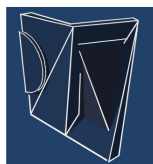


Planning Statement

March 2021



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1.0 Introduction

This Planning Statement has been prepared to support the planning application for Somers Town Islamic Cultural & Education Centre's extension proposal.

The proposal is for a new single floor extension over the 2nd floor with a mansard roof to create an additional 48.73sqm of floor space for the existing building. The statement provides details relating to the site and its context and the exact nature of the proposal.

This report should be read in conjunction with the supporting documents and plans that accompany the application and include the followings:

- Daylight and Sunlight Report 090221
- 68 Churchway Construction Management Plan
- Design and Access Statement

2.0 Site and surroundings

The site is approximately 14.4x6.0m rectangular in size, and the total area of the site is 85.94sqm. The existing building is a 19th Century mid-terrace three-storey building where the top floor has a mansard roof with a rear balcony. The property is surrounded by mainly residential properties with different roof design and heights. There are mansard types of buildings that exist in the surrounding area.

Further description can be found in the submitted Design and Access Statement.

3.0 Architectural design

The design of the extension was carefully thought out to keep up with the existing and surrounding properties. The mansard roof proposal was designed as per the Camden Planning Guidance 1 (Design), which would perfectly suit the surrounding properties. The front and rear pitch cladding selection for the mansard roof would be a natural grey fibre cement slate that would perfectly match the surrounding buildings in terms of appearance.

3.0 Pre-application engagement

Pre-planning advice has been sought, and the reference number is 2017/4896/PRE. We have amended our proposal as per the advice given by the officer. We omitted a large amount of glazing proposed at the rear from the 2nd floor to the 3rd floor, submitted previously during the pre-planning stage. The new proposal is now more sympathetic to the surrounding. This new proposal has been designed by incorporating the comments and suggestion given by the officer. The design of the mansard roof is entirely in line with Camden Planning Guidance 1 (Design).

4.0 Planning policy and determination

The relevant policies from the London Borough of Camden Local Plan have been considered in designing this proposal.

Policy C2 Community facilities

Somers Town Islamic Cultural & Education Centre is continue facing the demand for increasing the community facilities for more people. A new floor extension seems to be the

only option to support the increasing demand. This policy state that the Council will support the proposal for additional floorspace in community use for meet or worship.

Policy C3 Cultural and leisure facilities

Policy C3 states that The Council will support the proposal that makes a positive contribution to the Borough.

Policy D1 Design

During the design stages, Policy D1 design has been considered throughout the proposal.

Policy A1 Managing the impact of development

This proposal would not cause any loss of amenity to the adjacent properties concerning outlook, overshadowing, light pollution, overlooking. A daylight-sunlight study has been carried out in support of the application. This proposal is entirely in line with policy A1.

Policy CC1 Climate change mitigation

Every possible way would be considered to develop the proposed extension as sustainable and energy-efficient as possible, both in terms of the materials and process of construction of the proposed development. The energy-saving lamp would be used throughout to support the Council policy.

Policy CC3 Water and flooding

There would be no flood risk due to the proposed development.

Policy CC4 Air quality

The proposal is a minor development, and it would not contribute to poor air quality.

Policy CC5 Waste

The proposed development is to accommodate more worshipers who will stay no longer than 30-40 min at any given time. There would be no production of waste due to the use of the facilities. This proposal supports policy CC5.

Policy T1 Prioritising walking, cycling and public transport

The primary means of travel to and from the site would be by walk.

Policy T2 Parking and car-free development

This development doesn't require any car or cycle parking facilities. This proposal qualifies for car-free development as the PTAL rete for this site is 6b (best).

Promoting healthy and safe communities (NPPF)

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship).

The National Planning Policy Framework (NPPF) has an underlying presumption favouring sustainable development carried through to the Local Development Plan. More specifically, paragraph 11 of the NPPF states that development proposals that accord with an up-to-date development plan should be approved without delay.

5.0 Conclusion

Given the consideration outlined in this statement, it is clear that planning permission should be granted, as the proposal:

- is a unique opportunity to provide high-quality facilities for the faith group by enhancing an existing area.
- is in accord with the Council policies as mentioned above.