



## **PLANNING STATEMENT**

**Proposal:** Conversion of Ground Floor and Lower Ground Floors into 2no. maisonette family-size units with no additional floor area or extensions created. Alterations to fenestration and addition of 2no. rooflights at rear. Associated amenity space, refuse/recycling store and cycle parking.

**Site:** Flat 1, 12 Platt's Lane London NW3 7NR

### **Relevant Planning History**

Planning permission was granted in September 2020 (Planning Ref: 2020/0160/P) for *"Excavation for a single storey basement extension under whole property with sunken rear patio area and lightwells to the front, rear and side elevations, installation of glazed balustrades with handrails at rear ground floor level, new side elevation windows, replacement of windows throughout, and erection of brick pier with metal railing front boundary treatment"*.

### **Proposal**

The proposed scheme comprises the conversion of the Ground Floor and Lower Ground Floor into 2no. maisonette family-size units.

In addition to the conversion, the following minor works are also proposed as part of the this application:

- Erection of a low wooden gate to access Unit 4
- Alteration to fenestration
- Provision of 2no. metal stairs to access the rear garden
- Division of the rear into two private patios with a separating obscure glass screen
- 2no. obscure rooflights at rear flat roof

The application relates only to the Lower Ground Floor and Ground Floor in a block of three flats. Existing Flats 2 and 3 on the upper storeys of the building are not part of the proposal and will remain unaffected.

## **Planning Assessment**

The application property is located within the Redington and Frognal Conservation Area but is not identified as a building that makes a positive contribution to the conservation area.

The Development Plan requires development of the highest standard of design that respects the local context and character and preserves and enhances heritage assets, including conservation areas. All development should consider character and setting, the quality of materials, the provision of visually interesting frontages at street level and the provision of appropriate hard and soft landscaping, including boundary treatments.

The proposed scheme does not increase the existing floor area. Although it is proposed to modify the fenestration, all the previously approved materials will be retained to preserve the character and appearance of the conservation area.

The proposed Lower Ground Floor windows will align with the windows on the rear and side elevations located at Ground Floor and will be of the same form and scale, in order to relate to the facade above.

The proposed obscure rooflights at Ground Floor will provide additional lighting to the rear bedrooms.

### **Housing supply:**

Policy H1 of the Camden Local Plan seeks to maximise housing supply.

Policy H7 Large and small homes seeks to secure a range of homes of different sizes that will contribute to creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply.

The Camden Strategic Housing Market Assessment (SHMA) indicates that the greatest requirement in the market sector is likely to be for two- and three-bedroom homes.

The proposal is to create two large family-size homes of 3 bedrooms each within the existing building envelope, for a better use of the available space, that will make the development particularly suitable for families with children. This will comply with the above policies.

The rear garden will be divided to provide private amenity spaces for both flats.

### **Parking:**

The front driveway and rear garden are demised to Flat 1. The parking arrangements will remain as existing and the parking spaces will be allocated to Flats 1 and 4.

In accordance with Policy T2 of the adopted Local Plan, the additional residential unit (Flat 4) will not be permitted to apply for on-street parking permits by means of a legal agreement. The applicant will be returning to the property once the development has been completed and occupying Flat 1. The legal agreement should be worded such that the applicant/current/future occupant of Flat 1 is identified by name and that should/when they leave the property, Flat 1 will also become on-street parking permit free.

In line with Policy SD3, of the Redington Frogna! Neighbourhood Plan, the existing Electric Vehicle (EV) charging point next to the entrance to the proposed Flat 4 will be retained. A second EV charging is also proposed.

In line with Policy T1 of the adopted Local Plan, cycle parking is provided in accordance with the standards set out in the London Plan. As such, the proposal allows for 2no. spaces per unit, located as per the Camden Planning Guidance (CPG) on Transport.

Boundary Treatment:

The proposal addresses the comments received by the Neighbourhood Forum in the previous application. The existing brick wall on the front site boundary is not structurally sound. Accordingly, it is proposed to be replaced with brick piers and black painted metal railings. These will match with the boundary treatment at the neighbouring Windsor Court site (see below photo), and are considered to enhance the appearance of the conservation area

The existing planting bay alongside the metal railing will be enlarged to include "Evergreen Clematis" hedges and climbers, which will improve the streetscape and also cover the proposed refuse bins storage.



Fig 1: Boundary treatment at the neighbouring Windsor Court site

A new low level timber gate is proposed to access Unit 4, consistent with the features of the street scene.

### Impact on living accommodation for occupiers of the application premises

The proposed conversion will provide two family-size, high quality, generous and well-lit dwellings with 3m height ceiling headroom at both ground and lower ground floors.

The layout of the proposed units allows for Bedrooms at Ground Floor and ancillary living spaces at Lower Ground Floor: Living, Dining, Kitchen, Gym, Yoga Room and Shower.

As the below table shows, both units exceed the National Described Space Standards (50% bigger than the minimum required), providing additional internal amenity space.

Unit No.	No. of bedrooms / persons	Private Amenity Area	Min. London Plan flat area	Actual flat area
U1	3b6p	100+16+5+5= <b>123m<sup>2</sup></b>	102m <sup>2</sup>	<b>161m<sup>2</sup></b>
U4	3b5p	109+23+5= <b>137m<sup>2</sup></b>	93m <sup>2</sup>	<b>139m<sup>2</sup></b>
Total amenity area provided:		<b>260m<sup>2</sup></b>		

New, enclosed refuse storage areas are proposed at the front driveway for both existing and proposed flats, with sufficient refuse storage capability to comply with *Section A: Kerbside collection* of the Council's *Waste storage and arrangements for residential and commercial units* document.

COMMUNAL REFUSE / RECYCLING STORAGE		
	Contained Flats	Proposed storage
General Waste	4 Dwellings	2 x 240L Wheeled Containers
Mixed Recycling	4 Dwellings	2 x 240L Wheeled Containers
Food Waste	4 Dwellings	4 x 23L Caddy