



## **PLANNING STATEMENT - REV A**

TO ACCOMPANY:

**Full Planning Application**

BY:

***Sunil K Radia***

TO:

***London Borough of Camden Council***

FOR:

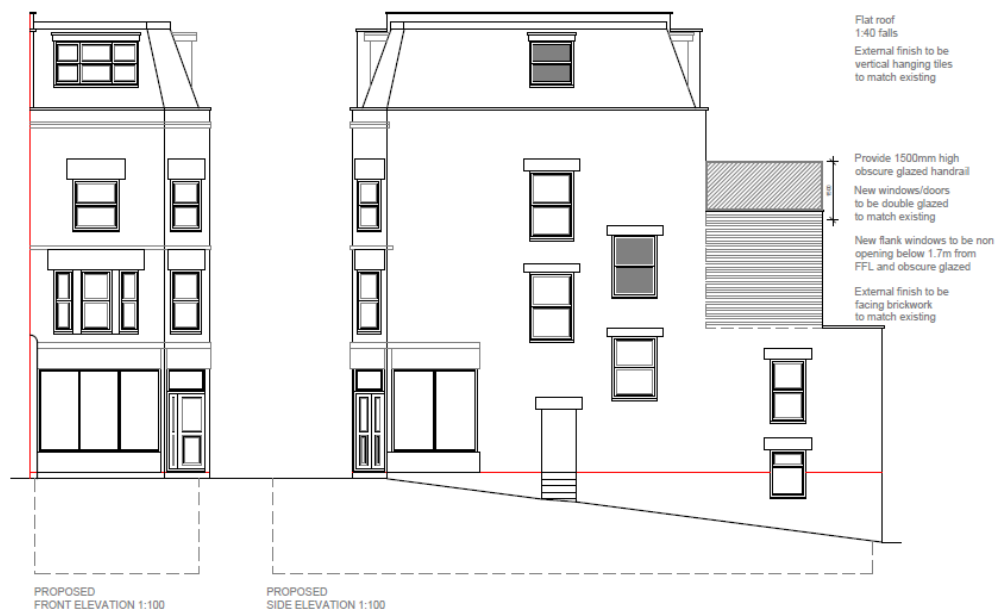
***Proposed mansard roof extension and first floor rear extension to facilitate redevelopment of existing 2-bedroom flat to create 1x studio flat and 1x 1-bedroom flat with outdoor terrace***

AT:

***94 Mill Lane, West Hampstead, NW6 1NH***

## 1.0 THE PROPOSAL

- 1.1 This application seeks planning consent for a proposed mansard roof extension and first floor rear extension to facilitate redevelopment of existing 2-bedroom flat to create 1x studio flat and 1x1 bedroom flat with outdoor terrace at no. 94 Mill Lane.
- 1.2 The scheme proposes to construct a first floor rear extension and mansard extension to the main roof. The extensions have been sensitively designed to ensure that they respect the character of the existing property and the prevailing form of development in the area.



**Proposed front and side elevations**

- 1.3 The first floor rear extension would measure 3m deep x 2.9m wide with a 3m high flat roof and would have a facing brickwork external finish. The flat roof of the proposed extension would be utilised as an outdoor terrace and would be secured by a 1.5m high obscure glazed handrail.
- 1.4 The proposed mansard extension would have 70 degree sloping sides and would approximately measure 2.4m wide x 8.6m deep x 2.5m high. The mansard would have dormer windows to the front, side and rear and would be clad in vertical hanging tiles. The roof extension would be set behind the existing parapet wall and set away from the rear elevation to ensure the original butterfly roof form is still visible.
- 1.5 The extensions would facilitate the conversion of the upper floors to create 1x self-contained studio flat and 1x-self-contained 1 bedroom flat.
- 1.6 All works would be completed to a high standard in complementary matching materials.

**2.0 SITE LOCATION AND PROPERTY**

2.1 The application site is positioned to the south eastern side of Mill Lane adjacent to the junction with Broomsleigh Street. The site forms part of a neighbourhood centre although the surrounding area is predominantly residential in character, however, it is not within a conservation area or within the curtilage of a listed building.



**Aerial view of the application site and surrounding area**

2.2 The application relates to the first and second floor of the property which is currently in use as a 2x bedroom self-contained flat.



**Google street view – no. 94 Mill Lane**

### **3.0 RELEVANT PLANNING POLICY**

3.1 The following paragraphs provide a brief summary of the relevant national, regional and local planning policies including the National Planning Policy Framework; policies D1, D4 and H2 of the London Plan 2021; and, Camden Local Plan (2017) policies D1, G1, H1, H3, H6, H7 and T2.

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

3.2 The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this application.

#### **Presumption in Favour of Sustainable Development**

3.3 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
  - ii. 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.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) 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:

- i. 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
- ii. 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.

#### Decision-making

- 3.4 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

#### Delivering a sufficient supply of homes

- 3.5 Section 5 states *“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”*

#### Achieving well-designed places

- 3.6 Section 12 of the NPPF refers to design, with paragraph 126 describing how the Government attaches great importance to the design of the built environment, stating that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 3.7 Paragraph 130 states that planning policies and decisions should ensure that developments:
- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
  - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
  - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

### **The London Plan 2021**

- 3.8 The council embraces the sentiments of the London Plan which sets a clear context for considering development needs at local level taking full account of the borough's character. Policies D1, D4 and H2 are considered relevant.

#### **Policy D1: London's form, character and capacity for growth**

- 3.9 Understanding the existing character and context of individual areas is essential in determining how different places may best develop in the future.

#### **Policy D4: Delivering good design**

- 3.10 For residential development it is particularly important to scrutinise the qualitative aspects of the development design described in Policy D6 Housing quality and standards. The higher the density of a development the greater this scrutiny should be of the proposed built form, massing, site layout, external spaces, internal design and ongoing management.

#### **Policy H2: Small sites**

- 3.11 Boroughs should pro-actively support well-designed new homes on small sites and for London to deliver more of the housing it needs, small sites below 0.25 hectares in size must make a substantially greater contribution to new supply across the city.

### **Camden Local Plan (2017)**

- 3.12 The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). Policies D1, G1, H1, H3, H6, H7 and T2 are considered relevant.

#### **Policy D1: Design**

- 3.13 The council will seek to secure high quality design in development which amongst other criteria respects local context and character and for housing, provides a high standard of accommodation.

Policy G1: Delivery and location of growth

- 3.14 The Council will create the conditions for growth to deliver the homes, jobs, infrastructure and facilities to meet Camden's identified needs and harness the benefits for those who live and work in the borough.

Policy H1: Maximising housing supply

- 3.15 The Council will aim to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2016/17 - 2030/31, including 11,130 additional self-contained homes. The council will seek to achieve this by a number of means including on sites which are underused or vacant.

Policy H3: Protecting existing homes

- 3.16 The council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve a net loss of residential floorspace.

Policy H6: Housing choice and mix

- 3.17 The Council will aim to minimise social polarisation and create mixed, inclusive and sustainable communities by seeking high quality accessible homes and by seeking a variety of housing suitable for Camden's existing and future households, having regard to household type, size, income and any particular housing needs.

Policy H7: Large and small homes

- 3.18 The Council will aim 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.

Policy T2: Parking and car-free development

- 3.19 The Council will limit the availability of parking and require all new developments in the borough to be car-free.

**Fortune Green & West Hampstead Neighbourhood Plan**

- 3.20 The Plan provides planning policies and guidance at neighbourhood level.

Policy 1: Housing

- 3.21 Residential development shall provide a range of housing types to meet a range of needs, as appropriate, related to the scale of the development.

Policy 2: Design & Character

- 3.22 All development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead.

#### 4.0 PRINCIPLE OF THE DEVELOPMENT IN LAND USE TERMS

- 4.1 The National Planning Policy Framework (NPPF) identifies the overarching need for additional housing and set out ways in which this can be achieved. The London Plan 2021 further supports the essential need for more homes and currently has a target set for the delivery of 1,038 new dwellings per year in Camden.
- 4.2 According to the Housing Delivery Test: 2021 Measurement, Camden has demonstrated a shortfall in housing delivery. Therefore, as the Framework states that planning policies and decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively the scheme proposed here should be supported.
- 4.3 London Plan 2021 policy H2 (Small sites) states that boroughs should pro-actively support well-designed new homes on small sites and for London to deliver more of the housing it needs, small sites below 0.25 hectares in size must make a substantially greater contribution to new supply across the city. Table 4.2 states that 328 net housing completions will be gained from small sites. Therefore, increasing the rate of housing delivery from small sites is a strategic priority.
- 4.4 The supporting text of policy H2 states *“Incremental intensification of existing residential areas within PTALs 3-6 or within 800m distance of a station or town centre boundary is expected to play an important role in contributing towards the housing targets for small sites set out in Table 4.2. This can take a number of forms, such as: new build, infill development, **residential conversions, redevelopment or extension of existing buildings**, including non-residential buildings and residential garages, where this results in net additional housing provision.”* (Our emphasis)
- 4.5 The application site has a TfL PTAL rating of 4 and is just 650m from West Hampstead Thameslink Train Station thus indicating that the property is in a suitable location for the redevelopment.
- 4.6 Camden Local Plan policy H1 (Maximising housing supply), H2 (Maximising the supply of self-contained housing from mixed-use schemes) and H6 (Housing choice and mix) seek to exceed the target of self-contained homes and secure a variety of housing suitable for existing and future households.
- 4.7 Policy 1 (Housing) of the Fortune Green & West Hampstead Neighbourhood Plan requires the provision of a range of different units to meet a range of needs, as appropriate, related to the scale of the development.
- 4.8 The proposed development would constitute the creation of one additional unit of accommodation and therefore should be deemed acceptable in principle as it would



comply with the aims of the NPPF, the London Plan 2021 and Camden Local Plan policies H1, H2 and H6.

## **5.0 IMPACT ON CHARACTER AND APPEARANCE**

- 5.1 Paragraph 126 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 5.2 Paragraph 130 of the NPPF (2019) requires Local Planning Authorities to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 5.3 London Plan 2021 policies D1 (London’s form, character and capacity for growth), D3 (Optimising site capacity through the design-led approach) and D4 (Delivering good design) state that development should respond to the site’s context having regard to form and layout; quality and character.
- 5.4 Camden Local Plan policy D1 (Design) states that the council will seek to secure high quality design in development which amongst other criteria respects local context and character.
- 5.5 The Home Improvements Planning Guidance provides advice on roof extensions and rear extensions.
- 5.6 Policy 2 (Design & Character) of the Fortune Green & West Hampstead Neighbourhood Plan requires all development to be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead.
- 5.7 The scheme proposes to construct a first floor rear extension and mansard extension to the main roof. The extensions have been sensitively designed to ensure that they respect the character of the existing property and the prevailing pattern of development in the area.
- 5.8 The first floor rear extension would measure 3m deep x 2.9m wide with a 3m high flat roof and would have a facing brickwork external finish. The flat roof of the proposed extension would be utilised as an outdoor terrace and would be secured by a 1.5m high obscure glazed handrail.

- 5.9 The proposed mansard extension would have 70 degree sloping sides and would approximately measure 2.4m wide x 8.6m deep x 2.5m high. The mansard would have dormer windows to the front, side and rear and would be clad in vertical hanging tiles. The roof extension would be set behind the existing parapet wall and set away from the rear elevation to ensure the original butterfly roof form is still visible.
- 5.10 The proposed extensions by reason of their design, scale and proposed external materials would appear as proportionate, high quality additions to the host property which would maintain the character of the property and the street scene of Mill Lane and Broomsleigh Street.
- 5.11 As shown in the following image there are existing mansard roof extensions on the adjacent terrace and there have been first floor rear extensions at adjoining properties nos. 96 and 98.



**Mansard extensions at nos. 88, 90 and 92 Mill Lane**

- 5.12 As such, the development at no. 94 would not appear out of place and would comply with the aims of the Neighbourhood plan which states at policy 2 that extensions should respect and be sensitive to the height of existing buildings in their vicinity and setting, and that extensions should be in character and proportion with its context and setting, including the relationship to any adjoining properties.



**First floor rear extensions at nos. 96 and 98 Mill Lane**

- 5.13 The use of the flat roof above the proposed extension as an outdoor terrace would also be in keeping with the surrounding pattern of development as no. 96 gained planning permission for the same use under application ref PW9902042 in 1999.
- 5.14 In summary, the proposed extensions would be subordinate to the building and built from sympathetic materials and would integrate well with the surrounding street scene. Therefore, the development would comply with the aims of the NPPF, The London Plan, Camden Local Plan policy D1 and Camden's Home Improvements Planning Guidance.

## **6.0 IMPACT ON NEIGHBOUR AMENITY**

- 6.1 Paragraph 130 of the NPPF states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 6.2 London Plan 2021 policy D3 (Optimising site capacity through the design-led approach) states that development should deliver appropriate outlook, privacy and amenity.
- 6.3 Local Plan policy A1 (Managing the impact of development) seeks to ensure that the amenity of neighbours is protected. The factors the council consider include visual privacy, outlook, sunlight, daylight and overshadowing, noise.

- 6.4 Camden's Amenity Planning Guidance and the Home Improvements Planning Guidance state that development should be designed to respect the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/spillage and privacy. The council expect developments to comply with the 45 degree and 25 degree assessment.
- 6.5 The proposed mansard by virtue of its position and scale would not result in any unacceptable impacts on the residential amenities of neighbouring occupiers.
- 6.6 Regarding the first-floor rear extension the submitted plans illustrate that there would be a very minor breach of the 45 degree rule, however, this would replicate the breach created by the rear extensions at no. 96 on the host property. Consequently, in this instance the development would not result in a material impact with regards outlook.
- 6.7 Moreover, given the orientation of the buildings the rear elevation of the host terrace faces in a southerly direction and the extension would not result in an unacceptable loss of daylight, sunlight or outlook to neighbouring occupiers.
- 6.8 In summary, the proposed development would not result in any unacceptable effects on residential amenities and thus, the proposal would not conflict with the aims of the NPPF, the London Plan 2021 and Local Plan policy A1 or the content of Camden's Amenity Planning Guidance and the Home Improvements Planning Guidance.

## **7.0 STANDARD OF ACCOMMODATION PROPOSED**

- 7.1 London Plan policy D6 (Housing quality and standards) requires development to be of high quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners.
- 7.2 Local Plan policy D1 (Design) expects development to provide a high standard of accommodation.
- 7.3 In this case the scheme proposes to extend the existing property and convert the self-contained unit into two self-contained flats comprising:
- Studio flat – first floor – 35.71m<sup>2</sup>
  - 1 bedroom flat – second and third floor – 69.31m<sup>2</sup>
- 7.4 The studio flat would be open plan with a combined living/dining/kitchen and separate shower and storage room.
- 7.5 The one bedroom flat would comprise a lounge/diner, store room, kitchen at second floor level with a bedroom, bathroom and dressing room in the converted loft space.

This flat would also benefit from an outdoor terrace which would be accessible from the hallway.

7.6 Whilst it is acknowledged that the studio flat would marginally fall below the 37m<sup>2</sup> expected standard the minor difference would not result in unacceptable living conditions for occupiers. In fact, both flats would benefit from dual aspect accommodation which would provide light and airy living conditions.

7.7 Given the above information the proposed self-contained flats would provide a good standard of accommodation for future occupants which would therefore conform with the overall aims of the London Plan 2021 and Local Plan policy D1 which collectively seek to supply high quality homes with adequately sized rooms that are comfortable and functional.

**8.0 HIGHWAY IMPLICATIONS**

8.1 Paragraph 111 of the NPPF states *“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”*.

8.2 London Plan policy T2 (Healthy Streets) requires development to reduce car dominance, ownership and use and increasing walking, cycling and public transport use.

8.3 Local Plan policy T2 (Parking and car-free development) states that the council will limit the availability of parking and require all new developments in the borough to be car-free.

8.4 The proposed development would be car-free which given its accessible location should be considered appropriate.

8.5 Regarding cycle storage, London Plan policy T5 (Cycling) requires development to provide cycle parking at least in accordance with the minimum standards set out in Table 10.2.

Use Class		Long-stay (e.g. for residents or employees)	Short-stay (e.g. for visitors or customers)
C3-C4	dwelling(s) (all)	<ul style="list-style-type: none"> <li>• 1 space per studio or 1 person 1 bedroom dwelling</li> <li>• 1.5 spaces per 2 person 1 bedroom dwelling</li> <li>• 2 spaces per all other dwellings</li> </ul>	<ul style="list-style-type: none"> <li>• 5 to 40 dwellings: 2 spaces</li> <li>• Thereafter: 1 space per 40 dwellings</li> </ul>

**Table 10.2 Minimum cycle parking standards**

- 8.6 Cycle storage would be provided within the rear courtyard of the property and would utilise either the CaMden M or Sheffield stands as according to the council's Transport Planning Guidance this meets the requirements in terms of accessibility and security for all types of cycles.
- 8.7 In summary, the development would comply with the aims of the NPPF, the London Plan 2021 and Local Plan policies T1 and T2.

## 9.0 PLAN AND DOCUMENT LIST

- Location/Block Plan Drawing no. 3515/PP-01/SP  
1:500/1:1250 @ A4
- Existing basement/ground floor plan Drawing no. 3515/PP-02/SP 1:50 @ A3
- Existing first/second floor plan Drawing no. 3515/PP-03/SP 1:50 @ A3
- Existing elevations Drawing no. 3515/PP-04/SP 1:100 @ A3
- Proposed basement/ground floor plan Drawing no. 3515/PP-05/SP 1:50 @ A3
- Proposed first/second floor plan Drawing no. 3515/PP-06/SP 1:50 @ A3
- Proposed loft plan Drawing no. 3515/PP-07/SP 1:50 @ A3
- Proposed elevations front/side Drawing no. 3515/PP-08/SP 1:100 @ A3
- Proposed elevations rear/side Drawing no. 3515/PP-09/SP 1:100 @ A3
- Planning Statement

## 10.0 CONCLUSIONS

- 10.1 The council cannot currently demonstrate a five-year supply of deliverable housing sites and as the development would result in a net increase of 1 additional unit of self-contained residential accommodation the scheme should be supported.
- 10.2 The proposed development through high quality design would have an acceptable impact on the character and appearance of the area and would not result in the net loss of dwellings on the site.
- 10.3 The scheme would also respect the living conditions of neighbouring occupants whilst providing a good standard of living for future residents.
- 10.4 The NPPF states that decision-makers at every level should seek to approve applications for sustainable development where possible and that applications should

be considered in the context of the presumption in favour of sustainable development. The proposed *'mansard roof extension and first floor rear extension to facilitate redevelopment of existing 2-bedroom flat to create 1x studio flat and 1x 1-bedroom flat with outdoor terrace'* would conform with national, regional and local planning policy and, for the above reasons, it is politely requested that the application is approved.

**1<sup>st</sup> August 2022**