

As detailed above the proposed mansard scale and extensions would preserve the character of the historic fabric and those surrounding buildings. It would not overwhelm them in design or materiality and would sit comfortably between the two neighbouring sites. It would certainly not result in greater harm to the immediate buildings or wider character of the conservation area. Therefore it is fully in compliance with the requirements.

Amenity

The application site shares a boundary with numbers 57 and 63 Camden High Street. The proposed development would have no impact on the occupants at number 63. Any impact could only affect number 57.

The proposed use is in keeping with the existing property. No new uses are proposed. Therefore, there would be no impact on the existing amenity arrangements in the area.

The proposed rear alterations and extensions have been carefully designed to ensure that again there would be no undue loss of light, privacy, overshadowing or outlook to any neighbour. The scale of the extensions are also relatively modest. No new areas of overlooking are proposed. In fact, the proposed scheme would remove two existing windows that look directly at the property at number 57. Instead an angled window is proposed to create greater privacy for the future occupants as well as those at number 57. The proposed new

terrace to Flat 1 would be screened by a 1.8 metre privacy screen. At roof level the proposed mansard roofs would be angled to look upwards or towards the roof of number 57. Thus, there would be no inter-looking created by the new rear mansard.

The existing flats do not benefit from external amenity and consideration was given to the creation of new private amenity spaces for all the flats. However due to the constraints of the site and the historic importance of the building this was not possible. However, amenity space in keeping with the London Plan standards have been created for Flats 1 and 2.

Highways/Car Parking

The application site falls under PTAL 6A(Excellent).

It is proposed that the development is secured as car free in keeping with the existing arrangement at the site. No additional parking is proposed or required. Therefore, there is no change proposed to the existing arrangement.

Access

General access into the site will remain as existing.

Cycle Storage

The existing property does not benefit from cycle storage. However, the current scheme proposes some cycle storage at first floor.

Refuse Storage

At present, owing to the urban nature of the road refuse is collected via black bags placed at the front of the property on collection day.

This would continue in compliance with the Council's refuse collection requirements.

Conclusion

It is considered that the proposed development would preserve the character of the Camden Town Conservation Area and would be compliant in all other respects. The development would not give rise to any additional amenity issues and it is considered that the resulting units would be relatively generous.

In light of this, it is considered that the scheme has evolved sufficiently to allow an approval.