

T: 07900 413080  
DDI: 0207 692 0643

SMPlanning

E: [stuart@smplanning.com](mailto:stuart@smplanning.com)  
W: [www.smplanning.com](http://www.smplanning.com)

80-83 Long Lane,  
London,  
EC1A 9ET

**Via Planning Portal only**

7<sup>th</sup> November 2022

Dear Sir/Madam,

**CHANGE OF USE OF FIRST FLOOR AND PART OF GROUND FLOOR FROM BARBERS (USE CLASS E) TO A SINGLE RESIDENTIAL DWELLING (USE CLASS C3), ALTERATIONS TO THE SHOPFRONT INCLUDING INSTALLATION OF RESIDENTIAL ACCESS, REMODELING OF EXISTING SINGLE STOREY REAR EXTENSION AND INSTALLATION OF WINDOWS AND DOORS**

**128 CAMDEN ROAD, LONDON, NW1 9EE**

Please accept this covering letter as an accompaniment to this full planning application for proposed works at 128 Camden Road, London, NW1 9EE 'the site'. The planning applications is accompanied by a site location plan, existing and proposed floorplans, elevations and sections.

This letter is accompanied by revisions to the submitted drawings following concerns raised by the Case Officer with respect to living conditions for the future occupants and shop front symmetry. The revisions include:

- alterations to the internal layout at first floor level to allow for the provision of a large double bedroom
- annotations for fixed closed and non-opening flank windows unless the openable part is above 1.7 metre above the finished floor level of the room it serves
- remodelling of the rear extension and the installation of a window and door in the rear elevation to facilitate amenity space provision and improved outlook from the kitchen/dinner
- Improved symmetry to the shop frontage including the centralisation of the fascia sign, moving the shop front door closer to centre and enlarging the fan light above the residential access door

**The site:**

The application site comprises a two storey mid-terrace building, located on the eastern side of Camden Road (A503), to the south of the junction with of St. Pancras Way. The property has a retail unit at ground floor level with ancillary living accommodation above. The building is bounded by 4

storey terraced buildings. The surrounding building generally have ground floor commercial uses with residential uses above.

The site lies within Camden Broadway Conservation Area and a designated Neighbourhood Centre.

**The proposal:**

The proposal seeks planning permission for the change of use of part ground and first floor from existing barber shop to a residential dwelling with associated access and works to provide a high-quality living environment for the future occupants, alongside a viable commercial unit.

**Planning history:**

On the 17th of December 2020, planning permission (reference 2020/4709/P) was refused for the erection of a two-storey extension, change of use of first floor and part of the ground floor from barbers to residential and alterations to the shopfront including installation of residential access door in association with the provision of a 3 bedroomed dwelling. The subsequent appeal was dismissed.

On the 19th of February 2020, planning permission (reference 19/02/2020) was refused for the erection of an additional storey plus mansard roof and single storey rear extension, change of use of part of ground floor and first floor from shop to residential to create 2 x 1-bedroom units and shop front alterations.

On the 20th of October 2017, prior approval was refused (reference 2017/5197/P) for the change of use from retail to restaurant/café use.

On the 1st of June 2017, planning permission was refused (reference 2017/2874/P) for the change of use from retail to hot food takeaway and installation of extract ducting on the rear elevation.

On the 22nd of October 1984, planning permission was refused (reference 8400788) for the change of use from residential to shop use on the first floor and alterations to ground and first floors.

The proposal fully addresses the previous reasons for refusal by omitting the extension to the building. The proposal fully harmonises with the terrace and preserves the contribution the property makes to the character and appearance of the conservation area.

**Planning policy:**

***National***

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following sections are relevant to the consideration of this application; Section 12 (achieving well designed places).

## **Local**

For the purposes of this application, the adopted development plan for the London Borough of Camden comprises the London Plan (2021), the Camden Local Plan (2017) and Camden Planning Guidance Documents (CPG) Amenity (2021), Design (2021) and Energy Efficiency and Adaptation (2021).

The below policies are considered most pertinent to the determination of the application:

### London Plan (2021)

### Camden Local Plan (2017)

Policy A1 – Managing the Impact of Development  
Policy H1 – Maximising housing supply  
Policy H7 – Large and small homes  
Policy D1 – Design  
Policy D2 – Heritage  
T1 – Prioritising walking, cycling and public transport  
T2 – Parking and car free development

### Supplementary Planning Guidance

Amenity (2018)  
Housing (2019)  
Town Centres (2018)  
Transport (2019)  
Developer contributions (2019)  
Camden Broadway Conservation Area Management Strategy (2009)

### **Planning analysis:**

#### ***Principle of development***

Local Plan Policy H1 Identifies housing as a priority land use. Local Plan Policy TC2 sets out that the Council will promote successful and vibrant centres by promoting housing above and below shops, within centres, whereby this does not prejudice the town centre function.

The application site is located within a designated neighbourhood centre. The proposal retains a retail unit (class E), at ground level, to the front of the building and provides a new two storey residential dwelling. Whilst the proposal results in the loss of ancillary living accommodation and storage areas to the commercial unit, a viable commercial unit will remain that will continue contribute positively to the vitality and viability of the neighbourhood centre. The proposed dwelling will contribute positively to the Borough's housing land supply. The general principle of the proposed development is supported by the adopted development plan.

### ***Design, Visual and Heritage Impacts***

Section 72 of Listed Buildings and Conservation Areas Act 1990 places a statutory duty on decision makers to have special regard to the desirability of preserving and enhancing the character and appearance of conservation areas. Sections 16/66 of the same act places a similar duty in relation to listed buildings and their settings.

CLP Policy D2 reflects the statutory duty insofar as it sets out that the Council will seek to preserve and where appropriate enhance Camden's rich and diverse heritage assets and their settings. The policy continues to set out that the Council will not permit harm to heritage assets unless the public benefits of the proposal convincingly outweigh the harm. CLP Policy D1 seeks to secure high quality design in new development by ensuring it is sensitive to the local character, preserves or enhances the historical environment and provides a high quality, safe and sustainable form of housing. The Council will resist developments of poor design.

The site is located in Camden Broadway Conservation Area and is identified, in the conservation area appraisal, as being of positive merit. Based on previous decisions on the site, the gap above the building is of significance to the character of the conservation area, by virtue of it allowing perception of the historic pattern of development and relationship between the terraces fronting Camden Road and the adjoining Crescent.

The proposed development does not extend the building. The external alterations are limited to the provision of a ground floor pedestrian entrance door on the principal elevation and minor works to the shopfront to improve symmetry. The new residential access door will assimilate with the existing shop front and is in keeping with the numerous other shopfronts in the immediate locality that have independent residential access doors integrated into the shop frontage. The new windows and doors and remodeling of the existing rear extension would not be visible from public vantage points and would not harm the appearance of the building or the contribution the building makes to the significance of the Conservation Area. The proposal would preserve the contribution the building makes to the character and appearance of the conservation area, the street scene and the setting of nearby listed buildings. The proposal accords with Local Plan Policies D1 and D2.

### ***Neighbouring Amenity***

CLP Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents.

By virtue of its location and juxtaposition with the neighbouring buildings and the fact that the first-floor windows do not serve habitable rooms, the windows at first floor would not result in any adverse privacy impacts. Given the scale of the building is not changing, the proposal would not give rise to any adverse light, overbearing or overshadowing impacts. The side facing windows are to be obscure glazed and non-opening, unless the openable part is located above 1.7 metres above the finished floor level in the room it serves. This would prevent any adverse neighbour amenity impacts arising. The

proposed amenity space is enclosed by existing circa 3-metre-high rendered brick walls. No alterations are proposed to the existing boundary treatments. The proposed ground floor windows and the amenity space would not give rise to unacceptable neighbour amenity impacts.

The proposed development is minor in nature and scope and would not give rise to any abnormal or significantly disruptive works. The proposal would not give rise to unacceptable neighbour amenity impacts during construction.

The proposed works will therefore have an acceptable impact on residential amenity and complies with CLP Policies A1 and A4 and the guidance contained within the 'Amenity' CPG.

### ***Living conditions of future occupants***

London Plan Policy D6 sets out that all new dwellings should be of high-quality design, provide adequately sized rooms, provide adequate ventilation, daylight and privacy and private outdoor amenity space. Camden Local Plan Policy H6 requires all new residential dwellings to meet the nationally described minimum space standards.

The proposed 1 bedroom, two storey dwelling has a gross internal floor area of approximately 62 square metres. This complies with the requirements set out in the nationally described minimum space standards (58 square metres) for a 1 bedroom 2-person dwelling. All proposed habitable rooms are served by a window, giving ample levels of natural light. The occupants would have access to a 5 square metre private amenity space to the rear. The proposal offers a high-quality living environment for the future occupants and complies with London Plan policy D6 and Local Plan Policy H6.

### ***Highways, parking and servicing***

London Plan policy T4 seeks to ensure that new developments do not give rise to adverse transport impacts. Policy T5 requires cycle parking to provide a minimum of one on-site secure cycle parking spaces per 1 bedroomed/1 person dwelling.

Camden Local Plan policies T1 and T2 highlight the importance of prioritising walking and cycling and that development across the borough should be car-free.

The site is located in a highly accessible location, reflected in its Public Transport Accessibility rating of 6b (the best). No car parking is proposed, and the applicant is willing to enter into a legal agreement restricting access to on-street parking permits.

The proposal complies with Local Plan Policies T1 and T2.

### ***Affordable housing***

CLP Policy H4 advises that the Council seek to secure a maximum supply of affordable housing by expecting contributions from all development that provide additional homes and involve a total addition of residential floorspace of 100 square metres or more. This is applied on a sliding scale for

sites which deliver less than 25 homes at a rate of 2% per home and on sites providing less than 10 dwellings, the Council will accept a financial contribution in lieu of on-site provision.

The proposed dwelling has a gross internal floor area of approximately 62 square metres. This falls below the 100 square metres residential floorspace threshold set out in policy H4.

**Summary & Conclusion:**

As set out in this letter, the proposed works creates no harmful visual impact, will not negatively affect neighbouring amenity or highway safety. The proposal would retain a viable commercial unit that would continue to contribute positively to the vitality and viability of the neighbourhood centre and provide a high-quality new dwelling that will contribute positively to local housing needs. The proposal preserves the contribution the building makes to the character and appearance of the conservation area and the setting of nearby listed buildings. There is no conflict with the adopted development plan policies most relevant to the determination of the application. It is therefore respectfully requested that planning permission is granted.

I trust the commentary above is clear but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

**Stuart Minty**  
**Director**  
**SM Planning**