

Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:		30/11/2020
	N/A		Consultation Expiry Date:		12/09/2021
Officer			Application Number(s)		
Nathaniel Young			2020/4570/P		
Application Address			Drawing Numbers		
6 Lindfield Gardens London NW3 6PU			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Additions and alterations to include erection of 1-3 storey rear extensions, roof extensions, rear 1st floor roof terraces and roof terrace to main roof; to facilitate the conversion of a single dwellinghouse into flats (Class C3). Installation of air source heat pumps. Associated works to include refuse storage and tree and landscaping works. (Information for the purpose of consultation: the proposed development provides 9 units, which comprise of 3 x studios, 4 x 2-bed and 2 x 3-bed units).					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Full Planning Application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	22	No. of objections	16
Summary of consultation responses:		<p>Press notice: 19/08/2021 – 12/09/2021 (republished) Site notice: 18-08-2021 – 11/09/2021 (republished)</p> <p>Objection comments were received from various occupiers within Nos. 4a, 7, 8, 11, 14 Lindfield Gardens, 17 Langland Gardens, 26 Redington Road and 49 Sumatra Road, raising the following concerns:</p> <ol style="list-style-type: none"> 1. Detracts from character and appearance of subject building and conservation area (excessive bulk and mass of extensions, front landscaping, lack of trees to front). 2. Increased noise and disturbance (roof terraces and side entrance door/circulation, construction noise). 3. Light pollution (new side windows and larger openings/patio doors). 4. Loss of privacy (roof terraces). 5. Substandard quality of accommodation. 			

	<p>6. Lack of consultation (applicant has not engaged with local stakeholders).</p> <p>7. Additional parking pressure from additional flats.</p> <p><u>Officer response</u></p> <ol style="list-style-type: none"> 1. See section 4.0 (Design and conservation) of this report. 2. See section 5.0 (Residential amenity) & 7.0 (Transport) of this report. 3. See section 5.0 (Residential amenity) of this report. 4. See section 5.0 (Residential amenity) of this report. 5. See section 6.0 (Quality of accommodation) of this report. 6. The Council does not control how the applicant chooses to engage with local stakeholders. Consultation has been carried out in accordance with the Council's statement of community involvement. 7. All additional residential units would be made 'car free', parking permit rights for new flats would be removed.
<p>Redington Frogna Neighbourhood Forum</p>	<p><u>Objection</u></p> <ol style="list-style-type: none"> 1. Loss of garden excessive 2. Reinstate timber windows 3. Increase greening to front garden 4. Reduce massing of extensions 5. Ensure no undue overlooking from terraces 6. Development should be car free <p><u>Officer response</u></p> <ol style="list-style-type: none"> 1. See section 4.0 (Design and conservation) of this report. 2. See section 4.0 (Design and conservation) of this report. 3. See section 4.0 (Design and conservation) and 11.0 (Trees and landscaping) of this report. 4. See section 4.0 (Design and conservation) of this report. 5. See section 5.0 (Residential amenity) of this report. 6. All additional residential units would be made 'car free', parking permit rights for new flats would be removed.
<p>Thames Water</p>	<p><u>Waste comments</u></p> <p>No objection with regards to the combined waste water network infrastructure capacity based on the information provided.</p> <p><u>Water comments</u></p> <p>Notify Thames Water before you start using mains water for construction purposes to avoid potential fines for improper use.</p> <p>No objection with regards to water network and water treatment infrastructure capacity. Recommend informative is attached to decision notice (see decision notice).</p> <p><u>Foul water</u></p> <p>It is assume foul water will be a gravity connection using the existing discharge point, if this is not the case Thames Water will need to be notified.</p>

Site Description

No. 6 Lindfield Gardens is a single family dwelling house (Class C3). The property is located upon the north-eastern side of the road, approximately 100m from the junction of Lindfield Gardens and Arkwright Road. The property is a large detached dwelling house with a generously sized rear garden area.

Given the topography of the area, Lindfield gardens rises from its junction with Arkwright Road. As a consequence, the existing dwelling sits high above street level. The land also rises very steeply from the street and through the site. The main front (ground floor) entrance to the property therefore sits approximately 4.5m above street level.

To the front is an unsympathetic and uncharacteristic series of extensions within the topography between the street level and the main front door level. An integral vehicle garage and forecourt parking is accessed from the highway. At street level the dwelling is entered into via a double height entrance lobby. At this level (i.e. street level) is a fully enclosed indoor swimming pool and lift to the main dwelling ground floor above.

The property comprises entrance level, lower ground, ground, first and second floor accommodation, has 6 bedrooms in total and is formed by a series of gables and roof pitches. A small external roof terrace exists at roof level between the two principal gables and their ridgelines that run back into the site. A second gable end is visible within the street, sitting (higher and) behind the main front elevation gable.

The property is not listed and is not in the setting of a listed building. The property is located within the Redington Frogal Neighbourhood Plan Area and the Redington Frogal Conservation Area and has been identified as a building which makes a positive contribution to the conservation area within the Redington Frogal Conservation Area Statement. It is however noted that the large forecourt and parking area of the subject property has been identified as a feature which detracts from the character and appearance of the conservation area.

Relevant History

2004/0168/P: Excavations in the front garden in connection with the erection of a front basement extension to enlarge the existing garage and to create a dining room/playroom, including a roof terrace above with associated railings around the flat roof of that extension and erection of new rock walls to the front. **Refused 30/03/2004.**

2005/0149/P: Excavations in the front garden in connection with the erection of a front basement extension for additional habitable accommodation and enlargement of the existing garage and formation of access at ground floor level, including erection of a new front boundary wall plus a stepped wall to the front garden with associated railings at upper ground floor level. **Approved 24/03/2005.**

2005/5019/P: Erection of a single-storey rear extension, and extension to the roof on the north-west wing of the dwellinghouse (Class C3) including the insertion of eight roof lights to the roof slope and new windows on the north-west elevation. **Approved 06/02/2006.**

2005/4885/P: Application for Certificate of Lawfulness for a proposed development for a rear extension. **Refused 20/01/2006.**

2006/0549/P: Erection of three ground floor rear extensions. **Approved 17/03/2006.**

2008/0249/P: Erection of a front basement extension for additional accommodation and enlargement of the existing garage, formation of access and ground floor level including erection of a new front boundary wall to the front garden with associated railings and upper floor level. **Approved 04/03/2008.**

2008/0501/P: Submission of details of hard & soft landscaping and means of enclosure of all unbuilt, open areas pursuant to condition 3 of the planning permission dated 24/03/05 (2005/0149) for Excavations in the front garden in connection with the erection of a front basement extension for

additional habitable accommodation and enlargement of the existing garage and formation of access at ground floor level, including erection of a new front boundary wall plus a stepped wall to the front garden with associated railings at upper ground floor level. **Refused 19/03/2008.**

2008/1373/P: Details of hard and soft landscaping, and means of enclosure of all unbuilt, open areas pursuant to condition 3 of planning permission dated 04/03/08 (ref: 2008/0249) for, erection of a front basement extension for additional habitable accommodation and enlargement of the existing garage, formation of access at ground floor level, including erection of a new front boundary wall to the front garden with associated railings at upper floor level. **Approved 27/04/2009.**

2019/2630/P: Erection of a single storey building within the rear garden area of existing dwellinghouse, incidental to the enjoyment of the existing dwelling house. **Approved 26/07/2019.**

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

G1 Delivery and growth
H1 Maximising housing supply
H4 Maximising the supply of affordable housing
H6 Housing choice and mix
H7 Large and small homes
C5 Safety and security
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 change
CC3 Water and flooding
CC4 Air quality
CC5 Waste
T1 Prioritising walking, cycling and public transport
T2 Parking and car free development
T4 Sustainable movement of goods and materials

Camden Planning Guidance 2018-2021

CPG Housing
CPG Design
CPG Amenity
CPG Transport
CPG Energy efficiency and adaptation
CPG Air quality
CPG Water and flooding
CPG Trees
CPG Developer contributions

Redington Frogna! Neighbourhood Plan 2021

SD1 Refurbishment of existing building stock
SD2 Redington Frogna! conservation area
SD4 Redington Frogna! character
SD5 Dwellings: Extensions and garden development

SD6 Retention of architectural details in existing buildings
BG1 Gardens and ecology

Redington Frogna Conservation Area Statement 2003

London Borough of Camden Housing Delivery Test - Action Plan dated August 2021

In accordance with the requirements of the Government's Housing Delivery Test, the Council has published a Housing Delivery Test Action Plan. This sets out a series of actions to ensure that Camden is able to meet its housing requirement in future years. The housing delivery plan has been produced as the data shows that housing completions in Camden in recent years have fallen below the Borough's housing delivery target. Between 2017/18 and 2019/20, Camden had a target of 3,265 new homes and 2,568 were delivered. This equates to 79%. Under the 2019 rules if delivery falls below 95%, authorities must publish an action plan to explain how they intend to increase delivery in future years. The Council also need to have a 20% buffer on its five-year land supply. This should be taken into account when the Council are making decisions on applications which if approved would enable the delivery of additional housing for the borough.

Assessment

1.0 Proposal

1.1 Planning permission is sought for:

- 1-3 storey rear extensions.
- Roof extensions.
- Rear 1st floor roof terraces.
- Roof terrace to main roof.
- Conversion of a single dwellinghouse into 9 x self-contained flats (3 x studios, 4 x 2-bed and 2 x 3-bed units).
- Installation of air source heat pumps.
- Associated works to include refuse storage and tree and landscaping works.

1.2 Revisions

- Reductions in massing of rear extensions (from pre-app stage)
- Removal of 2nd floor rear terraces (from pre-app stage).
- Removed ground floor central entrance canopy.
- Reduced width of ground floor central doorway.
- Inclusion of frosted side screens to first floor rear terraces (behind planting).
- Existing pebble dash to front elevation to be retained and repaired.
- Black painted metal railings replace glass balustrade at roof level.
- Frosted window to newly proposed dormer within south east elevation at roof level (to address potential overlooking issues to No.4).
- Frosted / obscured windows at first floor level to flat 4 in north west elevation to address possible overlooking to No.8 rear step out balcony.
- A more natural organic boundary to the communal garden space within the rear garden area.
- Existing front elevation drawing amended to show the correct existing window bar detailing.
- A section drawing through the planters to the front.

2.0 Assessment

2.1 The material considerations for this application are as follows:

- Land use
- Design and conservation
- Residential amenity
- Quality of accommodation
- Transport
- Sustainability
- Air quality
- Water and flooding
- Trees and landscaping
- Waste

3.0 Land use

Provision of additional self-contained housing

3.1 The proposal would create 9 self-contained residential units (a net gain of 8 units). The provision of additional residential units within the Borough is strongly supported by Policy H1, which highlights the need to maximise the supply of housing. The proposal would be supported in principle by the Council's housing policies subject to other planning considerations including the height, mass and form of the extension and its detailed design, its impact on amenity of neighbouring occupiers and highways considerations.

3.2 As mentioned above (in the relevant policies section), significant weight must be given to the delivery of housing in light of the Housing Delivery Test (Camden is currently delivering 79% of its housing target). Paragraph 11(d)(ii) of the NPPF makes clear that the presumption should be in favour of granting permission unless adverse impacts of doing so would **significantly and demonstrably** outweigh the benefits.

Unit mix

3.2 The existing property is in use as a 6-bedroom single family dwellinghouse (Class C3). In order to facilitate the creation of 8 additional residential units the property is to be extended and converted with the existing occupiers of the property retreating to Flat 1, a 3-bedroom property at ground, lower ground and street level which benefits from off-street parking, an indoor swimming pool, a private rear garden and a large existing summerhouse in the rear garden for ancillary use.

3.3 Policy H6 (Housing choice and mix) advises that the Council seeks to secure a variety of housing suitable for existing and future occupiers across development in the Borough. Policy H7 seeks to provide a range of unit sizes to meet demand across the Borough. For market units, table 1 of this policy considers 1 bed / studios to have a lower priority, 2 bedroom units to be of high priority, 3 bed units to have a high priority and 4 bed units (or more) a lower priority. The mix of new units would include 3 x studio (33.3%), 4 x 2-bedroom (44.4%) and 2x 3-bedroom (22.2%) units. With 6 of the 9 units (66.6%) there would be a higher percentage of high priority units than low priority and would successfully provide an acceptable choice and mix of homes in line with Policy H7.

Table 1: Dwelling Size Priorities

	1-bedroom (or studio)	2-bedroom	3-bedroom	4-bedroom (or more)
Social-affordable rented	lower	high	high	medium
Intermediate affordable	high	medium	lower	lower
Market	lower	high	high	lower

Affordable housing contribution

3.4 Policy H4 of the Local Plan seeks to maximise the supply of affordable housing, in line with aiming to exceed the Borough wide strategic target of 5,300 affordable homes from 2016/17 to 2030/2031. Policy H4 has a sliding scale target that requires an additional 2% affordable housing per capacity for each additional home. Capacity for one additional home is defined within the Local Plan as the creation of 100m² of additional residential floorspace (GIA). In assessing capacity, additional residential floorspace is rounded to the nearest 100m² (GIA).

3.5 The CPG Housing document was published in January 2021. The Camden Local Plan 2017 has adopted GIA to assess self-contained housing and affordable housing requirements under Policies H2 and H4. For consistency, the payment rates incorporated in the updated CPG Housing are expressed as payments per sqm of GIA and have been updated for housing and affordable housing. PIL of affordable housing required by Policy H4 is now £5,000 per sqm GIA.

3.6 The uplift in residential floorspace for the development is 189.3sqm. The application proposes 8 additional units and less than 1000sqm of new floorspace. Any contribution will be made as a payment in lieu of on-site affordable provision in line with Policy H4.

3.7 Based on an uplift in GIA (for all newly created residential floorspace) of **189.3sqm** the percentage AH target would be **4%** (capacity for 2 units (rounded to the nearest 100sqm, so 200sqm in this instance); 2 x 2% = 4% contribution).

- The affordable housing floorspace target is 4% x 189.3sqm = **7.572sqm**
- A PIL is sought at a rate of **£5,000 per m²** of GIA, as per CPG Housing January 2021
- The financial contribution is therefore 7.572m² x £5,000 = **£37,860**
- This is based on measurements submitted by the applicant and the final financial contribution would be dependent on the PIL figure at the time of agreeing the Section 106 Agreement.

Figure 9. Calculating payments in lieu of affordable housing

Additional residential floorspace (GIA)	Capacity (rounded floorspace addition/ 100 sq m)	Affordable housing %age target (capacity x 2%)	Affordable housing floorspace target (%age target x GIA)	Payment in lieu required (floorspace target x £5,000)
105 sq m GIA	1 additional home	2%	2% x 105 = 2.1	2.1 x £5,000 = £10,500
259 sq m GIA	3 additional homes	6%	6% x 259 = 15.54	15.54 x £5,000 = £77,700
578 sq m GIA	6 additional homes	12%	12% x 578 = 69.36	69.36 x £5,000 = £346,800
941 sq m GIA	9 additional homes	18%	18% x 941 = 169.38	169.38 x £5,000 = £846,900

4.0 Design and conservation

4.1 Local Plan policies D1 and D2 are aimed at achieving the highest standard of design in all developments. Local plan policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Rear

4.2 The proposed extensions are considered to be subordinate to the host dwelling in bulk and mass. Since the pre-application stage the first and second floor extensions have been reduced in depth. It is not considered that there would be a loss of any significant architectural features of merit as a result of the proposal. The rear of the house is much modified and the enrichments of the two surviving original window openings have been compromised by being pebbledashed. Although the inner section is infilled, two gables are retained, one unaltered. With the removal of the sloping glazed infill, overall the proposed alterations are considered to be beneficial.

4.3 The second floor rear terraces proposed at pre-app stage have been removed and the first floor terraces are further recessed from the rear building line than originally proposed and now include privacy screens and planting to prevent overlooking. The privacy screens are currently indicated as obscure glazed – however a condition would secure the final details of these screens to ensure an appropriate design that works with the planting on the roof.

4.4 The proposals would not involve any significant loss of soft landscaped garden space. The large outbuilding shown on the drawings is an existing structure built through the use of permitted development rights and does not form part of this application. The ground floor extensions would occupy what is currently a hard paved terrace area and the proposed communal garden boundary fence has been revised to a planted hedge. Furthermore, there is increased landscaping and planting to the front of the property, overall improving the soft landscaping on the site (see section below).

Front

4.5 There is a lack homogeneity between the houses in the street, which creates more scope for front alterations than what is typically permitted in a conservation area. From the front, the house's existing roof pattern is largely retained. The new crown roof would not form a visually obtrusive feature from the street, and the existing pattern of the roof is not particularly pronounced or formal.

4.6 The works to extend the central roof pitch would take place behind the main existing front facing pitch. This element has been amended from the pre-application proposals, which sought to extend the existing roof plane upwards and back into the site. The application now proposes to pitch this behind the main front roof plane, creating a smaller roof plane behind, to a new height of approximately 1m.

4.7 Given the height of the dwelling above street level (i.e. the level of human activity within the Conservation Area), this new set back and subsidiary roof slope would not create a prominent or obvious change to what already is a roofscape operating in many dimensions and planes. The three existing gable ends and the resulting roof slopes would remain the dominant features of the front elevation, and this roofscape will continue to provide visual interest to the conservation area.

4.8 Three of the four chimney stacks are retained. Dormers are proposed to the sides which are a feature of the area. The roof is of a complex form that can incorporate dormers without appearing incongruous or visually obtrusive. One of the proposed dormers replaces two existing prominent roof lights which is considered to be beneficial.

4.9 The roof terrace proposed on the main roof has been significantly reduced in scale since pre-app stage from 45sqm to 24 sqm and then further reduced to approx.18sqm. The glass balustrades have been replaced with black metal railings and further recessed from both the front and rear elevations (approx. 6.5 from front elevation) as to not be visually obtrusive nor be large enough to host overly large gatherings of people.

4.10 The uPVC windows are to be reinstated to their historic form (timber framed), which is a benefit to the conservation area as recommended by the neighbourhood forum. A condition is attached requiring the submission of details on all facing materials, windows and doors.

4.11 The harmful and incongruous masonry terraces are to be reformed without their visible concrete framing and with additional vegetation, which is a benefit to the conservation area. A landscaping concept plan has been submitted which includes information on plant species and substrate depth. A condition is attached to ensure the landscaping works are carried out in accordance with the submitted plans and maintained as such thereafter.

4.12 In light of the above, the works would preserve the character and appearance of the host building and the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

5.0 Residential amenity

5.1 Local plan policy A1 and A4 seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light, outlook, privacy, noise and disturbance.

Light and outlook

Front/sides

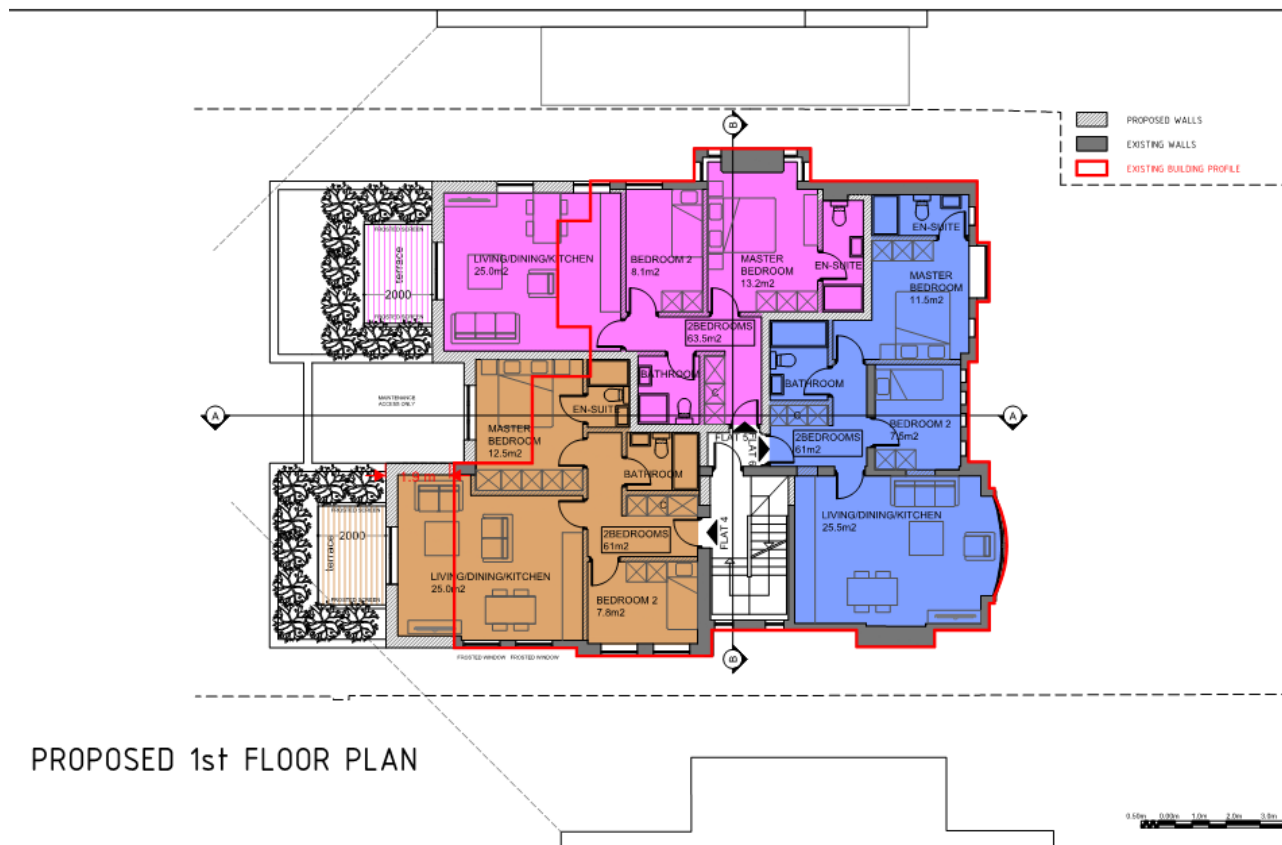
5.2 No significant harm caused. No significant changes in bulk and mass are proposed to the front or

sides of the property.

Rear

5.3 No significant harm caused. To the side adjoining No. 8, the ground floor rear extension would not extend beyond what has been established. To the side adjoining No. 4a, the ground floor rear extension would extend approx. 3.9m beyond what has been established, however, this would not infringe a 45 degree line taken from the nearest habitable ground floor window of No. 4a. This element of the proposal would also be positioned north of No. 4a further reducing any potential loss of light.

5.4 The upper floor rear extensions to both sides of the property would not infringe a 45 degree line taken from the nearest habitable windows of either neighbouring property.



Privacy

5.5 No significant harm caused. The originally proposed second floor rear terraces have been removed from the proposal. The first floor rear terraces would be sufficiently setback from either neighbouring property and would not be sited far enough beyond the rear building line of the neighbouring properties to allow occupiers to look back into the rear windows of Nos. 4a and 8 Lindfield Gardens. These terraces would also have privacy screens to their sides and be surrounded by planting. Currently these screens are proposed to be obscured glass which is not considered an appropriate material. However, a condition is recommended to secure final details of the privacy screens (where a more appropriate material can be secured).

5.6 The communal terrace above the main roof would be between two pitched elements of the main roof, preventing harmful views towards either adjoining property. This terrace would also be too far set back from the front and rear elevations to give direct views down into the immediate neighbouring gardens. The installation of all screening/planting/balustrades is secured by way of a condition.

5.7 All new openings/windows created which could potentially afford an invasive view into neighbouring habitable windows are to be obscure glazed. A condition is recommended requiring full details of

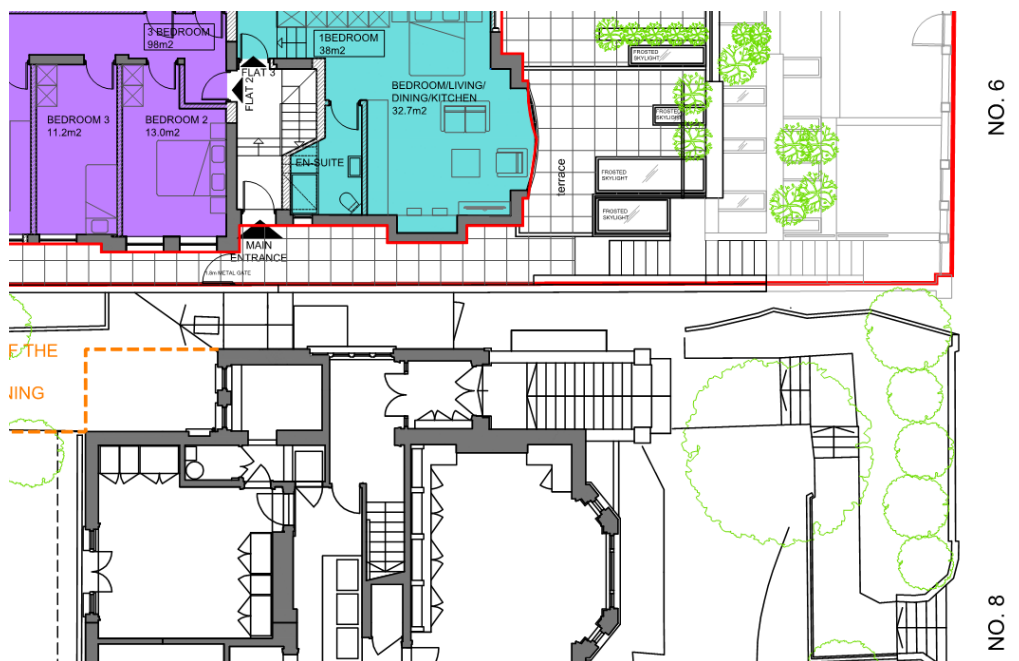
screening, obscure glazing and other measures to reduce instances of overlooking and loss of privacy to neighbouring occupiers from the first and second floor side facing windows and rooflights within the development shall be submitted to and approved in writing by the Local Planning Authority.

Noise and disturbance

5.8 The Council's Environmental Health Officer has reviewed the proposal and raises no objections subject to conditions restricting the noise generated from the proposed air source heat pump and the mounting of all plant equipment with anti-vibration isolators. These conditions are attached accordingly.

5.9 It is not considered that there would be an overconcentration of residents within the subject building. All flats meet the required space standards. None of the terraces are of a sufficient size or siting to result in undue noise and disturbance. Many of the residential buildings in the surrounding area of a similar scale are subdivided into a similar number of dwellings without creating undue noise and disturbance.

5.10 It is not considered that the proposed entrance position would result in undue noise and disturbance. The entry would be used by eight flats which house up to 20 people. Residents of the newly created flats are not likely to dwell or linger in the narrow staircase leading up to their accommodation. If the original main entrance door at the centre of the front elevation was still in use then residents walk up the same staircase near the boundary shared with No. 8 resulting in a similar situation as is proposed. The side entrance door and the stairs leading to it would solely be used as a circulation space which users would use to enter and exit the property. The door would be approx. 4m away (and a different orientation) from the neighbouring entrance door of No. 8 and the nearest window appears to serve a hallway/ uninhabited circulation space. It is not uncommon for entrance doors to be positioned closer than what is proposed to neighbouring doors or windows in more dense parts of the borough or within the surrounding area.



6.0 Quality of accommodation

Space standards

6.1 The proposed dwellings would meet the requirements set out in London Plan and the Nationally Described Space Standards.

Floor	Unit	Total sqm GIA	Minimum space standard	bedrooms	persons	Floors	LKD	B1	B2	B3
LG and G	Flat 1	243	108	3b	6p	3	35	12 double	12 double	13.5 double
G	Flat 2	98	86	3b	5p	1	32.1	13.4 double	13 double	11.2 single
G	Flat 3	38	37	studio	1p	1				
1st	Flat 4	61	61	2b	3p	1	25.0	12.5 double	7.8 (ingle)	
1st	Flat 5	63.6	61	2b	3p	1	25.0	13.2 double	8.1 single	
1st	Flat 6	61	61	2b	3p	1		11.5 double	7.5 single	
2nd	Flat 7	37	37	studio	1p	1				
2nd	Flat 8	37	37	studio	1p	1				
2nd	Flat 9	63	61	2b	3p	1	26.3	12.3 double	7.5 single	

Light and outlook

6.2 Sufficient levels of light and outlook would be available to future occupiers. The subject building is east-west oriented with long unobstructed views available to the front and rear given the property's hilltop position above the street level. All flats would have access to large openable windows which face either east or west and in many cases have access to side windows and/or rooflights. Officers note that Bedroom 2 of Flat 9 (2nd floor) lacks a full window, this however is considered to be acceptable in this instance given that the room is served by a low level, double width rooflight which is inserted into a steep pitched roof and as such would essentially act as a window. Flexibility is shown given the constraints involved in converting an existing historic property and considerable weight is given to the importance of providing high priority self-contained housing (2-bedroom Class C3 flat). All other habitable rooms would have full windows.

Privacy

6.3 None of the proposed flats would be unduly overlooked by neighbours or other occupiers of the subject building. Appropriate screening/planting between neighbouring terraces is secured by way of a condition. Appropriate obscure glazing of windows and rooflights which may give rise to overlooking opportunities is secured by way of a condition.

Noise and disturbance

6.4 No objections are raised by the Council's Environmental Health Officer. Appropriate conditions would be attached to ensure that all plant equipment would not produce excessive noise or vibration. The proposed roof terrace would not be large enough to host gatherings of people capable of causing undue noise and disturbance.

Amenity space

6.5 An acceptable amount of private and communal external amenity space in the form of gardens and terraces would be provided for all the new units which would meet minimum standards.

	Ground			First			Second		
	Flat 1	Flat 2	Flat 3	Flat 4	Flat 5	Flat 6	Flat 7	Flat 8	Flat 9
Direct access to rear terrace area.	✓	✓							
Defined private garden space to include the garden room, to be used as incidental to the dwelling house and only by the occupiers of Flat 1	✓								
Access to front terrace area adjacent to front elevation	✓		✓						
Indoor swimming pool	✓								
Access to communal garden space in rear garden area		✓	✓	✓	✓	✓	✓	✓	✓
Access to communal roof terrace		✓	✓	✓	✓	✓	✓	✓	✓
Small step out rear terrace				✓	✓				

7.0 Transport

Cycle parking

7.1 In accordance with Policy T1 of the adopted Local Plan, the Council expect cycle parking at developments to be provided in accordance with the standards set out in the London Plan. This would give a requirement for 15 spaces for long stay use and 2 for short stay. The submitted plans indicate that 15 cycle parking spaces would be provided within the existing garage for use by residents with a further 2 spaces for visitors adjacent to the garage, which meets the required standard. The plans appear to indicate that Sheffield type stands would be used although it is recommended that M-shaped stands be used instead as they offer additional opportunities for locking both the frame as well as the wheel. The provision of the cycle parking facilities would be secured by condition.

Car free

7.2 In accordance with Policy T2 of the adopted Local Plan, the Council expect all developments to be car free. The applicant is proposing to retain one parking space within the front forecourt for their own use and convert the existing garage to a cycle store. On balance this is considered acceptable given the overall reduction in parking at the site. All of the flats should be secured as on-street parking permit free by means of a Section 106 Agreement, with the exception of the named occupants of Flat 1 (the applicants) and only for as long as they occupy the unit. This would prevent the future occupiers of the property from adding to existing on-street parking pressure, traffic congestion and air pollution whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport.

Construction Management Plan (CMP)

7.3 Given the extensive construction that would need to take place to extend and convert the building (which is likely to take a long time to complete) and given the site's location within a sensitive residential area, it is considered that a Construction Management Plan and associated Implementation Support Contribution of £3,136 and Impact Bond of £7,500 would need to be secured by means of the Section 106 Agreement. This would help ensure that the development takes place without unduly affecting the operation of the highway network or local amenity.

Highways contribution

7.4 It is not considered that a highways contribution is necessary in this instance.

8.0 Sustainability

8.1 The Council aims to tackle the causes of climate change in the borough by ensuring developments use less energy and through the use of decentralised energy and renewable energy technologies. Policy CC1 requires all development to minimise the effects of climate change and encourages all developments to meet the highest feasible environmental standards, with a total of 19% on site CO2 reduction. It requires all developments to achieve a 20% reduction in CO2 emissions through renewable technologies (the 3rd stage of the energy hierarchy) wherever feasible. Policy CC2 requires development to be resilient to climate change by adopting climate change adaptation measures.

Energy

8.2 All flats have been modelled for the purposes of the energy assessment. The scheme complies with the 2013 Building Regulations Part L and the minimum energy efficiency targets.

8.3 The proposals meet most of the carbon reduction requirements using up to date SAP10 carbon factors. The applicant has revised the proposal to include PV cells and an air source heat pump (ASHP) (to replace existing A/C unit). PV cells details and ASHP noise and vibration measures are secured via conditions. The CO2 emissions of the scheme have been calculated using the SAP 10.0 carbon emission factors, and the scheme can achieve:

- An on-site CO2 reduction of 3.5% beyond Building Regulations through energy efficiency measures.
- A CO2 reduction of 27.8% from renewable technologies (ASHP and PV panels have been specified for Flat 1)
- A total on-site CO2 reduction of 31.2%

8.4 An energy and renewable energy plan is to be secured by way of S106 legal agreement.

BREEAM

8.5 The applicant has submitted a BREEAM preliminary report which demonstrates that the proposed development would achieve a BREEAM excellent rating with a score of 72.9% along with an action plan to increase this score to 82.2%. Sustainability plans (BREEAM certification) is to be secured via S106 legal agreement.

9.0 Air quality

9.1 Policy CC4 requires the submission of air quality assessments for developments that could cause harm to air quality. Mitigation measures are expected in developments located in areas of poor air quality.

9.2 The applicant has submitted an air quality assessment which has been reviewed by the Council's Air Quality Officer and is considered to be acceptable subject to a proposed dust monitoring condition.

9.3 The applicant has confirmed that there is no gas heating or hot water for the site. The development would be car free and set back at a higher level than the road. All of these factors minimise exposure to air pollution for the future occupants, as such, it is not considered that any further measures or conditions are required to satisfy the requirements of policy CC4.

10.0 Water and flooding

10.1 Policy CC3 states that the Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible. The Council will require development to:

- a. incorporate water efficiency measures;
- b. avoid harm to the water environment and improve water quality;
- c. consider the impact of development in areas at risk of flooding (including drainage);

- d. incorporate food resilient measures in areas prone to flooding;
- e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible; and
- f. not locate vulnerable development in flood-prone areas.

Where an assessment of flood risk is required, developments should consider surface water flooding in detail and groundwater flooding where applicable.

10.2 A flood risk assessment (FRA) and SuDS strategy prepared by Eight Associates has been submitted by the applicant which is considered to be acceptable. Flood risk in the area is generally low, the use of pervious paving and attenuation storage is proposed. Details on how these measures are to be managed have been provided. A condition is proposed ensuring these measures are installed and managed in accordance with the submitted FRA and SuDS strategy. A condition would also limit water use to 110L per person per day.

11.0 Trees and landscaping

11.1 No trees are proposed to be removed in order to facilitate development. The impact of the scheme on two off-site trees would be of an acceptable level. The tree protection details are considered sufficient to demonstrate the trees to be retained would be adequately protected in accordance with BS5837:2012 (i.e. the relevant British Standards). A pre-commencement condition is proposed to be attached requiring all tree protection measures are installed and working practices adopted in accordance with the submitted arboricultural report.

11.2 A landscaping plan has been submitted which would introduce new plant species and promote biodiversity (as well as enhance the character and appearance of the property) to the currently visually detracting masonry terraces to the front of the property. The plan includes information on plant species, the layout and a section showing substrate depth. A condition is attached to ensure the landscaping works are carried out in accordance with the submitted plans and maintained as such thereafter.

12.0 Waste

12.1 Camden Local Plan policy CC5 (Waste) and CPG (Design) are relevant with regards to waste and recycling storage and seek to ensure that appropriate storage for waste and recyclables is provided in all developments.

12.2 Sufficient waste storage has been proposed. A bin store would be provided at street level with 7 x 360L bins and 1 x 240L bin. This is considered to be of an appropriate size and location for convenient collection from the street on collection days. Sufficient space also exists either within the flats or associated amenity spaces for temporary storage of waste before use of the dedicated bins store. A condition is attached securing the provision of adequate waste storage.

13.0 Recommendation

13.1 Grant conditional planning permission

13.2 Planning obligations:

- Car free
- Construction management plan (CMP)
- CMP Implementation Support Contribution (£3,136)
- CMP Impact Bond (£7,500)
- Affordable housing – payment in lieu (PIL) (£37,860)
- Sustainability plan (BREEAM certification)
- Energy efficiency plan

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th October 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

