



176 Prince of Wales Road, London, NW5 3PT
Planning Statement

On behalf of: The Zabłudowicz Art Trust

11 May 2021

FWPD/FW

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1 Introduction

1.1 This planning statement has been prepared to support the submission of an application for planning permission and listed building consent in respect of the proposed development at 176 Prince of Wales Road, NW5 3PT (“the Site”).

1.2 Planning permission and listed building consent were granted on 6th August 2018 (Ref. 2017/0001/P and 2017/0348/L) at 176 Prince of Wales Road for the following:

“Erection of three storey plus basement level rear extension and associated alterations following partial demolition of existing two storey rear building (Use Class D1).”

1.3 This current application seeks to renew the August 2018 planning permission and listed building consent that will expire in August 2021, through the submission of new applications for planning permission and listed building consent. The applicant will not be in a position to implement the approved scheme before this time.

1.4 There are no changes to the proposed scheme and therefore the application proposals are identical to those approved in 2018. The application documents have, however, been updated, where necessary, to reflect any changes in policies since 2018.

1.5 The site comprises a Grade II listed former Methodist Church that is currently in use as an art gallery and exhibition space for the Zabłudowicz Collection.

1.6 The site is not located within a conservation area but is within the vicinity of a number of other listed buildings.

1.7 The sections of this planning statement are set out to provide: -

- **Section 2 - Site and Surroundings** - A description of the site and surrounding context;
- **Section 3 - Planning History** - Details of the planning history of the site;
- **Section 4 - Development Proposals** - Details of the development proposals;

- **Section 5 - Planning Policy** - A summary of the relevant planning policy framework;
- **Section 6 - Planning Considerations** - An assessment of the key issues associated with the proposals;
- **Section 7 - Summary and Conclusions.**

1.8 This planning statement provides a review of the relevant national, regional and local planning policy and guidance relevant to the nature of the proposals and the specific degree to which the proposals would accord with the policies of the statutory development plan.

1.9 There are no material changes in policy since the determination of the previous applications in 2018 and the scheme proposals are considered acceptable and are in accordance with current policies. Planning permission and listed building consent should therefore be granted.

2 Site and Surroundings

- 2.1 The site comprises a two storey Grade II listed art gallery and exhibition space. The building was a former Methodist Church and was listed in May 1974.
- 2.2 The site is located on the northern side of Prince of Wales Road. The site is bounded to the south by the Prince of Wales Road, to the east by a four storey block of flats (Westwell and Wingham) and to the west, a small access road separates the site from the Penshurst Estate. To the north of the site is an area of communal open space for the surrounding residential flats and a car parking ramp which leads to underground car parking.
- 2.3 The surrounding area comprises a mix of uses, including a large amount of residential accommodation. The Haverstock School is located to the south and a number of churches are located within close proximity of the site. A range of commercial and retail uses are located along Chalk Farm Road to the south and Haverstock Hill to the West.
- 2.4 The site has a Public Transport Accessibility Level (PTAL) of 4 (good). The nearest underground station, Chalk Farm, is located approximately 220m to the south of the site. The No.393 bus service operates along Prince of Wales Road with a number of other bus services available from bus stops along Havertsock Hill, Chalk Farm Road and Ferdinand Street, in close proximity of the site.
- 2.5 Whilst the existing building is Grade II listed, it is not located within a conservation area. The Site is however located within the vicinity of a number of other statutorily listed buildings.
- 2.6 The site is located within Flood Zone 1 which indicates a low annual probability (1 in 1,000) of flooding.

3 Planning History

3.1 A review of the Statutory Register of Planning Applications held by Camden Council has been carried out.

3.2 Of particular relevance are the following applications:

Planning permission and listed building consent were granted on 28th September 1987 for the **erection of an extension at ground floor level to provide additional ancillary residential accommodation for a resident caretaker** (8701367 and 8770219 respectively).

On 17th May 1993 listed building consent was granted for **alterations to the side entrance door and associated internal alterations** (9370095).

On 11th October 1993 planning permission and listed building consent were granted for the **demolition of the single storey extension and the erection of a part 2, part 3 storey extension for educational use** (9301292 and 9370210 respectively).

Planning permission and listed building consent were granted on 18th July 2006 for a **new disabled access ramp, new boundary railings, new column and landscape uplighters all in conjunction with the use of the building as an Art Gallery** (Use Class D1) (2006/2387/P and 2006/2390/L respectively). The relevant conditions pursuant to this listed building consent have been discharged and we understand that this development has been implemented.

On the 6th August 2018 planning permission and listed building consent were granted for the **erection of a three storey plus basement level rear extension and associated works** (2017/0001/P and 2017/0348/L)

3.3 The proposals forming part of this planning application remain unchanged from those approved by the August 2018 planning permission and listed building consent.

3.4 It is evident from the previous decision that the principle of the proposed works at this site is acceptable.

4 Proposed Development

- 4.1 The Zabłudowicz Collection has occupied the site as a gallery and exhibiton space for the presentation of contemporary art since 2007. Over the past decade however, the Collection's programme has expanded and requirements have progressed beyond the physical capacity of the current facilities. As such, the Collection is looking to increase the amount of exhibition space, improve the current catering and educational provisions, create additional storage space and introduce climate controlling equipment to deliver an enhanced gallery environment. Further details of the Applicant's operational needs are provided within the Statement of Need, prepared by the Zabłudowicz Collection, which is updated as part of this application, and supported the previously approved scheme.
- 4.2 The application seeks the construction of a single storey rear extension, the excavation of a basement level below the existing rear and middle buildings, and a series of internal and external alterations to provide necessary improvements to the existing gallery facilities.
- 4.3 The proposed description of development remains as per the approved August 2018 position which is as follows:
- “Erection of three storey plus basement level rear extension and associated external and internal alterations following partial demolition of existing two storey rear building (Use Class F1).”**
- 4.4 The proposals are set out in detail within the accompanying Farshid Moussavi Architecture drawings and Design and Access Statement, which remain the same as those versions approved previously.
- 4.5 The existing building comprises 1,203 sqm (Gross Internal Area (GIA)). The proposals would result in an increase in floorspace of 880 sqm (73% increase), to 2,083 sqm (GIA). A full breakdown of areas is included within the Design and Access Statement.

- 4.6 The need has also arisen for climate controlling plant equipment to be installed, to facilitate the exhibition and storage of a wide range of art types. The proposals therefore include the introduction of plant rooms at basement and between the first and proposed second floor levels.
- 4.7 Given the listed status of this Building, the retention and enhancement of surviving historic features and fabric is integral to the design principle of the proposals. A detailed Heritage Statement is submitted as part of the application which provides a full assessment of the proposals from a heritage perspective. The approach remains the same as for the previously approved application and this was agreed with Historic England through the determination of the previous application.

5 Planning Policy Framework

- 5.1 National Policy Guidance is produced by Central Government in the form of the National Planning Policy Framework (NPPF), adopted in July 2018 and updated in 2019. This is a material consideration when determining planning applications.
- 5.2 The Statutory Development Plan comprises of the policies set out in the London Plan 2021 (March 2021) and the Camden Local Plan (2017).
- 5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.
- 5.4 The Planning (Listed buildings and Conservation Areas) Act 1990 provides the legislation that is used to assess the impact of proposals on listed buildings.

National Planning Policy Guidance

The National Planning Policy Framework (2019)

- 5.5 The NPPF document sets out the Government's planning policies for England and how these are expected to be applied. It summarises in a single document, previous national planning policy statements. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
- 5.6 The NPPF introduces the presumption in favour of sustainable development although it makes plain that the development plan is still the starting point for decision making.
- 5.7 The following sections of the NPPF are considered relevant to the consideration of these proposals:-

Section 8 - Promoting healthy and safe communities

Section 12 - Achieving well-design places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 16 - Conserving and enhancing the historic environment

London Plan 2021

- 5.8 The new London Plan was published in March 2021. Set out below are those policies considered to be of most relevance to the determination of this planning application:

Policy D4 Delivering Good Design

Policy D10 Basement Development

Policy D14 Noise

Policy HC1 Heritage conservation and growth

Policy HC5 Supporting London's culture and creative industries

Policy SI2 Minimising greenhouse gas emissions

Local Planning Policy

- 5.9 The Camden Local Plan was adopted on the 3rd July 2017 and replaced the previous Core Strategy and Camden Development Policies documents.

- 5.10 The following adopted policies from the Camden Local Plan are considered relevant to the consideration of the proposals:

Policy A1 - Managing the impact of development

Policy A4 - Noise and Vibration

Policy A5 - Basements

Policy C3 - Culture and Leisure Facilities

Policy D1 - Design

Policy D2 - Heritage

Policy CC1 - Climate Change Mitigation

Policy CC2 - Adapting to Climate Change

Camden Planning Guidance

- 5.11 Camden Planning Guidance (CPG) provides advice and information on how planning policies are applied in the Borough and can be material considerations for the determination of planning applications. The following CPG documents are considered to be relevant to the determination of this planning application.

CPG Amenity (2018)

CPG Basements (2018)

CPG Design (2019)

6 Considerations of the proposal

6.1 This section assesses the key planning considerations associated with the proposals.

6.2 These are: -

- a) Principle of development
- b) Design and Heritage
- c) Amenity
- d) Energy and Sustainability
- e) Structural Matters (Basement Impact)
- f) Transport and Highways

Principle of development

6.3 In accordance with paragraph 92 of the NPPF, to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should, inter alia:

- Plan positively for the provision and use of community facilities
- Guard against the unnecessary loss of valued facilities and services

6.4 Policy HC5 of the London Plan states that the continued growth and evolution of London's diverse cultural facilities and creative industries is supported. Development proposals should, inter alia, protect existing cultural venues, facilities and uses.

6.5 At a local policy level, Policy C2 deals with community facilities and notes that the Council will work with its partners to ensure that community facilities and services are developed and modernised to meet the changing needs of the community and reflect new approaches to the delivery of services. The Council will ensure existing community facilities are retained recognising their benefit to the community.

6.6 As noted above, there is clear policy support at all levels for the retention and enhancement of existing community facilities.

Assessment

- 6.7 A Statement of Need, prepared by the Zabłudowicz Collection, was prepared and submitted as part of the 2018 consent. This Statement has been updated and is resubmitted under the cover of this application.
- 6.8 The Statement sets out the Zabłudowicz Collection's mission statement and outlines the reasons for why the development is required. Fundamentally, an increase in gallery space, including exhibition, education and catering spaces, would facilitate significant growth of the Collection's programme, which aims to advance the public's awareness, appreciation and understanding of contemporary art.
- 6.9 The proposals would result in the significant enhancement of an existing community facility through improvements to the existing building and the creation of additional gallery floorspace (+880 sqm) by way of an extension, new basement and internal reconfiguration.
- 6.10 The proposals would improve the capability of the facility to cater for a wider range of exhibitions and events, in line with the ambitions of the Zabłudowicz Collection, as set out within the Statement of Need. Furthermore, the improvements to the classroom and catering facilities would also facilitate greater use of the facility by the local community and visitors to the local area.
- 6.11 The principle of development in this location is considered to comply with the planning policy objectives at all levels and will provide a valuable contribution to the local community.
- 6.12 The proposals remain identical to those approved under the August 2018 planning permission and listed building consent. It is a material consideration that planning permission and listed building consent have previously been granted for the proposals, and that they remain extant at the time of this submission.
- 6.13 The Council made clear in their report to committee that the proposal was acceptable in principle as it represented the retention and enhancement of cultural and leisure facilities which provide multi-faceted value to the community.

6.14 The principle of the development has therefore already been established and considered acceptable.

Design and Heritage

Design

6.15 High quality and inclusive design is encouraged by planning policy at all levels.

6.16 The Government attaches great importance to the design of the built environment in the NPPF. Paragraph 124 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

6.17 Paragraph 127 supports that, inter alia, planning decisions should ensure developments:

i. Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

ii. Are sympathetic to local character and history, including the surrounding built environment and landscape setting;

iii. Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development, and support local facilities and transport networks.

6.18 Local Plan Policy D1 states that the Council will seek to secure high quality design in development. The Council will require that development, inter alia:

- Respects local context and character;
- Preserves or enhances the historic environment and heritage assets;
- Is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaption;

- Comprises details and materials that are of high quality and complement local character.
- 6.19 Paragraph 7.2 of the Local Plan states that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings, the character and proportions of the existing building, the prevailing pattern, density and scale of surrounding development and the impact on existing rhythms, symmetries and uniformities in the townscape, the composition of elevations, the suitability of the proposed design to its intended use, inclusive design and accessibility, its contribution to public realm and its impact on views and vistas; and the wider historic environment and buildings, spaces and features of local historic value.

Heritage

- 6.20 Chapter 12 of the NPPF sets out the Government's policies relating to the historic environment.
- 6.21 Paragraph 128 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 6.22 Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. It also states that "significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, part or garden should be exceptional".
- 6.23 Paragraph 133 relates to proposed development that will lead to substantial harm to or total loss of significance of a designated heritage asset and states that consent should be refused unless that harm or loss is necessary to achieve substantial public benefits that outweigh that loss.

- 6.24 Paragraph 134 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 securing its optimum viable use.
- 6.25 Paragraph 137 states that local Planning Authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 6.26 London Plan Policy HC1 deals with heritage conservation and growth and notes, at part C, that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.
- 6.27 Policy D2 of the Local Plan relates to Heritage and notes that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings and locally listed heritage assets. Designated heritage assets include conservation areas. The Council will not permit the loss or substantial harm to a designated heritage asset, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh any harm or loss.
- 6.28 Section 72(1) of the Listed Buildings and Conservation Areas Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area. The effect of this section of the Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation.

Assessment

- 6.29 The development proposals remain the same as those approved in August 2018 and are outlined in detail within the Design and Access Statement, prepared by Farshid

Moussavi Architects, however a summary of the key design principles is set out below.

- 6.30 The scheme proposals have evolved through the determination of the previous application in correspondence with planning and design and conservation officers at LBC and Historic England.
- 6.31 The Scheme represents a high quality design. The proposed extension constitutes a high quality addition to the existing listed building and has been sensitively designed, using appropriate materials, to respect the listed building and the surrounding context.
- 6.32 The proposed extension has been designed to be subservient to the main chapel building, with the height of the proposed extension set 1.05 m below the main building ridgeline. This maintains the established hierarchy between the principal building to the front and the proposed extension to the rear. This hierarchy was noted to be of significant heritage value, which is preserved through the Scheme design.
- 6.33 The proposed walls and roof pitch to the new extension would be faced in a high quality brick to match the existing brick, resulting in a distinctive extension that is appropriately subservient to the host building. Where possible, salvageable bricks from the demolition of the north facing rear façade would be reused within the construction of the new extension.
- 6.34 New windows are proposed to provide natural daylight into the new gallery space within the rear extension. These windows would maintain the spacing of the existing windows on the east and west facades, thereby continuing the existing rhythm of the building.
- 6.35 A Heritage Statement, prepared by Montagu Evans, has been submitted as part of this Application. This statement has been updated to reflect current policies but is similar to that was submitted as part of the August 2018 planning permission and listed building consent.
- 6.36 The Heritage Statement considers the potential impact of the proposals on the significance of the listed building. The Statement considers that despite the sensitive

design of the proposals in terms of scale, character and appearance, officer's may identify "less than substantial harm", caused by the removal of historic fabric from the listed building. Notwithstanding, the Statement concludes that the public benefits of the Scheme, as listed below, outweigh any "less than substantial harm" associated with the removal of historic fabric from the listed building.

6.37 The potential public benefits of the proposed development include:

- Improved gallery facilities accessible to all; and
- New high quality architecture, which makes a positive contribution to the local character and distinctiveness.

6.38 Historic England and LBC concluded that whilst there was some harm caused by the loss of historic fabric, this would be outweighed by significant public benefits arising from the proposals. Detailed assessment is included within the Council's report to committee but the heritage benefits are summarised in the committee report as:-

- ***"Reversal of some alterations around the ground floor of the main church which obscure aspects of its architectural and historic special interest, including:***

o the removal of plasterboard screens and partitions in the narthex area between the main church at ground-floor and the south frontage to fully reveal a stained glass window currently obscured;

o Removal of screens and walls in the modern rooms formed by partitions beneath the church balcony on the east and west sides, would be stripped back to simplify these spaces, make the conditions on either side more symmetrical and the original arrangement more legible.

- ***Revealing elements of the interior architecture of the Sunday School which demonstrate its original functions and spatial qualities much better than at present.***

o Exposure of presently concealed timber gallery balustrade at first-floor level, creating an AV room

o Reconstruction of original brick roundel details at their original height

but shifted laterally, with glazing reinstated.

- *Exceptional quality of the architectural design by Farshid Moussavi RA, which is recognised by officers as design excellence.*
- *The ongoing care of the building since achieving its removal from the At Risk Register cannot be overlooked. The proposed works will help to sustain the building in its new optimum viable use.*

6.39 The scheme proposals have not changed since they were approved in 2018 and as a result, the proposals can still be considered to accord with the provisions of the NPPF in terms of the public benefits secured by the proposals.

6.40 As set out above, and as set out within the supporting application documentation, the proposals are considered to be of an appropriate scale, character and appearance and would achieve a high quality design consistent with planning policy objectives.

Amenity

6.41 Policy A1 of the Local Plan deals with managing the impact of development and notes that the Council will seek to protect the quality of life of occupiers and neighbours. Planning permission will be granted for development unless it causes unacceptable harm to amenity.

6.42 Camden Planning Guidance Amenity supports that developments should be designed to protect the privacy of occupiers of both existing and proposed dwellings. Developments should ensure that the proximity, size or cumulative effect of any structures avoids having an overbearing and /or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.

6.43 The CPG expects applicants to consider the impact of development schemes on daylight and sunlight levels.

Assessment

Noise

- 6.44 The scheme includes the proposed introduction of space heating and comfort cooling for the extension by way of Variable Refrigerant Volume (VRV) air source heat recovery units. The external condenser units would be located between first and second floor levels, in a dedicated plant room, and would be accessed from the second floor level.
- 6.45 An Environmental Noise Survey was prepared and formed part of the previous submission. The same report is enclosed under the cover of this application submission.
- 6.46 The Environmental Noise Survey determines the background noise levels, assesses the potential impact of the proposed plant. It concludes that provided the below mitigation measures are adopted, the proposed plant would operate below the maximum noise levels. The proposed mitigation measures comprise:
- All windows are sealed and blocked up on the inside of the plant room;
 - All plant room walls are acoustically lined with 100mm absorptive lining;
 - The 'air out' from each unit is ducted via a 400mm plenum and a 1.5m long attenuator; and
 - The attenuators terminate in an acoustically lined discharge plenum.

Daylight and Sunlight

- 6.47 The Scheme includes the erection of a single storey extension to the rear part of the existing building. As such, and in order to comply with the requisite planning policies, a Daylight and Sunlight Assessment, prepared by Point 2 Surveyors, has been submitted as part of this application. The same report was submitted as part of the August 2018 planning permission but this has been reviewed by Point 2 Surveyors who confirm in their addendum letter that the height and massing of the new scheme is consistent with the original scheme. There are no expected material changes and the scheme still provides very good levels of daylight and sunlight to the neighbouring residential properties.
- 6.48 In respect of daylight, the Assessment refers the following:

- Levels of Vertical Sky Component (VSC) - A measure of the skylight reaching a point from an overcast sky. The BRE guidelines state that if the VSC at a point at the centre of a window is less than 27%, and it is less than 0.8 times its former value, the levels of daylight may be adversely affected;
- No-Sky Line (NSL) - A measure of the distribution of daylight within a room. The BRE suggest the area of the working plane within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value.

6.49 The Assessment demonstrates that all neighbouring windows that serve habitable rooms would meet the BRE guidelines' recommended levels of VSC.

6.50 With regard to NSL, the Assessment demonstrates that 361 out of 371 (97%) of residential rooms would meet the BRE recommended levels. Of the 10 rooms that experience greater effects, 2 are known to serve non-habitable rooms and, therefore, do not require further analyses in line with the BRE guidelines. The remaining 8 rooms would experience between a 27% and 42% reduction. Overall, the daylight effect to these rooms is considered negligible to minor.

6.51 In relation to sunlight, analysis centres on Annual Probable Sunlight Hours (APSH) and Overshadowing. In terms of APSH, the BRE guidelines recommend that levels should be at least 25% of the total available.

6.52 The Assessment demonstrates that 245 out of 250 south facing windows (98%) would either meet or exceed the recommended levels of APSH. Of the 5 remaining, 4 serve non-habitable rooms and can be set aside. The remaining 1 window would experience a reduction of 24%, which is marginally outside of the BRE recommended standard and the retained levels of APSH to this window are commensurate with other residential properties in the vicinity. Overall, the sunlight effect to this 1 window is considered negligible to minor.

6.53 The Assessment concludes that overall, excellent levels of daylight and sunlight amenity would be achieved, with the results falling within the practical application of the BRE guidelines.

Energy and Sustainability

6.54 The NPPF, at paragraph 148, supports that the planning system should support the transition to a low carbon future in a changing climate.

At paragraph 153, the NPPF states that when determining planning applications, local planning authorities should expect new development to:

- a) Comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
- b) Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.*

6.55 Policy CC1 of the Local Plan requires development to minimise the effects of climate change and encourages all developments to meet the highest feasible environmental standards that are 'financially viable during construction and occupation'

6.56 Policy CC2 requires development to be resilient to climate change.

Assessment

6.57 An Energy Assessment and BREEAM Preliminary Assessment has been prepared by Eight Associates and forms part of this submission. This document has been updated to reflect current policies. These show the measures adopted in order to meet the targets set by the Mayor and LBC.

6.58 The Energy Assessment confirms that the development will reduce carbon emissions by 33.6% from the fabric efficiency measures ('Be Lean'), and will reduce total carbon emissions by 35.49% over Part L 2013 Building Regulations with the further inclusion of low and zero carbon technologies.

6.59 With regard to sustainability, the BREEAM Preliminary Assessment demonstrates that the proposed development would achieve a score of 57.0%, which equates to BREEAM 'very good'.

- 6.60 The Council's report to committee concluded that the proposed development would bring about an improvement in the sustainability of the building compared to the existing situation.
- 6.61 This position has not changed since the approved scheme as confirmed by the updated Energy Assessment.

Basement

- 6.62 Policy A5 Local Plan require applicants to consider the impact of any proposals on local drainage and flooding, and the potential effects on neighbouring properties, including groundwater conditions and ground movement.
- 6.63 CPG Basements is also a material consideration in the determination of planning applications.
- 6.64 Policy A5 and the CPG requires all basements to be assessed to ensure they maintain the structural stability of the building and any neighbouring properties.

Assessment

- 6.65 A Basement Impact Assessment has been prepared in support of this Application, which considers the structural design of the proposed development. The Assessment concludes that the proposed development would not have an effect on the local hydrological and hydrogeological setting or the stability of the natural and / or built environment.
- 6.66 The BIA has already been independently audited by Campbell Reith and the document has not changed (although has been updated to reflect current policies) since the previous audit.
- 6.67 The basement proposals should be considered to be in line with Policy A5 and the CPG.

Transport and Highways/ Servicing

- 6.68 A Delivery and Servicing Management Plan has been submitted in support of this application, which sets out the servicing and delivering arrangements and proposed management regime for the proposed development. This is consistent with the previously approved position.

Cycle Parking

- 6.69 The proposal includes 26 short stay cycle parking spaces, which is based upon the floorspace uplift. Two spaces are provided for employees.
- 6.70 Complementary facilities are provided including showers and lockers.

Car Parking

- 6.71 No car parking is currently provided on-site for employees or visits and this will not change as a result of the proposals.

CMP

- 6.72 A revised CMP is included within the application documentation and it is envisaged that this will be secured by S106.

7 Summary and Conclusions

- 7.1 Planning permission and listed building consent were granted in August 2018 for the erection of a three storey plus basement level rear extension and associated alterations following partial demolition of the existing two storey rear building (Use Class D1) (Ref. 2017/0001/P and 2017/0348/L).
- 7.2 The current proposals which are the subject of this application, remain identical to those approved August 2018 and have therefore been considered acceptable previously.
- 7.3 The August 2018 planning permission and listed building consent remain extant at the time of this application submission which is considered to be a material planning consideration.
- 7.4 As per the previously approved position, the proposals are for works to improve the existing gallery facilities, including the erection of an extension to the building, excavation at basement levels below part of the existing building, and associated internal and external works.
- 7.5 The proposals would result in the provision of an additional 880 sqm (GIA) of gallery floorspace and would provide enhanced educational and catering facilities to meet the operational needs of the Zabudowicz Collection, as set out in the accompanying Statement of Need.
- 7.6 The proposed works will sustain the Grade II listed former Church in its new optimum viable use as a free, independent art gallery. The proposed works will secure the future of this building and provide a valued cultural facility in the area.
- 7.7 The proposed works will bring about “less than substantial harm” and the harm can be balanced by heritage benefits arising from design excellence and the public benefits that the proposals offer. The proposals will be beneficial for both local and wider London communities and the Council can secure continued community long term use through the recommended Community Use Plan.

- 7.8 The proposals has been assessed against the development plan, and formulated through detailed application discussions. The scheme was approved in 2018.
- 7.9 The proposals would retain and enhance an existing community facility, thereby broadening the range of exhibitions, events and classes that the gallery could host, and enhancing the functionality of the gallery as a community facility. In land use terms, the proposals are considered to be wholly in accordance with planning policy objectives at all levels.
- 7.10 The proposals are considered to be of an appropriate scale, character and appearance and would achieve a high quality design, consistent with design policy objectives.
- 7.11 The application is supported by a suite of technical reports that accompanied the previous planning and listed building consent application. The technical documents desmonstrate compliance with planning policy at all levels on issues including noise, daylight and sunlight, energy, structural matters and servicing.
- 7.12 The scheme is considered to accord with relevant planning policy objectives at all levels and will make an important contribution through the enhancement of an important existing community facility within the Borough. Planning permission and listed building consent should therefore be granted.