

PLANNING, DESIGN AND ACCESS STATEMENT

Location: 190 Goldhurst Terrace, NW6.

Client: Shuqi Zhang

Date: 15.06.2021



**PLANNING
INSIGHT**

QUALITY ASSURANCE

Revision	Author	Reviewed By	Date
Rev 1	Chris Kirby	Saffron Frost	11.06.2021



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INTRODUCTION

PLANNING STATEMENT

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1.0 Introduction

1.1.1 This Planning Statement has been prepared by Planning Insight on behalf of Shuqi Zhang (hereafter referred to as 'the Applicant') to accompany a planning application to the London Borough of Camden in respect of the proposed development at 190 Goldhurst Terrace NW6 (the 'Application Site').

1.1.2 Full planning permission is sought for a basement extension in order to create additional ancillary residential floor space for the ground floor flat.. The description of development are as follows:

“Full planning permission is sought for a single storey basement flat to extend the existing ground floor flat.”

1.1.3 The overall objective of the scheme is to provide a new high-quality residential family dwelling in the property for the applicant.

1.1.4 The Applicant has commissioned a consultant team to prepare a full planning application for the development of the application site. This *Statement* describes the application proposal in more detail and in the context of the relevant policies. It should be read in conjunction with the following:

- Existing and proposed drawings.
- Basement Impact Assessment.

DESCRIPTION OF SITE AND SURROUNDINGS

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2.0 Description of site and surroundings

- 2.1.1 The application site is situated in South Hamstead, within the London Borough of Camden. The site is located at the western end of Goldhurst Terrace, and the proposed development pertains to both the basement and the ground floor flats.
- 2.1.2 The surrounding area is typified by residential terraced properties with communal and retail uses in the wider area. In terms of the street scene, the immediate area is characterised by residential buildings which generally consist of two-storey, terraced properties, with loft space.
- 2.1.3 The applications site is bound by No. 192 Goldhurst Terrace to the west and No. 188 Goldhurst Terrace to the east. The rear of the site is bound by the amenity space at the Sisters of the Holy Family Bordeaux.
- 2.1.4 The site is located within the South Hampstead Conservation Area. The property is not listed, nor is it in close proximity to a listed building or other heritage assets.

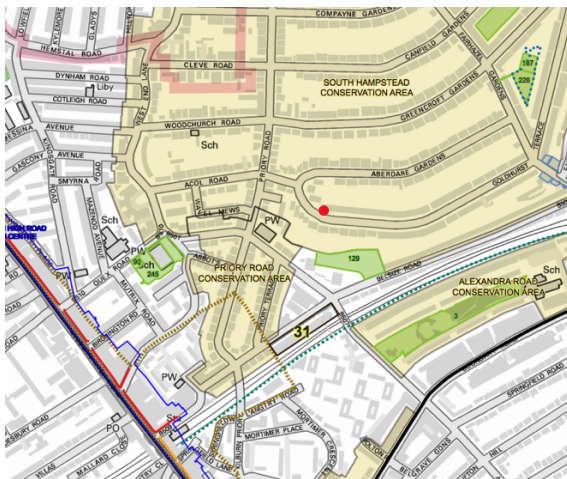


Figure 2.1 -Policy map.



Figure 2.2 – Rear of Property.



Figure 2.3 - Front of Property.

P0697 – 190 Goldhurst Terrace – Basement extension.

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RELEVANT PLANNING HISTORY

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3.0 Relevant planning history

3.1.1 A search of the London Borough of Camden's online planning database for the Application Site identified a number of relevant applications. These include the following:

- Planning Reference: 2019/0158/P

Development Description: Excavation of a basement to form an independent two-bedroom dwelling.

Decision: Dismissed on appeal (30.03.2020)

- Planning Reference: 2016/3687/P

Development: Erection of rear extension to an existing roof addition and installation of new balustrade associated with the existing rear roof terrace.

Decision: Approved (04.10.2016)

- Planning Reference: 2016/2689/P

Development: Excavation of basement to form an independent two-bedroom dwelling.

Decision: Approved (04.01.2019) expired.

- Planning Reference: 2014/4892/P

Development: Erection of a mansard roof extension with roof terrace above.

Decision: Refused (15.10.2014)

PLANNING POLICY

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4.0 Planning policy

4.1 Introduction

- 4.1.1 This section of the *Statement* provides an analysis of the planning policy context in which the proposed development should be considered in accordance with the relevant planning legislation and national policy guidance.
- 4.1.2 Planning decisions in England and Wales should be taken in accordance with the development plan unless material considerations indicate otherwise. This statutory requirement is set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 4.1.3 The statutory development plan for the London Borough of Haringey consists of:
- The London Plan
 - Camden Local Plan
- 4.1.4 While not forming part of the statutory development plan, the following documents remain important material considerations for the determination of planning applications in Waltham Forest:
- National Planning Policy Framework (NPPF).
 - National Planning Practice Guidance (NPPG).
 - Supplementary Planning Guidance and Documents.
- 4.1.5 The most relevant extracts of these documents are analysed in more detail below.

4.2 Statutory Development Plan

4.2.1 *London Plan 2021*

- Policy H1 - Increasing housing supply
- Policy D3 - Optimising site capacity through the design-led approach
- Policy D4 - Delivering good design
- Policy D5 – Inclusive design
- Policy D6 - Housing quality and standards
- Policy D7 – Accessibly housing

4.2.2 *Camden Local Plan*

- Policy H1 – Maximising housing supply
- Policy H3 – Protecting existing homes

P000 – SITE LOCATION – INSERT DESCRIPTION OF DEVELOPMENT

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- Policy H6 – Housing choice and mix
- Policy H7 – Large and small homes.
- Policy A1 – Managing the impact of development
- Policy D1 – Design
- Policy D2 – Heritage
- Policy T1 – Prioritising walking, cycling and public transport
- Policy T2 – Parking and car-free developments

4.3 National Planning Policy

The National Planning Practice Framework

- 4.3.1 On 19th February 2019, the government adopted the revised National Planning Policy Framework (NPPF). The document provides a consolidated framework of planning policy which replaces the previous National Planning Policy Framework published in March 2012.
- 4.3.2 The NPPF outlines the presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: an economic objective, a social objective and environmental objective.
- 4.3.3 The framework indicates that proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 4.3.4 Where there are no relevant development plan policies or the policies for determining the application are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 4.3.5 The key themes of the NPPF that are relevant to the current scheme includes housing delivery, making effective use of previously developed sites and design.
- 4.3.6 Chapter 11, Making effective use of land, states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses. Section (d) in paragraph 188 of the chapter, it notes that planning policies and decisions should promote and support the development of under-utilised land and buildings. This is considered especially relevant if this would help meet the identified needs for house in authorities where land supply is constrained, and available sites could be used more effectively.

- 4.3.7 The setting of a heritage asset is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 4.3.8 The significance (for heritage policy) of an asset is defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

National Planning Practice Guidance

- 4.3.9 The Government launched the Planning Practice Guidance web-based resource in March 2014. The resource is continually updated, with the most recent update reflecting the revised National Planning Policy Framework adopted in February 2019.
- 4.3.10 Paragraph 001 of Design states that as a core planning principle, plan-makers and decision takers should always seek to secure high quality design.
- 4.3.11 Paragraph 007 of Design states that development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, while not preventing or discouraging appropriate innovation.
- 4.3.12 Paragraph 040 of Design states that well-designed housing should be functional, attractive and sustainable. It should also be adaptive to the changing needs of its occupants.
- 4.3.13 Paragraph 003 of Conserving the Historic Environment states that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits

PLANNING CONSIDERATIONS

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5.0 Planning Considerations

5.1 Principle of Development

- 5.1.1 Policy H3 of the Camden Local Plan seeks to protect the existing housing stock within the borough in order to ensure that existing stock continues to meet the needs of existing and future households. Part C of Policy H3 is of particular importance to this application as it relates to development that may result in net loss of residential dwellings.
- 5.1.2 Part C states that the Council will aim to ensure that existing housing stock is preserved by resisting development that would involve the net loss of two or more homes (from individual or cumulative proposals), unless they:
- Create large homes in a part of the borough with a relatively low proportion of large dwellings.
 - Enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed; or
 - Enable sub-standard units to be enlarged to meet residential space standards.
- 5.1.3 The proposed development would not result in a net loss of two or more homes. The proposed development would extend the size of the existing ground floor flat and in so doing create one large family dwelling. As such, the proposed development would comply with policy H3. Furthermore, the proposed development would not result in a reduction in residential floor space.
- 5.1.4 The proposal would create a larger dwelling house, consisting of 3x bedrooms, helping to bring larger homes in the borough. According to Policy H7 of the Local Plan, three bedrooms dwellings for market housing are considered a high priority. In contrast, one-bedroom dwellings are considered to be of low priority within the borough. As such, the proposal would positively contribute towards a desired housing mix within Camden.
- 5.1.5 When taking the above assessment into account, it is considered that the principle of development is acceptable.

5.2 Quality of Accommodation

- 5.2.1 The proposed 3-bedroom flat would exceed the minimum internal space standards as stated within the London Plan and the nationally described space standards.
- 5.2.2 The London Housing SPG states that good single aspect one- and two-bedroom homes are possible where limited numbers of rooms are required, the frontage is generous, the plan is shallow, the orientation and/or outlook is favourable, and care is taken to mitigate the potential for overheating without the need for mechanical cooling. In this instance, the proposed flat will be dual aspect.

Room	Standard	Proposed
Bedroom 1	11.5sqm	18.0sqm
Bedroom 2	11.5sqm	13.7sqm
Bedroom 3	11.5sqm	14.0sqm
GIA	102sqm	205sqm

- 5.2.3 The London Housing SPG advocates the importance of minimising north facing, single aspect units and encouraging dual aspect units wherever possible. The proposed flat will be dual aspect with adequate outlook and ventilation in accordance with this aim.
- 5.2.4 The flat will have access to private outdoor amenity space at basement and ground floor level. A small courtyard was proposed and approved for the basement flat, and this space will be accessed via bedrooms 1 and 3. A built-in ladder will provide access from the courtyard up to the rear garden at ground level, however, the main access to the garden will be via the study. The private outdoor amenity space will exceed the minimum standards required for a three-bedroom dwelling.

5.3 Design

- 5.3.1 The application site is located within a conservation area. National planning policy 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 asset’s conservation (and the more important the asset, the greater the weight should be). In this instance the heritage asset is the conservation area, this has a relatively low significance in the heritage hierarchy. Furthermore, the proposal does not result in the loss of any asset or indeed building within the conservation area.
- 5.3.2 The development some minor external alterations that would differ from what was approved with planning application 2016/2689/P. The changes include the addition of a small balcony at ground floor level that overlooks the lower ground floor and a slight re-arrangement of the staircase that leads up from the lower ground floor to the rear garden. In addition to the minor external alterations there have also been some changes to internal layout. The new dwelling would have all of living, and kitchen spaces located at ground floor with the three bedrooms all located at basement level.
- 5.3.3 As such, the proposed development would have no impact on the property or the heritage asset that it is located within.

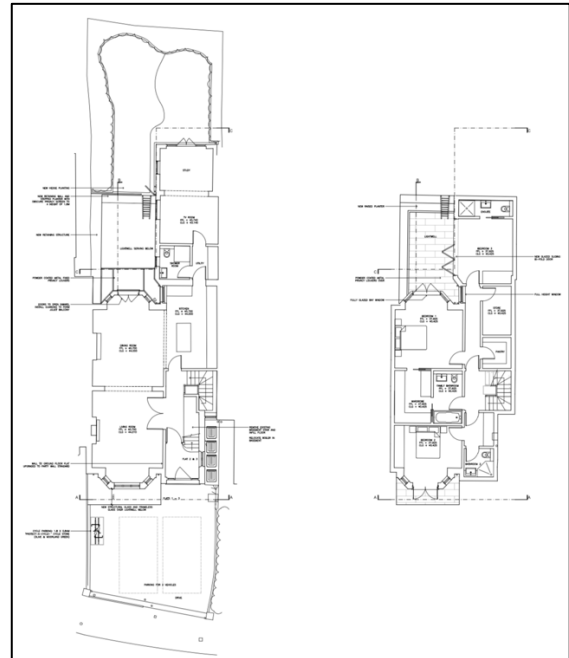
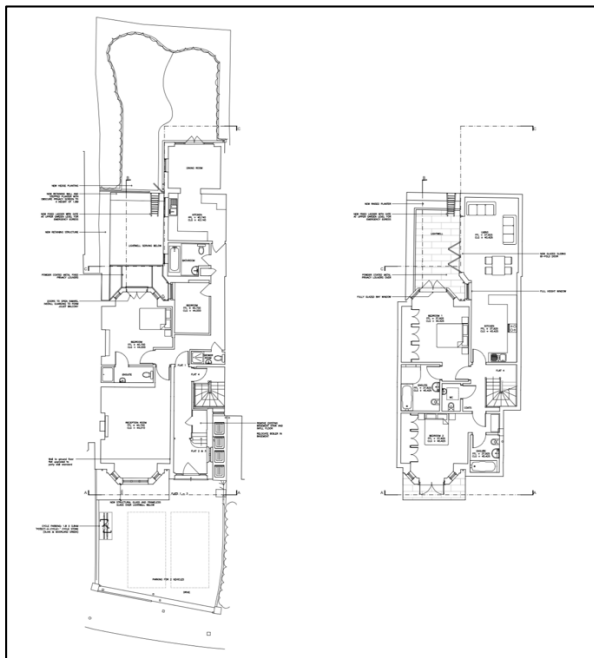


Figure 5.1 – Consented layout.

Figure 5.2 – Proposed layout.



5.4 Cycle and Refuse storage

- 5.4.1 Cycle and refuse storage will be provided at the front of the property, alongside the off-street vehicle parking spaces. This location was assessed by the Council and considered to be appropriate in the previous application that created the basement flats. As such, it is considered that the proposed refuse and cycle storage is appropriate for this development.

CONCLUSION

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6.0 Conclusion

- 6.1.1 The proposed development comprises a new basement extension for the ground floor flat.
- 6.1.2 The scheme provides a high-quality development with generous living space, functional layouts, outdoor amenity space and off-street car and cycle parking, in a sustainable, sort-after, location.
- 6.1.3 This proposal optimises the use of the site and further contributes to the supply and mix of excellent residential housing within the London Borough of Camden.
- 6.1.4 The proposal is considered acceptable with regards to the relevant policies of the Development Plan (The London Plan and Camden Local Plan) and the NPPF. Therefore, planning permission should be granted.