

# PLANNING STATEMENT

**2 Millfield Lane, Highgate, London, N6 6JD**

**AUGUST 2021**



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# 1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by SM Planning in support of a full planning application for various alterations and extensions to the existing dwelling at 2 Millfield Lane, including new ground and first floor extensions and the creation of a home office.
- 1.2 No.2 currently comprises a disproportionately large plot extending to the side of the existing home and this anomaly in the surrounding context is emphasised by the larger dwelling sizes in the surrounding area. This application therefore proposes the additions and alterations to fit more comfortably within its large plot size, commensurate with the requirements of modern living.
- 1.3 This statement sets out the planning justification for the proposed development and assesses the proposals against national planning policy and the development plan. The document should be read in conjunction with all other supporting documentation.

## 2. SITE & SURROUNDING CONTEXT

- 2.1 In terms of context the application site is located within the administrative area of the London Borough of Camden, a borough in north-west London (partly within Inner London) divided into eighteen three-member wards. The site is located within the administrative ward of Highgate, which is located to the north of the borough, with Hampstead Heath to the west.
- 2.2 The site is located on the north side of Millfield Lane and west of Millfield Place. The existing site comprises of a two-storey building in active residential use.
- 2.3 The site is located within the Highgate Conservation Area, Sub Area 5 of the character appraisal, Merton Lane & Millfield Lane. No.2 Millfield Lane is not identified by the council's Conservation Area Statement as a building that contributes positively to the character and appearance of the area. However, it has later been noted through pre-application engagement that the existing site provides a neutral contribution to the surrounding area.
- 2.4 The immediate surroundings are largely characterised by residential development and private open space. The surrounding area comprises large scale residential properties with commensurate large plot sizes.
- 2.5 The site has a low Public Transport Accessibility Rating of 2 and is currently served by four off street vehicular parking spaces.

### 3. PRE-APPLICATION ENGAGEMENT

- 3.1 The NPPF states that *‘early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community’*.
- 3.2 The applicant has sought to consult with both the local community and local planning authority throughout the drafting of this application in order to inform, identify and, where appropriate, address any issues or concern throughout the pre-application period through to the submission of the application.
- 3.3 This engagement has been managed through a targeted consultation strategy including pre-application advice meetings with the London Borough of Camden and public consultations with those living close to the site.
- 3.4 Feedback on the Applicant’s proposed development suggested there was good support for the scheme, with many local residents welcoming both the scale of development and the creative use of materials incorporated into the design.
- 3.5 The Applicant is pleased to have received such positive feedback from stakeholders throughout the consultation process. This feedback has been carefully considered in the final submission of the planning application. The Applicant is committed to continuing its engagement with the community and other key stakeholders throughout the planning application and construction process.
- 3.6 A summary of the applicant’s programme of consultation with Camden is provided below.

#### ***Camden Pre-Application Service***

#### ***Pre-Application Reference: 2020/2898/PRE***

- 3.7 The applicant submitted a request for formal pre-application advice and as part of this service, written advice was received on 17 September 2020.
- 3.8 The initial pre-application proposal sought the demolition of the existing house and garages and its replacement with a 2 to 3 storey black timber clad contemporary dwelling.
- 3.9 Camden officers advised that options for refurbishment and enlargement should be considered rather than demolition. They also considered that the black timber cladding would be an appropriate material for the site.

**Camden Pre-Application Service**  
**Pre-Application Reference: 2021/0262/PRE**

- 3.10 The applicant subsequently submitted a request for formal pre-application advice on 8 January 2021 and written advice was received on 9 February 2021.
- 3.11 The pre-application proposal sought extensions and alterations to 2 Millfield Lane, largely in response to the earlier advice received.
- 3.12 The response advised on the following matters:
- Principle of Development
  - Design Feedback
  - Sustainability and Biodiversity
  - Design Review Panel
  - Engagement
- 3.13 The written response re-iterated that the principle of extending the existing building was acceptable in planning policy terms and that the biodiversity and sustainability concerns had been overcome.
- 3.14 The response also suggested that the materials proposed were deemed acceptable and that the height of the proposed extensions should be reduced to comply with the surrounding built form.



## 4. THE PROPOSED DEVELOPMENT

- 4.1 Full planning permission is sought for various alterations and extensions to the existing dwelling at 2 Millfield Lane, including the change of use from existing garages to home office.
- 4.2 No.2 has been identified as a neutral contributor to the conservation area and the proposal therefore aims to create a positive design in the context of the immediate surroundings and the wider conservation area.
- 4.3 The proposed additions and alterations will reflect the surrounding scale of neighbouring properties whilst being sympathetic to the associated conservation area. The proposal has been designed in a contemporary form to create a distinctive high-quality building that enhances the character and appearance of the area.
- 4.4 The overall composition of built form will result in a net reduction in car parking provision from four spaces to one; facilitated by the conversion of the existing garages into a home office. The parking space will be accessed by a sliding gate at the entrance to the property from Millfield Lane.
- 4.5 The principles for refuse collection for No.2 will remain unchanged. An area for the bins has been designated north of the site with ease of access to Millfield Place ready for collection.
- 4.6 For full details on the proposed development please refer to the proposed plans.



Internal view of site – south- north



View from Millfield Lane



View from Millfield Lane



View of access with Millfield Place

## 5. PLANNING HISTORY

- 5.1 The application site is the subject of a limited planning history. On 8 October 2020 full planning permission was granted for the conversion of 2 flats into one house (Class C3) under application reference **2020/3608/P**.

## 6. PLANNING POLICY CONTEXT

- 6.1 This Section provides an overview of national and local planning policy relevant to the determination of the planning application, as well as any other relevant national or local planning guidance.

### LEGISLATION

#### ***Planning (Listed buildings and Conservation Areas) Act 1990***

- 6.2 Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

#### ***Planning and Compulsory Purchase Act 2004***

- 6.3 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

### NATIONAL PLANNING POLICY

#### ***National Planning Policy Framework (2021)***

- 6.4 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in formulating local planning policies and taking decisions on planning applications.
- 6.5 At the heart of the NPPF is a presumption in favour of sustainable development (paragraphs 7-14) and paragraphs 8, 9 & 11 are helpful in applying this presumption.
- 6.6 Paragraph 11 sets out how this is to be applied. It states that, *for decision-taking, this means:*
- *Approving development proposals that accord with an up-to-date development plan without delay; or*



- *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
    - *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
    - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 6.7 The NPPF introduces three dimensions to ‘Sustainable development’ (Economic, Environmental & Social - paragraph 8), and advises that they are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The applicant considers that the development meets all three threads of sustainable development.
- 6.8 Further, the decision-taker is required to consider whether the development accords with an up-to-date development plan – and if it does, planning permission should be granted unless material considerations indicate otherwise. The applicant considers that the development accords with the development plan.
- 6.9 Finally, the decision-taker is required to determine whether there are any relevant development plan policies, or the policies which are most important for determining the application, that are out-of-date and if not, grant permission unless:
- the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 6.10 Section 5 refers to delivering a sufficient supply of homes. Paragraph 60 re-iterates the government's objective of significantly boosting the supply of homes and states the importance of a sufficient amount and variety of land to come forward where it is needed and that land with permission is developed without delay.
- 6.11 Paragraph 69 states that *‘small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly’*.
- 6.12 Section 9 refers to transport and at paragraph 104 states that *‘transport issues should be considered from the earliest stages of development proposals, so that opportunities from existing or proposed transport infrastructure are realised and opportunities to promote walking, cycling and public transport use are identified and pursued’*.

- 6.13 Paragraph 106 states that planning policies should support an appropriate mix of uses across an area in order to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities. In this instance, the application site is located with good links to public transport and services and is therefore in an inherently sustainable location.
- 6.14 Section 11 refers to the effective use of land and states at paragraph 119 that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It states further at 120(c) that policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.
- 6.15 Section 12 refers to well-designed places. Paragraph 130(a) states that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Further, paragraph 130(c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 6.16 Paragraph 132 states that *'design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot'*.
- 6.17 Section 16 refers to the historic environment and requires the decision maker to consider whether the proposal sustains and enhances the significance of heritage assets, making a balanced judgement having regard to the scale of harm or loss and the significance of the heritage asset (paragraphs 194-197).
- 6.18 Paragraph 194 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'*

- 6.19 Paragraph 193 states *‘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.’*

### ***National Planning Practice Guidance***

- 6.20 The National Planning Practice Guidance (NPPG) was launched in March 2012 as a web-based resource to bring together planning practice guidance for England in an accessible and usable way.
- 6.21 The NPPG sets out guidance on a wide range of topics including, but not limited to, the historic environment; design; the determination of applications; health and well-being; the natural environment; transport; and planning conditions.

### **LOCAL PLANNING POLICY**

- 6.22 For the purposes of this application, the adopted Development Plan for the London Borough of Camden comprises the London Plan (2021), the Camden Local Plan (2017) and the Camden Planning Guidance documents. The Highgate Neighbourhood Plan (2017) is also a material consideration.

### ***London Plan 2021***

- 6.23 The London Plan (2021) is the spatial development strategy for London. It recognises the pressing need for more homes in London and how to develop existing sites, highlighted in Policy GG2, promoting the best use of land and how applying a design-led approach can optimise development sites. The Plan requires, also largely at Chapters 8 and 9, that housing development provides biodiversity and suitable sustainable infrastructure.
- 6.24 The Plan, under Policy HC1, requires development to identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 6.25 Relevant policies in the London Plan include:
- Policy GG2: Making the Best Use of Land
  - Policy GG4: Delivering the Homes Londoners Need
  - Policy D1: London’s Form, Character and Capacity for Growth
  - Policy D3: Optimising Site Capacity Through the Design-Led Approach
  - Policy D4: Delivering Good Design
  - Policy D6: Housing Quality and Standards
  - Policy H10: Housing Size Mix
  - Policy HC1: Heritage Conservation and Growth
  - Policy G1: Green Infrastructure

- Policy G4: Open Space
- Policy G6: Biodiversity and Access to Nature
- Policy G7: Trees and Woodlands
- Policy SI1: Improving air quality
- Policy SI2: Minimising Greenhouse Gas Emissions
- Policy T5: Cycling
- Policy T6: Car Parking

### ***Camden Local Plan 2017***

- 6.26 The Camden Local Plan sets out the Council's planning policies and covers the period from 2016-2031.
- 6.27 Policy A1 aims to manage the impact of development in terms of residential amenity; transport impact and general community impacts. This covers a wide range of matters including visual privacy and outlook; sunlight, daylight and overshadowing; noise and vibration levels, odour impact, contaminated land etc.
- 6.28 Policy A2 aims to protect, enhance and improve access to Camden's parks, open spaces and other green infrastructure. This covers public and private open spaces as shown on the policies map.
- 6.29 Policy A3 aims to protect and enhance sites of nature conservation and biodiversity.
- 6.30 Policy D1 seeks to ensure high quality design in all development and requires development to respect local character and the historic environment amongst a number of other criteria.
- 6.31 Policy D2 refers to heritage and states that the Council will preserve and, where appropriate, enhance Camden's heritage assets and their settings, including conservation areas. It states further that the Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.
- 6.32 Policy CC1 states that the Council will require all 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.
- 6.33 Policy CC2 requires development to be resilient to climate change and that development must adopt measures such as protecting existing green space and promoting new green infrastructure, including bio-diverse roofs and sustainable constructions measures.
- 6.34 Policy CC5 aims to make Camden a low waste borough by increasing the recycling and reusing of materials whilst ensuring that all development facilitates the collection of waste and recycling.

- 6.35 Policy T1 states that the Council will promote sustainable transport by prioritising walking, cycling and public transport in the borough.
- 6.36 Policy T2 aims to limit the availability of parking and requires all new developments in the borough to be car free.

***Camden Planning Guidance documents (CPGs)***

- 6.37 Camden Planning Guidance provides advice and information on how the Council will apply planning policies. The documents are largely linked to policies in the Local Plan and the following are relevant to the consideration of this application:
- Home Improvements CPG (January 2021)
  - Amenity CPG (January 2021)
  - Design CPG (January 2021)
  - Trees CPG (March 2019)
  - Biodiversity CPG (January 2021)
  - Energy Efficiency and Adaption (January 2021)

***Neighbourhood Planning***

- 6.38 Once a Neighbourhood Plan has been agreed at a referendum and is made (brought into legal force) by the local planning authority, it becomes part of the local planning authority's development plan as an official development plan document which carries statutory weight.
- 6.39 The application site is located within Highgate designated neighbourhood planning area which was adopted on 11 September 2017.



## 7. PLANNING ASSESSMENT

7.1 This section assesses the proposed development against the development plan, together with any other relevant material considerations. The key considerations in the determination of the application are as follows:

- Principle of development
- Impact on the character and appearance of the area
- Heritage impact
- Residential amenity
- Highways
- Trees and landscaping
- Sustainability

### 7.2 PRINCIPLE OF DEVELOPMENT

7.2.1 Law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

7.2.2 The application site comprises a building in active residential use and no changes are proposed to the established use class. In such locations, there are no development plan or national planning policies that restrict the extension or alteration of residential properties in principle, subject to the consideration of all other detailed matters.

### 7.3 IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

7.3.1 Section 12 of the NPPF refers to well-designed places. Paragraph 130(c) states that *planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.*

7.3.2 Policy D1 of the local plan provides further detail on local requirements and, importantly, states that the council will require that development respects local character and context, guidance that is consolidated by Camden Planning Guidance on Design.

7.3.3 The proposed development does not depart from the primary residential use of the site and the main issue relating to impact would therefore be limited to design, layout and appearance.

7.3.4 In terms of built form, the existing plot forms a modest part of the surrounding context which is primarily characterised by larger dwellings on larger plots. The proposed development will be clad in burnt larch timber with the first floor extension cladded in rusty metal effect panels. The contrast in materials aligns with pre-application advice and is considered to articulate the development, ensuring it will not be overly intrusive

in the landscape. The proposed materiality will sit comfortably in the public realm, hidden behind many trees and landscape screening enabling only limited views of the proposal.

- 7.3.5 In order to improve the environmental performance of the building, the first floor roof will accommodate solar photovoltaic panels to provide the property with sustainable energy. These will be largely screened from the public realm and would therefore have a neutral visual impact on the character and appearance of the area.
- 7.3.6 The proposed ground floor extension will accommodate a green sedum roof which will achieve multiple benefits, in terms of visual impact, residential amenity and biodiversity gains.
- 7.3.7 The entire proposed composition successfully transitions between the large scale of nos.4-8 Millfield Lane sitting at a higher gradient and of a much larger scale and bulk as well as neighbouring properties along Millfield place of a similar scale and massing and higher gradient. The proposed ground and first floor extensions ensure that the development is appropriately proportioned in its context.
- 7.3.8 To conclude on matters of character, the proposed development is considered to sympathetically adjoin neighbouring development, would not be overly prominent in the wider surroundings and would provide for an elegant, contemporary form of development that both respects and responds to its context. The proposed development is therefore considered to accord with the principles of the development plan and national planning policy guidance in this regard.

## **7.4 HERITAGE**

- 7.4.1 Section 16 of the NPPF refers to conserving and enhancing the historic environment and requires a consideration to whether the proposal sustains and enhances the significance of the heritage asset, making a balanced judgement having regard to the scale of harm or loss and the significance of the heritage asset (paragraphs 194-197).
- 7.4.2 Policy D2 of the Local Plan requires development to preserve and where appropriate enhance Camden's heritage assets such as conservation areas and non-designated heritage assets.
- 7.4.3 No. 2 Millfield Lane is an unremarkable building of no notable architectural quality, that makes at best a neutral contribution to the significance of the Highgate Conservation Area and this was confirmed during pre-application discussions. The proposed development reconfigures the architecture to a high quality, contemporary form that creates an attractive, yet subtle and understated juxtaposition with the traditional development to the north and west.
- 7.4.4 The proposed alterations, extensions and materials used represent a thoughtful and considered approach to the site and its neighbours and is of a high quality of architectural design. It will enhance the built edge along the west side of the application site, set back from the main road of Millfield Lane and Millfield Place. It has a distinctive

residential character and will contribute to the rich tradition of 'one off' architect designed homes in the area.

- 7.4.5 In respect of the design considered in its own right, and the relationship between the proposed development and its surroundings, the effect will be entirely positive. The proposed development will enhance the quality of the townscape of the area and the character and appearance and significance of the Highgate Conservation Area. There will be no effect on the setting of any listed buildings. In respect of design and built heritage considerations, it is in line with the policies and guidance on design set out in the NPPF and PPG; London Plan policies; local policies D1 and D2 and CPG.



CGI of proposed development in the context of Millfield Lane setting

## 7.5 RESIDENTIAL AMENITY

- 7.5.1 Policy A1 of the Local Plan seeks to ensure development protects neighbouring residential occupiers from the adverse impact of development. This is echoed in guidance contained within the NPPF and the London Plan. Further guidance is provided in CPG Amenity which sets specific standards of development. It is noted that significant amendments have been made to the scheme in order to avoid any potential impacts to immediately adjoining properties.
- 7.5.2 Proposed windows have been carefully positioned to avoid direct overlooking to neighbouring properties or gardens. No habitable windows are proposed to the west elevation of the property which therefore safeguards the amenity of the occupiers at 1 Millfield Place from overlooking and a potential loss of privacy.
- 7.5.3 The impacts of the development on neighbouring daylight and sunlight have already been established as the proposed extensions/alterations do not increase the height of

existing property. This is best highlighted on the proposed elevations which demonstrate that the flat roof allows for a reduction in height. The impact on daylight/sunlight to neighbouring properties is therefore considered to be acceptable.

- 7.5.4 By virtue of its single storey height and existing windows to the west elevation of the existing property, it is clear that there will be no overbearing impact on those properties at 4 Millfield Lane or any overlooking and privacy issues to the rear gardens as the west elevation window is not a habitable room.
- 7.5.5 Given that the NPPF advocates for a flexible approach to daylight and sunlight targets in urban environments, as does the Mayor of London's Housing and Supplementary Planning Guidance, it is considered that the development would have an acceptable impact on the daylight/sunlight to adjoining properties.
- 7.5.6 The proposed extensions run along the site boundary however there is a footpath that separates 4 Millfield Lane and 2 Millfield Lane; therefore the distance to neighbouring properties and the potential impact on amenity is reduced. The separation distances are typical of other locations in the conservation area and are therefore in keeping with the general pattern and layout of surrounding development.
- 7.5.7 In light of the above, the application proposals would not cause undue harm to the amenity of neighbouring residents, in accordance with the NPPF and Policy A1 of the Local Plan.

## **7.6 HIGHWAYS IMPACT**

- 7.6.1 Policies T1 and T2 of the Local Plan highlight the importance of prioritising walking and cycling as a sustainable mode of transport and indicate that car-free development across the borough is a key aim.
- 7.6.2 The National Planning Policy Framework, at Section 111, states that "*development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*"
- 7.6.3 The proposed development will significantly reduce the number of parking spaces available, contributing to the aims of Policies T1 and T2 of the Local Plan. Although Policy T2 aims for all new development to be car free, the supporting text to the policy does advise that if the existing occupiers are to return to the address when the development is completed the Council will consider retaining or re-providing existing parking provision.
- 7.6.4 In this instance, the applicant currently resides at the property and will be a returning resident. It is therefore considered acceptable for the applicant to retain the use of one car parking space, particularly as the proposed is not for the redevelopment of the site.
- 7.6.5 This position is further substantiated by the location of the site in a low public transport accessibility level (PTAL) rating of 2, where the retention of 1 parking space would not

give rise to any detrimental traffic impact and that the loss of 3 parking spaces would reduce the traffic density within the surrounding area.

- 7.6.6 The proposal will also provide cycle parking within the proposed home office and this will be safe, secure, easily accessible and well lit, in accordance with Camden's policy regarding sustainable methods of transport.
- 7.6.7 In light of the above, the proposed development complies with Policies T1 and T2 of the Local Plan and is acceptable on highways grounds.

## **7.7 TREES AND LANDSCAPING**

- 7.7.1 Policy G7 of the London Plan states that existing trees of value should be retained. Policy G1 of the London Plan refers to urban greening and seeks development to integrate green infrastructure such as tree planting, green roofs and walls, and soft landscaping.
- 7.7.2 In general terms, soft landscaping, whether or not there is public access to it, is important for its contribution to the quality of urban life by providing important green lungs, visual breaks and wildlife habitats in built-up areas. In site specific terms, soft landscaping is an integral part of the application site and wider surroundings.
- 7.7.3 The extent and type of built development proposed would respect the character of the site. A landscaping schedule has been provided to support the application which highlights both the retention and planting of trees and other landscaping. Mature, high value trees that exist on site will be protected and retained as part of the proposal which will preserve amenity and biodiversity value.

## **7.8 SUSTAINABILITY**

- 7.8.1 Camden Local Plan Policy CC1 requires all developments to minimise the effects of climate change. Zero carbon development is promoted and Policy CC2 requires all developments to adopt appropriate climate change measures such as bio-diverse roofs. The policies are supplemented by Camden Planning Guidance on Energy Efficiency and Adaptation.
- 7.8.2 A range of sustainable design features are proposed, and construction will be responsibly managed to ensure minimal impact on the environment and local community. The energy strategy was developed in line with the Energy Hierarchy; with a priority given to energy reduction and efficiency. It is proposed to incorporate air source heat pumps to reduce carbon emissions.
- 7.8.3 Overall, the proposals for the scheme are in line with the overarching principles of sustainable development as well as the policy requirements of the planning authority, the result of which is the provision of a resource efficient, sustainable development.



## 8. SUMMARY & CONCLUSION

- 8.1 The application seeks permission for alterations and extensions at 2 Millfield Lane, London, N6 6JD.
- 8.2 Strategically, the development will meet an identified demand for high quality residential accommodation within this location.
- 8.3 The proposals have been prepared through a detailed pre-application process. The proposed development has evolved in response to the feedback received and seeks to meet planning policy requirements and to respond positively to its local context.
- 8.4 The proposed development would accord with the general principles of the National Planning Policy Framework. The site is located within an inherently sustainable location in close proximity to existing public transport services and is consistent with the objectives of the NPPF and the development plan. The site will contribute to the creation of a socially and economically inclusive community, whilst also enhancing its environmental quality. The proposed development is a high quality, site specific design that will enhance the character and appearance of the site and its contribution to the surrounding area and heritage context.
- 8.5 Careful consideration has been given to the nature of the site including its relationship to its immediate surroundings, and the amenities of neighbouring occupiers. Accordingly, the development provides a well-designed scheme which responds positively to its surrounding townscape and neighbouring development, whilst making the most effective use of land available.
- 8.6 In summary, the proposed development fulfils the three dimensions of sustainable development as defined by the NPPF and therefore the presumption in favour of sustainable development applies. The proposal is fully in accordance with national and local planning policy in all other regards.
- 8.7 This Planning Statement should be read alongside the other supporting documentation and drawings which have been submitted as part of the Full Planning Application.