

PLANNING STATEMENT



PS -201201 REV 1

REAR OF 17 FROGNAL
LONDON, NW3 6AR

PROPOSAL

FORMATION OF NEW 3 BEDROOM SINGLE STOREY DWELLING-HOUSE

Content

1. Site Description
2. The Proposal
3. Planning Policy
4. Sustainability
5. Vehicular and Pedestrian Access
6. Conclusion

1. Site Description

- 1.1 The land is located to the rear of 17 Frognal, which is a large Victorian property housing a number of various sized flats. The land was originally part of the rear garden space which has been separated and sold separately. It is approximately 355sq.m in area.



- 1.2 The land proposed to be developed is outlined in the photo above in RED. It is a landlocked area with no direct access to the highway. However, there are car parks located on the adjacent lands to the north and south. There is also a Right of Way via the side access of no.17 Frognal.
- 1.3 The land is located within a conservation designate area.
- 1.4 Currently the land has numerous trees, some of which have TPO's placed upon them.

PLANNING STATEMENT

2. The Proposal

2.1 The proposal is as follows:

To construct a 3no bedroom single storey dwelling house.

2.2 The proposed scheme has been outlined on the following drawings:

- CM/171591 – EXISTING SITE SURVEY
- F12/2020/PRBK – PROPOSED BLOCK PLAN
- F12/2018/PP/01 – PROPOSED SITE PLAN
- F12/2018/PP/02 – PROPOSED FLOOR PLAN
- F12/2018/PP/03 – PROPOSED ELEVATION
- F12/2018/PP/04 – PROPOSED SITE ELEVATION
- F12/2018/PP/06 – PROPOSED ROOF PLAN

2.3 The proposed gross internal floor areas are as follows:

Ground Floor – 95.5sq.m

2.4 The proposed internal floor areas break down as follows:

- Open-plan Living, Dining & Kitchen - 40sq.m
- Bathroom - 4.5sq.m
- Bedroom 1 - 14sq.m
- Bedroom 2 - 14.5sq.m
- Bedroom 3 - 11.3sq.m

2.5 Exterior Design

The dwelling has been designed to blend into the surroundings. The area is spotted with various mature trees and shrubs, some of which have TPO's placed upon them. The new dwelling has been designed to maintain the existing landscaping as much as possible.

The exterior of the building is proposed to be clad with a natural timber, with floor to ceiling glazing. The effect of the design will lead to a camouflaging of the building within the trees. This will minimise the impact of the build to both the surrounding building and the natural wildlife.

Level Access will be provided via the right of way provided via no.17 Frognaal.

External lighting will be provided to provide security and safety accessing the property, however the levels will be kept low as to not disturb the wildlife existing in the area.

PLANNING STATEMENT

2.6 Sustainability

An energy efficiency assessment will be carried out subject to approval in order to illustrate the level of efficiency.

3. Planning Policy

National Policy

National Planning Policy Framework – Published 27 March 2012

- 3.1 The National Planning Policy Framework (*NPPF*) now sets out the Government's planning policies and how these are expected to be applied. Any proposed applications would also fall to be considered in the context of section 38(6) of the Planning and Compensation Act.
- 3.2 The National Planning Policy Framework (*NPPF*) was published in March 2012.
- 3.3 The *NPPF* now sets out the Government's planning policies and how these are expected to be applied, and is a material consideration in decisions on planning applications
- 3.4 Paragraph 14 states the core principle of the *NPPF* as a *presumption in favour of sustainable development*. Such a presumption means approving development proposals that accord with the development plan without delay. LPAs are urged to adopt clear policies in Local Plans that follow the approach of the presumption in favour of sustainable development, and guide how the presumption should be applied locally so that such development can be approved.
- 3.5 The proposals are considered to provide sustainable development by complying with the relevant local plan policies and these are considered in detail below. In addition, the proposals involve the construction of residential floor space that would achieve BREEAM Very Good, and new dwellings that would:
 - be built to Lifetime Homes Standards July 2010; and
 - comply with Secured by Design principles set out in New Homes 2010.
- 3.6 The proposals would comply with the relevant core planning principles set out in the *NPPF*:
 - by supporting sustainable economic development to deliver homes.
 - by providing high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
 - character of the area;
 - by supporting the transition to a low carbon future in a changing climate;
 - by encouraging the effective use of land by reusing land that is currently unused and neglected.

PLANNING STATEMENT

- 3.7 LPAs are urged to recognize that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.
- 3.8 The *NPPF* also advises that it is the government's key objective to increase significantly the delivery of new homes. Again, a reasoned consideration of this objective must be a material planning consideration for the proposals. The proposals would be built to modern sustainable standards, and would meet the level of the Code for Sustainable Homes appropriate at the time of the commencement of the development.

Delivering a wide choice of high quality homes

- 3.9 LPAs are required to prove up-to-date housing supply policies by demonstrating a five-year supply of deliverable housing sites. The LPA complies with this requirement in having an adopted Core Strategy.

Requiring good design

- 3.10 Good design is confirmed as a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- 3.11 In Paragraph 58 the *NPPF* states:
- Planning policies and decisions should aim to ensure that developments:*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks*
 - *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation*
 - *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
 - *are visually attractive as a result of good architecture and appropriate landscaping.*
- 3.12 The proposed development:
- is located in a highly accessible location, close to transport facilities, with PTAL 6A rating. (report attached)
 - is of a high quality design to respond to, and complement, the character and identity of this residential area, and relate well to the neighbouring properties;
 - provides a visually attractive development, complemented by existing and new landscaping;
 - provides for accommodation specifically identified by the market as being suitable for a range of different types of people.

PLANNING STATEMENT

3.13 NPPF Paragraph 65 states:

Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause

material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits)

3.14 The proposals would provide sustainable development in compliance with the relevant policies set out in the NPPF.

3.15 In line with the NPPF, the proposals reflect all of the above advice in that:

- it is located in an accessible location;
- the design complements the street scene and relates well to its neighbouring properties;
- it provides an alternative range of housing choice; and
- the new residential development carefully reflects and respects the established pattern and character of development in the road.

A city that becomes a world leader in improving the environment locally and globally, taking the lead in tackling climate change, reducing pollution, developing a low carbon economy, consuming fewer resources and using them more effectively.

A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities with an efficient and effective transport system which actively encourages more walking and cycling, makes better use of the Thames and supports delivery of all the objectives of this Plan.

4.20 Paragraph 1.59 of Chapter 1 explains the format of the new London Plan policies:

The content of policies in this Plan is split between:

strategic: strategically important statements of Mayoral policy

planning decisions: policies that will be applied by the Mayor and other planning authorities in deciding planning applications

LDF preparation: advice to boroughs in preparing their local development frameworks, tending to fall into two categories. First, areas of flexibility, where authorities may want to consider how its particular circumstances, might differ from those of London overall. Secondly, areas where it will be necessary for boroughs to carry out more detailed analyses of local circumstances on which to base policies for local use in determining planning applications.

3.21 Chapter 3 is entitled “London’s People” and this part is addressed to and predominantly about London’s residents.

3.22 Table 3.1 of the London Plan provides authoritative borough housing targets for 2015-2025, and the London Borough of Camden has a minimum ten year housing target for London, at 8892. The Strategic Housing Market Assessment assessed a need for 2016-2031 of 16800 additional homes.

PLANNING STATEMENT

3.23 London Plan policies relevant to this redevelopment include:

Policy 3.4 – Optimizing housing potential

In Urban Areas with a PTAL rating of 4-6 (the Application Site is on numerous bus routes and less than 1000m from the mainline station of Finchley Road and the local shopping centre and retail parks the requirement, at 3.8 to 4.6 habitable rooms per dwelling, is 45-185 u/ha.

The Application Proposals do not comply with this figure. This is due to the wish to preserve all the trees and nature on the site.

Policy 3.5 – Quality and design of housing developments

Policy 3.8 – Housing choice

The current proposals would comply with the requirement for *Lifetime Homes Standards*.

Policy 4.1 – Developing London's Economy

The current proposals would achieve BREEAM Very Good and minimum Level 3 of the Code for Sustainable Homes

Policy 5.7 – Renewable energy Policy

Policy 5.15 – Water use and supplies Policy 5.16 Waste self-sufficiency

Policy 5.18 – Construction, excavation and demolition waste

Policy 5.21 – Contaminated land

Policy 7.1 – Building London's neighbourhoods and communities

Policy 7.4 – Local character

3.24 The Application proposals comply with all of these policies. *Camden Local Plan 2017)*

3.25 Camden's Local Plan issued 2017 is made up of a suite of documents including Supplementary Planning Documents (SPD's) and Council Planning Guidance Documents (CPG's).

3.26 Camden Planning Guidance Policies relevant to these applications include:

CPG 1 – Design

CPG 2 – Housing

CPG 3 – Sustainability

CPG 6 – Amenity

CPG 7 – Transport

CPG 8 – Planning Obligations

PLANNING STATEMENT

3.27 The proposals would accord with the relevant requirements of these policies.

3.28 Local Plan Development Management Policies (September 2012):

The Local Plan document provides the borough wide planning policies. These policies are used for day-to-day decision making.

Local Plan Policies relevant to this redevelopment proposal include:

- G1 – Delivery and location of growth
- H1 – Maximising housing supply
- H4 – Maximising the supply of affordable housing
- C6 – Access for all
- A1 – Managing the impact of development
- A3 – Biodiversity
- A4 – Noise and Vibration
- D1 – Design
- D2 – Heritage
- CC1 – Climate change mitigation
- CC2 – Adapting to climate control
- CC3 – Water and flooding
- CC4 – Air quality
- T2 – Parking and car-free development
- T3 – Transport infrastructure

3.29 The proposals would not conflict with these principles.

London Mayor CIL

3.34 The applicant acknowledges that the London Mayor's CIL is already in place and would require a payment of £50 / m² in the event of the development being granted planning permission and then implemented.

Camden Council CIL

3.35 The LPA adopted a CIL Charging Schedule that came into operation on 1 May 2013. This prescribes a charge of £500 / m², that would be payable in the event of implementation of this development.

3.36 In summary the Application Proposal has been considered against all the relevant national, regional and local policies and found to be mainly in accordance.

4. SUSTAINABILITY

- 4.1. All units will have 100% of their water supply through a water meter.
- 4.2. All units will incorporate water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day.
- 4.3. All units have been designed to meet Part M of the building regulations.
- 4.4. CO2 omissions from all units will be 10% less than the minimum standards provided within the building regulations

5. VEHICULAR AND PEDESTRIAL ACCESS

- 5.1. Due to the site's location in a highly sustainable area with public transport facilities in the High Street and within a short walking distance, the development proposed is to be car free.

6. CONCLUSION

- 6.1. The application proposals make full and effective use of this previously developed site.
- 6.2. The application site is in a high accessible location.
- 6.3. The application proposals comply with Government Guidance in the NPPF.
- 6.4. The application proposals comply with relevant Regional and Local policies in the London Plan 2011 and the Local Plan 2017, CPG's and SPD's in the Council's Local Development Framework.