

Planning Statement

11 Chamberlain Street,
NW1 8XB



London



Harrogate



Bristol

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Appendix 1 – Planning Policy

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Executive Summary

This planning application has been submitted to Camden Council in respect of our client's proposals for the sympathetic extension and alteration of their listed property at 11 Chamberlain Street in Primrose Hill. The application has been informed by pre-application discussions held with the Council on the 8th August 2022 (Ref: 2022/3026/).

No. 11 Chamberlain Street is a Grade II listed building, forming part of the group listing of No.9 to No.14, which is identified for its historical and architectural interest. The property also forms part of the Primrose Hill Conservation Area.

The property has just been purchased by our clients and the proposals are motivated by the need to upgrade the quality of the property for continued family use, the main aim being to enhance the building through careful repair, improvement, and decoration. Over time, the house has been heavily remodelled (in some places unsympathetically), particularly at lower ground and attic floors which appear modern throughout. The proposals seek to modernise these outdated changes, re-instating original features and layouts where possible.

Specifically, the proposals seek to demolish the existing and modern lower ground floor extension, moving the lightwell back to its original location creating a better layout and design; rebuild the rear garden terrace; reclad the modern roof extension and form new windows and undertake several alterations internally to the property. Importantly and intentionally, there are few changes proposed to areas where the historic plan form remains.

The approach taken by the project team has been to design a scheme in a manner sympathetic to the character and architectural merits of the Listed Building and conservation area. Planning Potential has been working alongside 'TRStudios, 'Heritage Potential' and the rest of the project team to carefully develop the proposals on the basis on background reports that have helped guide the design process. The scheme is supported by several background reports which outline the proposals in full and demonstrate they are acceptable and are in full accordance with the Local Development Plan.



1. Introduction

- 1.1. This Planning Statement has been prepared on behalf of a Private Client. The Statement looks at the proposed works at 11 Chamberlain Street, Primrose Hill, London, NW1 8XB. The site falls within the jurisdiction of LB Camden. No. 11 Chamberlain Street is a Grade II listed building, forming part of the group listing of No.9 to No.14, which is identified for its historical and architectural interest. The property also forms part of the Primrose Hill Conservation Area.
- 1.2. This report has been produced to inform discussion and set out the works proposed to the property which has recently been purchased by our client. The proposals are motivated by the need to upgrade the quality of the property for continued family use, the main aim being to enhance the building through careful repair, improvement, and decoration. As noted, over time, the house has been heavily remodelled, particularly at lower ground and attic floors which appear modern throughout. The proposals seek to modernise these outdated changes, re-instating original features and layouts where possible.
- 1.3. The planning application is comprehensive and prompted by our client's genuine passion for improving the host dwelling, therefore preserving, and enhancing the surrounding area.
- 1.4. The proposals are supported by a Drawings, Design and Access Statement, Heritage Statement and a Structural pack outlining and justifying the proposals in full. The documents demonstrate that the design proposals have been carefully considered to reveal the properties' significance whilst providing facilities that will sustain its future use, making it fit for 21st Century living. In this respect, it is considered that the proposals are in full accordance with the Local Development Plan.

2. Site Context and Planning History

Site Context

- 2.1. The application site is located at 11 Chamberlain Street within Primrose Hill Village and approximately 120m away from Primrose Hill Park to the south and 0.3 miles away from Regents Park and is within the jurisdiction of the London Borough of Camden (LBC). Chalk Farm Underground Station (Northern line) is approximately 0.3 miles north of the site whilst Camden Town Underground Station is approximately 0.9 miles east of the site. The site fronts onto Chamberlain Street which adjoins the main road of Regent's Park Road.
- 2.2. The property comprises of five-storeys (including the basement/lower ground floor and the attic). The property is located centrally on the northern side of Chamberlain Street. No.11 Chamberlain Street forms part of a Grade-II Terrace constructed in the mid 1850's. The street was called Bernard Street until 1885 when it was changed to Chamberlain, commemorating James Bradley Chamberlain, an optician in High Holborn. The property is also located within the Primrose Hill Conservation Area (designated in October 1971).
- 2.3. Chamberlain Street itself and the surrounding area is residential in character, characterised by grand terrace dwellinghouses such as the application site. Along Regent's Park Road the character shifts with retail units fronting the street with residential dwellings above.
- 2.4. The Site's location can be found below alongside photos taken of both the front and rear elevations.

Site Location Plan



Source: TRS Studio

Front Elevation



Source: Planning Potential Research

Rear Elevation



Source: Planning Potential Research

Historical Context

- 2.5. In terms of historical context, No. 11 is one of several symmetrical terraced Grade II Listed Buildings along Chamberlain Street dating from the mid-19th century.
- 2.6. The Primrose Hill Conservation Area was originally designated on 1st October 1971 and extended to include the north part of Erskine Road on 18th June 1985. The character of the area is made up of a series of well laid out Victorian terraces with extremely well provided open space due to the vicinity of Primrose Hill. The sense of spaciousness in the area is very apparent with the green character of Primrose Hill
- 2.7. The building is constructed in London yellow stock brick with multicoloured brick courses, projecting and pediments, and pitched roofs with overhanging eaves and brackets. Other decorative features include stucco porches, cornices and window surrounds.

Planning History

Site Specific

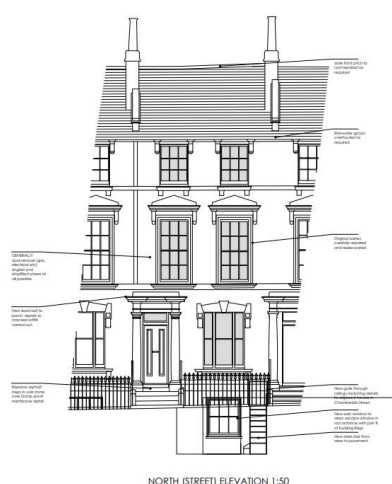
- 2.8. The site has a considerable planning history, details of those applications of relevance are set out below.
- 2.9. Planning permission application (ref. 2010/6778/P) was submitted for *"Submission of details (landscaping to the rear garden area) for approval of condition 2 pursuant to planning permission granted on 28/07/2009 (application ref: 2009/1248/P) for the construction of a basement gym/exercise room under the rear garden, insertion of new York stone stairs into the front lightwell, new gate within the existing metal railings and replacement of door at basement level to the front lightwell to dwelling (Class C3)."* The application was granted on 10th February 2011.
- 2.10. Planning permission application (ref. 2009/1248/P) was submitted in 2009 for the *"Construction of a basement gym/exercise room under the rear garden of the single family dwelling house, insertion of new York stone stairs into the front lightwell to be served by a new gate within the existing metal railings and replacement of door at basement level to the front lightwell."* The application was granted on 28th July 2009.
- 2.11. Planning permission application (ref. 2007/4061/P) was submitted in 2007 for the *"Erection of an extension at lower ground floor level with terrace above at rear of single dwelling house (Class C3)."* The application was granted on 4th October 2007.
- 2.12. Planning permission application (ref. 2007/2450/P) was submitted in 1980 for the *"Erection of an extension at lower ground floor level with associated works in connection with the use as a terrace above at rear of single dwelling house (Class C3)."* The application was withdrawn in 2007.

- 2.13. Planning permission application (ref. 8802072) was submitted in 1988 for the *“Extension of existing back extension to create second floor bathroom as shown on drawing no.K133/05.”* The application was refused on 28th June 1988.
- 2.14. Planning permission application (ref. 8401223) was submitted in 1984 for the *“Erection of a roof extension for residential purposes as shown on plan Nos131/4A 2B.”* The application was granted on 13th September 1984.
- 2.15. Change of use permission application (ref. 30324) was submitted in 1980 for the *“Change of use, including works of conversion, to provide two self-contained maisonettes.”* The application was granted on 17th June 1980.
- 2.16. Planning permission application (ref. 8659) was submitted in 1970 for the *“Erection of an additional storey to the existing rear extension.”* The application was granted subject to conditions 15th March 1970.

Neighbouring Precedents

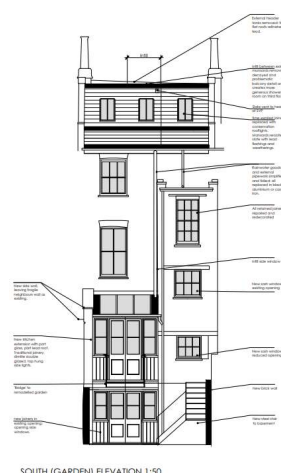
- 2.17. There are several precedents for the proposals that have been approved within the surrounding area, details of which are set out below as well as the reasons for their approval.
- 2.18. An application (ref. 2016/0979/L) was granted at 10 Chamberlain Street in 2016 for the *“Internal alterations to include two glass doors and installation of boxing around water pipes and external alterations to include installation of glass floor following removal of external metal staircase to dwelling house.”* It was considered that the proposed internal works were acceptable provided that material and details were confirmed via condition
- 2.19. An application (ref. 2014/4917/P) was granted at 10 Chamberlain Street in 2014 for the *“Erection of single storey basement level rear lightwell infill extension and new external stairs between basement and ground floor level, relocation of internal stairs between second and third floor levels and replacement of internal doors at basement level.”* It was considered that the proposed infill of the lightwell was of an acceptable design and had an acceptable impact on the historical significance of the listed buildings and the character of the conservation area. The proposal was considered equally acceptable in terms of landscaping with maintaining an adequately sized rear garden. The proposed development was granted permission subject to all new work and work of making good being carried out to match the original work as closely as possible in materials and detailed execution.
- 2.20. An application (ref. 2014/2446/P) was granted at 6 Chamberlain Street in 2014 for the *“Conversion of existing building, containing 2 residential units (comprised of 1 x 2 and 1 x 3 bedroom flats) to single family dwelling house, erection of two storey lower ground floor rear extension including extension of rear light well, rear dormer infill extension including new roof lights, installation of gate and staircase to front light well, and alterations to fenestration.”* The proposed development was considered to protect the visual amenity of the surrounding area and the character and appearance of the setting of the neighbouring Listed Buildings using materials that resembled as closely as possible those of the existing buildings in colour and texture. Internal works to the property were considered to generally improve the integrity of the listed building. The approved front and rear elevations can be seen below.

Approved North Elevation (Ref: 2014/2446/P)



Source: Camden Council Planning Database

Approved South Elevation (Ref: 2014/2446/P)



Source: Camden Council Planning Database

- 2.21. An application (ref. 2010/2926/P) was granted at 3 Chamberlain Street in 2010 for the *“Erection of part one/part two-storey rear extension to replace existing one-storey rear extension, erection of a mansard roof and adjoining decked area, excavation to rear to create basement extension, and external and internal alterations associated with change of use from two self contained residential units to a dwelling house (Class C3).”* The proposed development has been revised following a similar withdrawn application. The proposed external and internal works were considered to be acceptable due to being supported by existing precedent along Chamberlain Street such as at nos. 2 and 7. Internal alterations were considered to be relatively minor in nature and therefore not considered to detriment the special interest of the building.
- 2.22. In summary, the planning history demonstrates that there has been much intervention at No. 11 historically. The precedents also demonstrates that similar proposals have been granted by the Council on surrounding listed properties.

Pre-Application Discussion

- 2.23. Planning Potential held a pre-application meeting with Camden Council on site on the 8th August 2021 (Ref: 2022/3026/PREA). The meeting was attended by the Council’s Case Officer / Conservation Officer along with the Client’s Architects, Heritage Consultant, and Planning Consultant.
- 2.24. At the meeting the Council’s Case Officer was taken around the property starting from the top third floor to the basement floor discussing all proposed internal and external works to the property in order. Key points of discussion centred around ensuring that internal and external works contributed towards conservation of the heritage asset. During the meeting it was agreed that certain areas had been greatly altered over the years, specifically the basement and back garden and as such proposed changes were not assessed to have a detrimental impact on this aspect.
- 2.25. During the meeting it was agreed that provided careful consideration of the proposed works to ensure that impact upon the heritage asset was minimised that the principle of development was acceptable. This is reflected within the minutes of the meeting which were agreed by both parties following the pre-application meeting. The Council’s full written response has been received and reflects the discussion had at the meeting. In summary it was agreed that:
- The basement stair replacement is acceptable. *The proposal therefore remains within the submission.*
 - The fireplace removal at Lower Ground Floor level is acceptable. *The proposal therefore remains within the submission.*
 - The staircase can be strengthened but not level, a Method Statement would be required for this. *A Method Statement is provided alongside this submission and can be found within the DAS.*
 - The majority of fireplaces should be retained with freestanding furniture built around. At second floor level, it is clear the fireplace is non-original so can be replaced but not removed entirely. *In line with advice the fireplaces will remain and furniture will be built around.*
 - Subdivision of the rear room at first floor level should be justified. *Further justification can be found within the Heritage Statement.*
 - The reversible sauna is acceptable but further details / specification should be provided. *Further details are provided on the drawings.*
 - The proposals at Lower Ground Floor level are acceptable. *The proposal therefore remains within the submission.*
 - The lightwell within the rear garden should be omitted. *Whilst the lightwell remains within the proposals, it has been reduced in size and made lower to reduce its impact. It is considered that the lightwell would have minimal impacts on neighbours as it will be screened by foliage and of a reduced size. It is also smaller than the neighbouring lightwell.*
 - The mansard roof extension is acceptable. *The proposal therefore remains within the submission.*
 - A Noise report is required for the ASHP which will be located within the front vaults. *A noise report is provided which demonstrates that the ASHP meets required standards and is acceptable subject to acoustic screening. Details of this screening can be conditioned.*
 - Further engineering details are required for the stabilising of the boundary walls. *Further information is provided in the form of drawings submitted and included within the application package.*

3. Proposals

3.1. As noted, the property has just been purchased by our clients and the proposals are motivated by the need to upgrade the quality of the property for continued family use, the main aim being to enhance the building through careful repair, improvement, and decoration. Over time, the house has been heavily remodelled (in some places unsympathetically), particularly at lower ground and attic floors which appear modern throughout. Due to the historic significance of the street elevation, alterations will only be made in relation to returning recent interventions back to better align with the original form.

3.2. A summary of the proposals can be found below:

Lower Ground Floor:

- General strip-out of the lower ground floor with new timber flooring, replace existing underfloor heating, provide a new kitchen and a new fireplace (to replace the overly ornate non-original fireplace at this level).
- Provide a new stair from lower ground to ground floor, following the existing configuration. The stair replaces a contemporary glass and timber stair with a more traditional design and materiality.
- Replace the double doors in the front light-well with a sash window, reintroducing the access to the lower ground floor via a door under the front stairs, and reinstating a more sympathetic railing and roof form.
- Demolish the existing and modern lower ground floor extension, moving the lightwell back to its original location creating a better layout and design;
- Provide new radiators and pipework in existing locations with an ASHP located under the front vaults and PV panels on the roof;

Upper Ground Floor:

- Reconfiguration of the WC and access at upper ground floor level of the closet wing to provide for direct access to the rear courtyard.
- Demolition and rebuild of the rear garden terrace including new railings and slightly higher floor height. A discreet rooflight would be provided too to let light into room below.

First Floor:

- Minor relocation and infill of door from master bedroom to ensuite on the first floor and introduction of dressing space into ensuite.
- First floor window in closet wing replaced with slightly larger sash window.

Second/Third Floors:

- A new stair from second to third floor, following the existing configuration. The stair replaces a contemporary timber stair, with one with a more traditional plan form, design and materiality but will provide for a far safer access to third floor level.
- Re-cladding of the whole roof in like for like slate tiles including two rear dormers, which are currently in very poor condition.
- New sliding doors in roof replacing the existing doors.
- New roof form which reinstates some of the original form and pitch (for additional alterations and description please refer to proposed plans and accompanying documents).

Proposed Front Elevation



Source: TRStudio

Proposed Rear Elevation



Source: TRStudio

3.3. For a full list of the proposals, please consult the drawings and the DAS for further details.

4. Planning Policy

Brief Policy Overview

- 4.1. The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework is a material consideration in planning decisions. It also provides guidance on how to draw up Development Plans and policies.

The National Planning Policy Framework

- 4.2. The overarching National Planning Policies comprise the National Planning Policy Framework (NPPF) (2021), supported by the National Planning Practice Guidance.

Development Plan Policies

- 4.3. For the purpose of any area in Greater London the development plan is:
- The London Plan (2021) which sets out the spatial development strategy for the city; and
 - The Development Plan documents for Camden Council which have been adopted or approved. These documents comprise Camden Local Plan (adopted July 2017).
 - The LDS states that the Council has undertaken an initial assessment of policies within the adopted Local Plan in late 2021 and that work on a partial or full review of the Plan is anticipated to start in 2022.

Primrose Hill Conservation Area Character Appraisal (adopted June 2005)

- 4.4. As stated, 11 Chamberlain Street is located within the Primrose Hill Conservation Area as such the Conservation Character Appraisal has been an important consideration in development of the proposal, particularly in terms of its design externally.

Camden Planning Guidance

- 4.5. Camden Planning Guidance (CPG) is a set of documents that provide further detail to support the implementation of the Council's adopted planning policies. The Council undertakes regular reviews of all its adopted CPG documents to ensure they remain up-to date and effective:
- Amenity CPG (adopted January 2021);
 - Basements (adopted January 2021);
 - Design CPG (adopted January 2021);
 - Developer Contributions CPG (adopted March 2019);
 - Energy Efficiency and Adaptation CPG (adopted January 2021);
 - Home Improvements CPG (adopted January 2021);
- 4.6. A full policy overview can be found at **Appendix 1**.

5. Planning Justification

- 5.1. As noted, the project team has worked hard to ensure that whilst the proposals seek to ensure the dwelling is fit for 21st Century living, any works is complementary and sympathetic to the host building and its historic character and context. External works are minor, with the extension remaining subordinate whilst serving to improve setting of the dwellinghouse and re-instating original features where possible. We touch on the various proposals below, stating how we have addressed policy requirements.

Lower-ground Floor Extension and Lightwell

- 5.2. At lower ground floor level, the existing extension will be demolished and the historic lightwell re-instated to form a new courtyard area. Lightweight framed glass sliding doors will frame the lightwell on two sides and will enable new elements to be clearly distinguishable from the existing building. An access will lead into the snug behind under the existing garden area, and a rooflight will allow light into this area.
- 5.3. The proposals accord with policies D1 and D2 alongside the Council's guidance documents as the design quality is high and seeks to respect the host building and the local context. All materials to be used are of high quality and seek to complement the local character whilst providing a contemporary twist integrating with the surrounding context.
- 5.4. The Council was supportive of the proposal at Pre-application stage. Indeed, as the Heritage Statement notes, the existing conservatory and courtyard area is a negative contributor to the heritage asset and its replacement with a higher quality proposal should be welcomed. In addition, the proposed garden works are considered to enhance the space with discreet rooflights providing better light into the rear basement area.

Closet Wing

- 5.5. As shown on the drawings, the closet wing will remain in situ but there will be minor alteration / replacement of the existing windows and doors. Of particular importance is the proposal to move the toilet and rear door to garden as this would allow visibility of the garden when the front door is opened and would make the hall area much lighter and brighter as a result. As noted within the Design and Access Statement and in line with Policy D1, any infill bricks will match existing and new fenestration will include timber sash windows to match existing detailing. In addition, the Council was supportive of the proposal at Pre-application stage.

Roof Alterations

- 5.6. The roof extension is a modern addition to the property and is accessed via steep, unsafe stairs. As noted within the application material, the proposals seek to re-clad the roof in a slate tile to match existing (where there is currently leaking tile work) and replace the unattractive railings with a more traditional alternative. The roof form has undergone much change and the recent proposals seek to introduce a dormer typology of a more traditional form. The fenestration at this level has been carefully designed in line with Policy D1 to ensure symmetry and coherence with the floors below, and again, the Council was supportive of this proposal at pre-application stage.

Internal Works

- 5.7. Much of the internal work is discussed within the Heritage Statement. However, in summary (as noted within the Heritage Statement):
- The majority of the proposed works affect the lower ground floor, which has seen considerable change over the decades preceding and has minimal significance due to its historically secondary nature and lack of surviving historic fabric.
 - Whilst the LGF fireplace will be removed as this is acceptable to the local authority, other fireplaces will be retained and free-standing furniture built around in line with Council advice.
 - The proposed repositioning of the existing door connecting the master bedroom and master bathroom is minor but will allow for alignment between the door and window opposite. Given the opening is modern, and the repositioning is minor, the proposals are unlikely to be harmful, nor is the replacement of the bathroom itself.
 - The proposals at second floor level allow for a guest bathroom to be created within the small bedroom. The room is simple in its decoration and has no fabric of significance. Existing service channels can be utilised for this work.

Impact on Residential Amenity

- 5.8. Policy A1 and the Council's Amenity CPG requires all development to seek to protect the quality of life of neighbours, granting permission for development unless it causes unacceptable harm to amenity. Factors considered will include, visual privacy, outlook, sunlight/daylight, artificial lighting levels, impacts of the construction phase, noise and vibration levels and several others. It is considered that none of the works will give rise to an unreasonable loss of amenity to neighbouring properties given their scale and location.
- 5.9. Following the Pre-application, the lightwell has been made smaller and less visible. The ASHP will not be visible on the roof, and it is considered that the details of the acoustic enclosure surrounding the ASHP can be agreed via condition.
- 5.10. In summary, there will be no material loss of light, increased sense of enclosure or shadowing as the proposals are located some distance from neighbours.

Summary

- 5.11. In summary, the works are directed towards areas that have seen considerable change and given the lack of surviving original fabric in these areas are acceptable. The re-instatement of the rear lightwell is positive, and the replacement of the existing tiles and windows at rooftop level should be supported given the existing poor state of repair and given the fact the material is not historic.
- 5.12. As noted, the proposals are complementary and sympathetic to the host building, meet the Councils policy stipulations and should be supported on this basis.

6. Conclusion

- 6.1. A full planning application has been submitted to Camden Council in respect of our client's proposals for the extension and alteration of their property at 11 Chamberlain Street in Primrose Hill.
- 6.2. The proposed works to respect and largely retain the original architectural integrity of the building as a whole. Overall, it is considered that the proposals have been carefully designed to improve elements of the building that currently have minimal significance to the host building and to the character and appearance of the conservation area.
- 6.3. Most of the work is taking place at lower ground floor level and as this level has already experienced significant change internally and externally, the significance of the building at this level is limited and the works seek to improve the building and are unlikely to result in harm to the area. For example, the existing conservatory and courtyards are negative contributors to the heritage asset and their replacement and re-organisation should be welcomed. The same applies to the attic space and roof extension area which are modern additions to the building but are in need of attention to ensure the aesthetics of the house are maintained.
- 6.4. Other works throughout are minor and unlikely to be harmful as shown within the Heritage Statement.
- 6.5. As demonstrated, the adjacent buildings have all undergone extensive refurbishment to the roof and lower levels / rear gardens. This shows that similar schemes have been approved locally and serve as useful precedent schemes.
- 6.6. It is considered that none of the work impacts upon the residential amenity of our client's neighbours.
- 6.7. In summary, the design proposals have been carefully considered to ensure they are in full accordance with the Local Development Plan and emerging policy considerations, and it is considered that the application should be looked upon favourably by the council.

Appendix 1 – Planning Policy

The key National, Regional and Local Policy that should be considered as part of any application submitted is noted below.

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) sets out the Government's overarching planning policies and how these should be applied.

Decision-making

Paragraph 48 states that local planning authorities may give weight to relevant policies in emerging plans according to the stage of the preparation of the emerging plan, the extent to which there are unresolved objections to relevant policies, and the degree of consistency of the relevant policies in the emerging plan to the Framework.

Delivering a wide choice of quality homes

In respect of housing, the NPPF aims to significantly boost the supply of housing, and in that respect, housing applications should be considered and developed without unnecessary delay as set out in **paragraph 60**.

Making effective use of land

Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Achieving well-designed places

Paragraph 126 sets out that good design is a key aspect of sustainable development, creating better places in which to live and work and helps make development more acceptable to communities.

Paragraph 130 notes that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and should be sympathetic to local character and history.

Paragraph 134 notes that significant weight should be given to the development of outstanding or innovative design which helps raise the standard of design more generally in an area so long as they fit in with the overall form and layout of their surroundings.

Conservation and enhancing the historic environment

Paragraph 194 stipulates that planning applications affecting heritage assets will be required to describe the significance of any heritage asset including the contribution made by their setting. All applications will be required to provide a level of detail that is proportionate to the assets' importance and the no more than is sufficient to understand any potential impact.

Paragraph 197 states that in determining applications, authorities should take into account both the desirability of sustaining and enhancing the significance of heritage assets and allowing development which puts them to viable consistent use with their conservation and the desirability of new development making a positive contribution to local character and distinctiveness.

London Plan (2021)

Sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. The plan covers: transport, environment, economic development, housing, culture and health.

Policy D4 Delivering Good Design suggests how developments should be of a good design and how they are monitored. Policy D4 also states that Design and Access statements need to be submitted with applications.

Policy D5 Inclusive Design states that a development proposal should achieve the highest standards of accessible and inclusive design. They should take into account London's diverse population.

Policy D6 Housing Quality and Standards states 'housing development should be of high-quality design and provide adequately-sized rooms'. It states that proposals must ensure 'sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context'.

Policy D10 Basement Development – stipulates that authorities will establish their own policies where this form of development is identified as an issue locally

Policy HC1 Heritage and conservation growth states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

Camden Local Plan (adopted July 2017)

Policy A1 – Managing the Impact of Development

Council will seek to protect the quality of life of neighbours, granting permission for development unless it causes unacceptable harm to amenity. Factors considered will include, visual privacy, outlook, sunlight/daylight, artificial lighting levels, impacts of the construction phase, noise and vibration levels and several others.

Policy A5 – Basement

The Policy stipulates that the Council will permit basement development provided it is satisfactorily demonstrated that the proposal would not cause harm to neighbouring properties, flooding, character and amenity, architectural character and the significance of heritage assets. The policy states that in order to assess the impact any full application should be supported by an assessment of the scheme's impact on drainage/flooding. The policy also states that necessary design requirements will need to be met.

Policy D1 – Design

Camden will seek to secure high quality design in development (including alterations and extensions) which respects the local context and character, preserves or enhances the historic environment and heritage assets, is sustainable in design and construction. Development should comprise of details and materials that are of a high quality and complement local character as well as development which integrates with the surrounding street. Extensions and alterations will be expected to have consideration for character, setting, context and the form and scale of neighbouring buildings, prevailing pattern, density and scale of surrounding development, and the impact development has on rhythms, symmetries and uniformities in the townscape.

Policy D2 – Heritage

Heritage assets and their setting will be preserved and where possible enhanced. The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

In order to maintain the character of Conservation Areas, development should take account of produced Conservation Area Character Appraisals and management strategies. Development in these areas should preserve and where possible enhance its character and appearance. Character of Conservation Areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing and uses. . These elements should be identified and responded to in the design of new development. Design and Access Statements should include an assessment of local context and character and set out how the development has been informed by it and responds to it.

Again, Listed Buildings should be preserved and enhanced where beneficial to do so. The Council will resist proposal for alterations and extensions to listed buildings where this would cause harm to the special architectural and historic interest of the buildings. Development which would cause harm to significance of a listed building through an effect of its setting will also be resisted.

Primrose Hill Conservation Area Character Appraisal (adopted June 2005)

In regard to historical context, the Conservation Area Character Appraisal states the dominant building form is that of well laid out Victorian terraces. The nature of the area is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school, and because of the vicinity of Primrose Hill, is extremely well provided with open space. The existing Conservation Area is primarily located on land owned by Lord Southampton, while land to the north and west was owned by Eton College and to the south by the Crown Estate.

Basements CPG (adopted January 2021)

Basements are a typical feature of the authority and serve to make efficient use of the Borough's limited land and are defined as being a floor of a building which is partly or entirely below ground level. The CPG provides detailed advice on how relevant planning policies of the local plan will be applied when making planning decisions on new basement development or extensions to existing basement accommodation particularly the impact of such development on local drainage and flooding and the potential effects on neighbouring properties.

Design CPG (adopted January 2021)

The CPG provides guidance consistent with the Local Plan and forms a Supplementary Planning Document which is an additional "material consideration" in planning decisions. This is the council's response to a nationwide agenda that planning should provide high quality inclusive design, and that design which fails to take the opportunity to improve the character and quality of an area should not be accepted.

Maintaining and securing a high-quality environment is a key priority with expectations for excellence in architecture and design in Camden borough. The CPG provides guidance on all types of design issues within the borough including design excellence, landscaping design and public realm. High quality design makes a significant contribution to the success of a development, of a place and the community in which it is located. The design of the built environment affects many things including the way we use spaces and interact with each other, comfort and enjoyment, safety and security, our sense of inclusion and our health and well-being. In addition, high quality design across the borough contributes to achieving, a high-quality, sustainable environment for all in the community to live, work, play and relax. The purpose of this guidance is therefore to promote design excellence and outline the ways in which developments can achieve high quality design.

Developer Contributions CPG (adopted March 2019)

Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as Section 106 agreements, are a mechanism which make a development proposal acceptable in planning terms, which would otherwise not be acceptable. The common uses of planning obligations are to secure affordable housing and financial contributions to provide infrastructure or affordable housing. However, these are not the only uses for a Section 106 obligation. The use of planning obligations is an important tool in managing the impacts of development and assisting the delivery of necessary infrastructure to support Camden's and London's current and future needs.

Home Improvements CPG (adopted January 2021)

Extensions and conversions can make more effective use of urban land for modern living needs and well considered alterations to dwellings which complement the appearance of the property can often increase their value. However, changes can harm the amenity of neighbouring occupiers through

Within Conservation Areas, the Conservation Area Appraisal should be checked to be made aware of what contributes to its significance. The Home Improvements CPG aims to provide a clear set of guidelines with appropriate illustrations of how changes such as side and rear extensions, basements, loft extensions and other house alterations and extensions should be designed. In conservation areas and with listed buildings and buildings of townscape merit, greater care and attention is required and more restrictive policies may apply. The council also encourages high standards of energy and water efficiency in existing properties and in conversions and extensions.

Energy Efficiency and Adaptation CPG (adopted January 2021)

The CPG aims to provide a clear set of guidelines on key energy and resource issues within the borough and support the Local Plan Policies CC1 Climate Change mitigation and CC2 Adapting to climate change. All developments in Camden borough are expected to reduce carbon dioxide emissions by following the energy hierarchy in accordance with the Local Plan policy CC1. Natural 'passive' measures are prioritised by the Council over active measures in making buildings more energy efficient. Camden borough council states all developments should seek opportunities to make a positive contribution to green space provision or greening.

Amenity CPG (adopted January 2021)

Standards of amenity (the features of a place that contribute to its attractiveness and comfort) are major factors in the health and quality of life of the borough's residents, workers and visitors and fundamental to Camden's attractiveness and success. Camden's Inner London location, the close proximity of various uses and the presence of major roads and railways means that amenity is a particularly important issue within the borough.

This guidance provides information on key amenity issues within the borough and includes the following sections relating to Local Plan Policy A1 – Managing the impact of development:

- Overlooking, privacy and outlook
- Daylight and sunlight
- Artificial light
- Construction management plans
- Noise and vibration
- Wind and micro-climate
- Contaminated lan

