

02 February 2021

The Chief Planning Officer  
London Borough of Camden  
5 St Pancras Square  
Kings Cross  
London  
N1C 4AG

Dear Sir

**SITE TO THE REAR OF 8-12 CAMDEN HIGH STREET, LONDON NW1 0JH  
PLANNING STATEMENT**

I write in support of the current application for 2 new 3 storey Mews Houses to the rear of 8-12 Camden High Street. I was consulted at the beginning of the design process and have historically been instructed with regard to a number of other properties in the immediate vicinity. The location is therefore well known to me.

The need for new housing cannot be overemphasised. Chapter 5 of the 2017 NPPF stresses the need to bring forward a sufficient amount and variety of land for housing development. This is reflected in The London Plan which seeks the provision of 889 new homes per annum in the Camden Local Plan (see Table 3.1). Historically about a third of this requirement has been provided by small sites of under 10 units. Small sites are therefore very important in helping the Council to meet its annual requirement. Of course an addition of two units will not in itself make a significant contribution to meeting the need but cumulatively, with other windfall sites, it will. Indeed such sites are essential if targets are to be met.

Having said this the key issue in this case must be whether or not the proposed development is acceptable in the Camden Town Conservation Area. This is addressed in detail by Jonathan Law Associates who conclude that the proposals represent "a modest enhancement to the Conservation Area". In many cases developers have been hard pressed to meet the former "preserve or enhance" test but it is irrefutable that the enhance test is met in this case. A site inspection, or even looking at the submitted photographs, will leave no doubt in this regard.

With regard to the amenities of neighbours the reduction in the space for car parking (currently used by office workers) which is proposed will reduce traffic movements in Bayham Place. Also as Rights of Light Consulting demonstrate in their Report there are no daylight or sunlight issues of concern. The reduction in the availability of car parking spaces will, of course, also meet with the Council's policies which seek to reduce the use of cars in the Borough.

As you know the immediate vicinity of the application site has been the subject of significant development in recent years, both permitted and implemented, and the application site in this case constitutes one of the last pieces of the jigsaw which cries out for beneficial use and treatment.

Yours faithfully

A solid black rectangular box used to redact the signature of the sender.

Jeremy W Clark-Lowes MA Hons (Cantab) FRICS