



Town & Country Planning Act 1990 (As amended)

**PLANNING STATEMENT  
ON BEHALF OF THE APPLICANT**

**Mr N Raffles**

for

**Conversion of exiting building to provide 3 self-contained flats and amenity space  
including two terraces together with cycle and refuse storage at ground floor  
level, including a single storey rear extension, hip to gable roof alteration, rear  
dormer window, rooflights to front elevation and internal alterations**

at:

**19 Fordwych Road  
London  
NW2 3TN**

**Date: August 2022**

**Jones Town Planning Ltd**  
tel: 0333 772 0587 • mob: 07914 360186  
email: [mark.jones@jonestownplanning.co.uk](mailto:mark.jones@jonestownplanning.co.uk)  
[www.jonestownplanning.co.uk](http://www.jonestownplanning.co.uk)



**1. Introduction**

1.1 Jones Town Planning is instructed by its client, Mr Nigel Raffles to propose these draft heads of terms pursuant to a Section 106 Agreement in relation to their planning application to London Borough of Camden for conversion of exiting building to provide 3 self-contained flats self-contained flats and amenity space together with cycle and refuse storage at ground floor level, including a single storey rear extension, hip to gable roof alteration, rear dormer window, rooflights to front elevation and internal alterations at 19 Fordwych Road, London, NW2 3TN

1.2 The Camden Local Plan Policy DM1 Delivery and monitoring states  
“The Council will deliver the vision, objectives and policies of the Local Plan by:  
d. using planning contributions where appropriate to;  
i. support sustainable development;  
ii. secure the infrastructure, facilities and services to meet the needs generated by development;  
iii. mitigate the impact of development.  
In addition, various policies within the local plan provides policy backing for the use of planning obligations related to a particular subject

1.2 Further guidance and advice on planning obligations is included in the Camden Planning Guidance, “Developer Contributions” March 2019.

**2. Section 106 Draft Heads of Terms**

2.1 Based on an analysis of the Camden Planning Guidance and the local plan it is considered that the following matters may be subject to a section 106 agreement should the Council be minded to grant planning permission for the development. It is also understood that the LPA when considering the planning application may identify other matters they consider should be subject to such an agreement and as such these matters will be negotiated as part of the planning application process.

2.2 The proposed heads of terms of a Section 106 Agreement for this planning application are as follows.

### **Car Free Development**

2.3 This planning application is made on the basis of compliance with current Adopted Local Plan Policy T2 “Parking and car-free development” which states “The Council will limit the availability of parking and require all new developments in the borough to be car-free.

We will:

a. not issue on-street or on-site parking permits in connection with new developments and use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits;

2.4 In this case it is suggested that the following obligation would be required

- The owner covenants pursuant to the sections of the relevant Acts that the occupiers and residents of the car free dwellings, successors in title to the owner in relation to the car free development will not be eligible to make an application to the Council for a Residents’ Parking Permit.
- If such a permit is issued it shall be surrendered within a reasonable time following a demand from the Council.
- Prior to occupation any resident shall be informed of the Above restriction
- Any advertisement or marketing for the car free dwellings shall include a specific reference to the above restriction.
- The restriction shall not apply to residents who are blue badge holders.