



PLANNING STATEMENT

TO ACCOMPANY:

Full Planning Application

BY:

Sunil K Radia

TO:

London Borough of Camden Council

FOR:

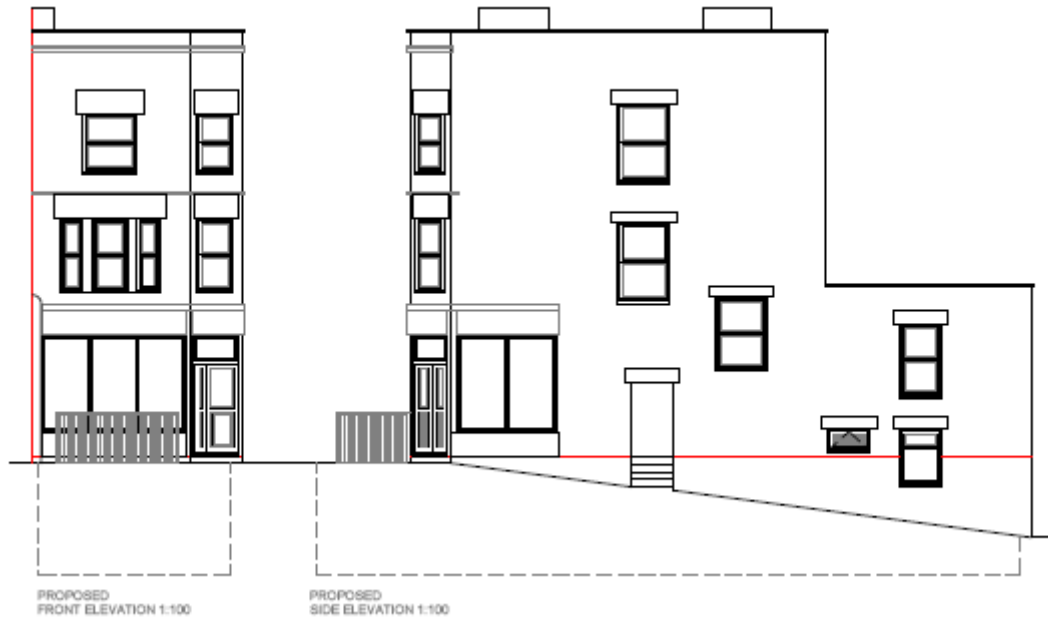
***Conversion of basement and part of ground floor to residential flat;
construction of lightwell; new windows to side and rear elevations***

AT:

94 Mill Lane, West Hampstead, NW6 1NH

1.0 THE PROPOSAL

- 1.1 This application seeks planning consent for the proposed conversion of the basement and part of the ground floor to a residential flat at no. 94 Mill Lane.
- 1.2 The external alterations proposed include the construction of a lightwell to serve the basement level which would be protected by a 1.1m high barrier and the installation of a new window within the side elevation and a new window within the rear elevation.



Proposed protective barrier around lightwell and new side window

- 1.3 The existing basement comprises storage space, a kitchen and W.C. which is accessed via a rear courtyard. The ground floor comprises a shop and bathroom.
- 1.4 The existing shop front and shop area of 29.13m² would be retained.
- 1.5 The conversion would provide a 1-bedroom flat with a GIA of 58.82m² comprising lounge/dining room, shower room, bedroom within the basement and a kitchen and separate store room to the ground floor.
- 1.6 Access to the flat would be gained at the rear of the property from Broomsleigh Street whilst access to the shop and the shopfront would remain unaltered.
- 1.7 All works would be completed to a high standard in order to respect the quality of the street scene and to provide good quality accommodation for future occupants.

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 basement and ground floor of the existing property which currently relates to the commercial use of the property.



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.

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.”*

Building a strong, competitive economy

- 3.6 Paragraph 81 states *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development”*.

Achieving well-designed places

- 3.7 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.”*
- 3.8 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

- 3.9 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

- 3.10 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

- 3.11 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

- 3.12 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)

- 3.13 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, H6, H7, TC2 and T2 are considered relevant.

Policy D1: Design

- 3.14 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

- 3.15 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

- 3.16 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 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 TC2: Camden's centres and other shopping areas

- 3.19 The council will support and protect Camden's Neighbourhood Centres but will also support the development of housing within centres including above and below shops where this does not prejudice the town centre function and particularly the ability of the ground floor to be used for town centre uses.

Policy T2: Parking and car-free development

- 3.20 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

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

Policy 1: Housing

- 3.22 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

- 3.23 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.

Policy 13: Mill Lane Neighbourhood Centre

- 3.24 Development shall protect and enhance the character of the Neighbourhood Centre and provide for a diverse range of shops, businesses and economic activity.

4.0 PRINCIPLE OF THE DEVELOPMENT IN LAND USE TERMS

- 4.1 The National Planning Policy Framework (NPPF) states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 4.2 The NPPF also 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.
- 4.3 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.
- 4.4 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.
- 4.5 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)
- 4.6 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.
- 4.7 Camden Local Plan policy E1 (Economic development) states that the council will maintain a stock of premises that are suitable for a variety of business activities, for firms of differing sizes. Policies H1 (Maximising housing supply), H2 (Maximising the supply of self-contained housing from mixed-use schemes) and H6 (Housing choice and

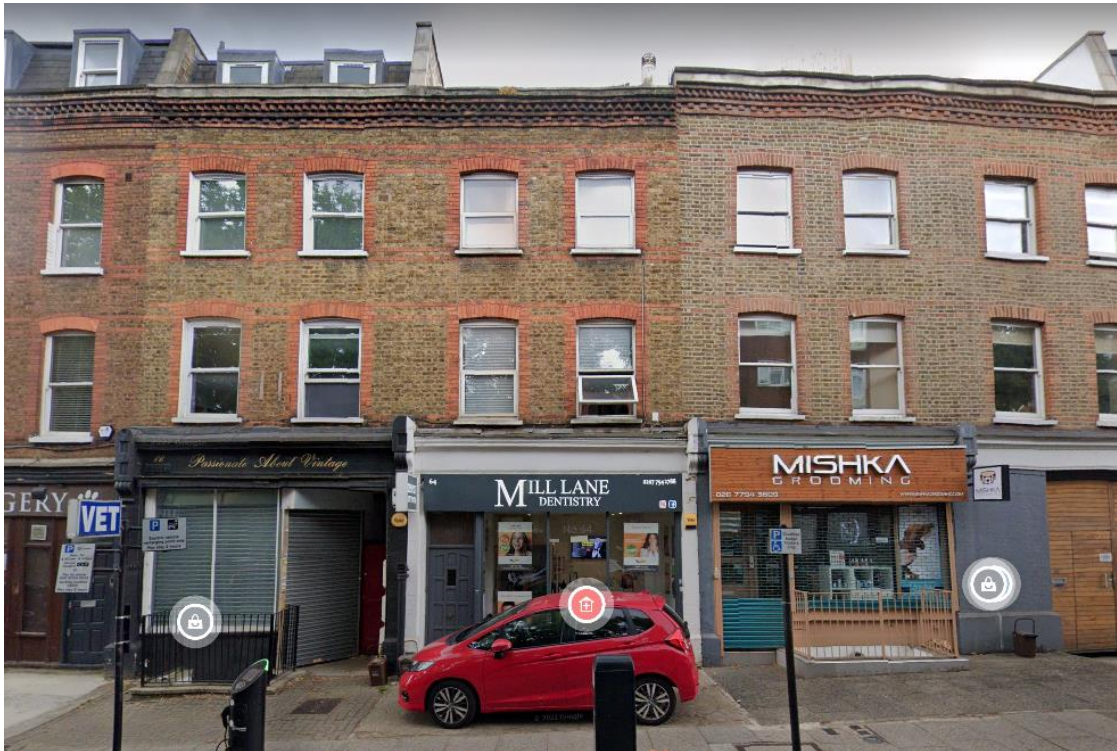
mix) seek to exceed the target of self-contained homes and secure a variety of housing suitable for existing and future households.

- 4.8 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. Policy 13 (Mill Lane Neighbourhood Centre) states that development shall protect and enhance the character of the Neighbourhood Centre and provide for a diverse range of shops, businesses and economic activity.
- 4.9 The proposed development would retain a ground floor retail space whilst creating one additional unit of accommodation and thus the scheme would assist in maintaining the vitality of the Neighbourhood Centre and provide a small but important contribution to housing in the borough.
- 4.10 Therefore, the proposal 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 E2, H1, H2 and H6 as well as Fortune Green & West Hampstead Neighbourhood Plan policies 1 and 3.

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 Policy 2 (Design & Character) of the Fortune Green & West Hampstead Neighbourhood Plan requires all development to be of high-quality design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead.
- 5.6 The Basements Planning Guidance provides advice on lightwells and indicates that their design should take into account the prevailing character of a street.
- 5.7 In this instance no extensions are proposed to the property although a lightwell would be created to the front of the existing basement which would project forward 1.8m x 3.2m wide, 1.1m high railings would be placed around the lightwell. In addition, new high level windows would be placed within the side and rear elevations.
- 5.8 The alterations proposed at the site would complement other lightwells upon Mill Lane as shown in the following Google street view image.



Existing lightwells to the front of nos. 66 and 62 Mill Lane

- 5.9 In summary, the proposed alterations would be sympathetic to the host property 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 Basement 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 states that development should be designed to respect the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/spillage and privacy.
- 6.5 Taking into account the modest changes proposed the development would not result in any unacceptable impacts on the amenity of adjacent occupiers.
- 6.6 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.

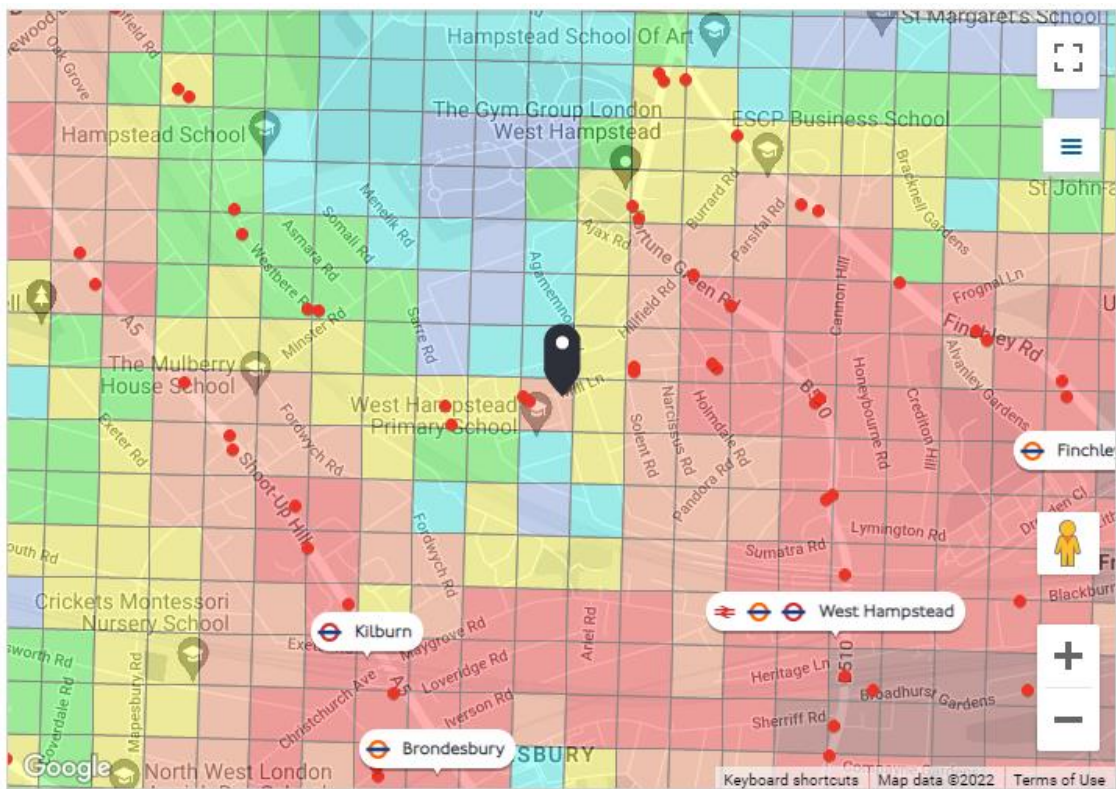
7.0 STANDARD OF ACCOMMODATION PROPOSED

- 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 The scheme proposes to convert the basement and part of the ground floor to create a 1-bedroom flat with a GIA of 58.82m² which meets the minimum floor space standards.
- 7.4 The flat would have an entrance hallway, combined living/dining room, shower room and bedroom at basement level and a kitchen and store cupboard at ground level.
- 7.5 The flat would have floor to ceiling heights of at least 2.5m and would benefit from acceptable levels of daylight which would be improved through the construction of a front lightwell.
- 7.6 Given the above information the proposed self-contained flat 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.



You can click anywhere on the map to change the selected location.

PTAL output for 2021 (Forecast)
5

94 Mill Ln
 94 Mill Ln, London NW6 1NH, UK
 Easting: 524972, Northing: 185156

2021 Forecast PTAL rating

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"> • 1 space per studio or 1 person 1 bedroom dwelling • 1.5 spaces per 2 person 1 bedroom dwelling • 2 spaces per all other dwellings 	<ul style="list-style-type: none"> • 5 to 40 dwellings: 2 spaces • Thereafter: 1 space per 40 dwellings

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 no highway grounds.

9.0 PLAN AND DOCUMENT LIST

- Location/Block Plan Dwg no. 3515/PP-01/SP 1:500/1:1250 @ A4
- Existing basement/ground floor plan Dwg no. 3515/PP-02/SP 1:50 @ A3
- Existing elevations Dwg no. 3515/PA-03/SP 1:100 @ A3
- Proposed basement/ground floor plan Dwg no. 3515/PP-04/SP 1:50 @ A3
- Proposed elevations Dwg no. 3515/PP-05/SP 1:100 @ A3
- Proposed section through building Dwg no. 3515/PP-06/SP 1:50 @ A3
- Planning Statement

10.0 CONCLUSIONS

- 10.1 The scheme will retain a commercial use to the ground floor of the property thus protecting the viability of the Neighbourhood Centre and provide an additional residential unit of accommodation which should be supported.
- 10.2 The minor alterations proposed would respect the character of the existing property and therefore, would have an acceptable impact on the character and appearance of the area.
- 10.3 The scheme would also respect the amenity of neighbouring occupants whilst providing a good standard of living for future residents.
- 10.4 The development would also not impact on highway safety and there is sufficient space within the confines of the site to provide cycle storage.
- 10.5 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 'conversion of the basement and party of the ground floor to create a self-contained flat' would conform with national, regional and local planning policy and, for the above reasons, it is politely requested that the application is approved.

21st November 2022