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# Sustainability Statement + Planning Statement

318 Kilburn Lane, W9 3EF

‘First floor rear terrace, associated staircase’

31/01/2024

## 1. Introduction

- 1.1. This sustainability statement is intended to address policy 38D of the City Plan 2019-2040. Policy 34B (greening) and 36 (energy) and 39 (heritage) in regards to sustainability.
- 1.2. Further considerations include the BREEAM assessment, SuDs strategy, energy strategy, heritage and water calcs.
- 1.3. The scheme is a relatively small development that was previously awarded permission in 2002 for a similar proposal. This statement will only address the points that are relevant and will respond to relevant points in a proportionate way.
- 1.4. 38D states that 'Development will enable the extended lifetime of buildings and spaces and respond to the likely risks and consequences of climate change by incorporating principles of sustainable design'
- 1.5. *a) use of high-quality durable materials and detail.*

It is considered that this has been achieved by creating a sloped floor with the ability to collect the rainwater and to collect it in a rainwater butt for later use in the garden. The rails for the stairs are proposed in black iron/metal along with the balustrade of the terrace. This ensures that the material is high quality and will last the test of time, preventing the need to replace or repair in the near future.

*b) providing flexible, high quality floorspace*

The floorspace is considered to be a flexible space that will add significant amenity benefit to future occupiers, ensuring longevity of the flat and the general economic and social benefits.

*C) optimising resource and water efficiency*

The collection of rainwater into the water butts is considered to ensure that future water use is managed and saved for future use

*D) enabling the incorporation of, or connection to, future services or facilities*

The scheme would utilise the existing services provided by the main residential property

*E) minimising the need for plant and machinery*

The scheme is relatively small and it is not considered that this would be of any issue.

1.6. City Plan 34 (Greening) states that developments will, wherever possible, contribute to the greening of Westminster by incorporating trees, green walls, green roofs, rain gardens and other green features and spaces into the design of the scheme.

1.7. It is considered that the scheme provides soft landscaping to provide screening to the neighbouring properties and will incorporate plants etc throughout the floorpace to provide an area that is green, attractive and creates biodiversity.

1.8. 36(Energy) relates to major developments and their ability to achieve zero carbon developments. This is not considered to be relevant to this scheme.

## **2. Planning Statement (description of development)**

2.1. The development has been previously approved back in 2002. It proposes a rear terrace at first floor level of approx 11m<sup>2</sup> and incorporates soft screening and landscaping on the sides to prevent overlooking to neighbouring occupiers.

- 2.2. The terrace also incorporates stairs leading down to the garden area which consists of black iron/metal material for longevity and appearance.
- 2.3. There are no significant extensions or increase in internal footprint proposed with this scheme, just the provision of outdoor space and steps leading to the ground floor. The provision of outdoor space to the 1st floor flat is considered to significantly enhance the living standards of future occupiers.

### 3. NPPF

- 3.1. It is felt that several principles within the NPPF support this development. The NPPF advocates the most boarded spectrum of sustainable development within the planning system, stating the idea of sustainable development as:

Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The NPPF continues with three dimensions to sustainable development:

*An economic role* – ensuring the right land is available at the right time in the right place to support growth and innovation

*A social role* – providing a supply of housing to meet the needs of present and future generations and providing a high quality built environment with accessible local services.

*An environmental role* – contributing to protecting and enhancing the natural built and historic environment

- 3.2. *The economic sustainability objectives of the proposal are clear in the fact that more efficient use of land is being created, with high-quality accommodation, therefore bringing vitality and diversity to the area.*

- 3.3. *The ability to provide a high standard of accommodation for future tenants within the proposal ensures that the general desirability and economic prosperity of the area will be significantly increased.*
- 3.4. *The proposal site is following the objectives of the NPPF. Section (19) states, 'Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system.'*
- 3.5. Section (58) states that decisions should 'optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses'.
- 3.6. *The idea of providing a better standard of living for people to meet the needs of people in the present and future generations within sustainable locations fully comply with the principle of the appeal proposal.*
- 3.7. *The environmental objectives of the proposal have also been considered and described within the design statement above. The proposal protects and enhances the naturally built environment, responds to local character and history, and reflects the identity of local surroundings and materials, whilst keeping within the principles of sustainable development.*