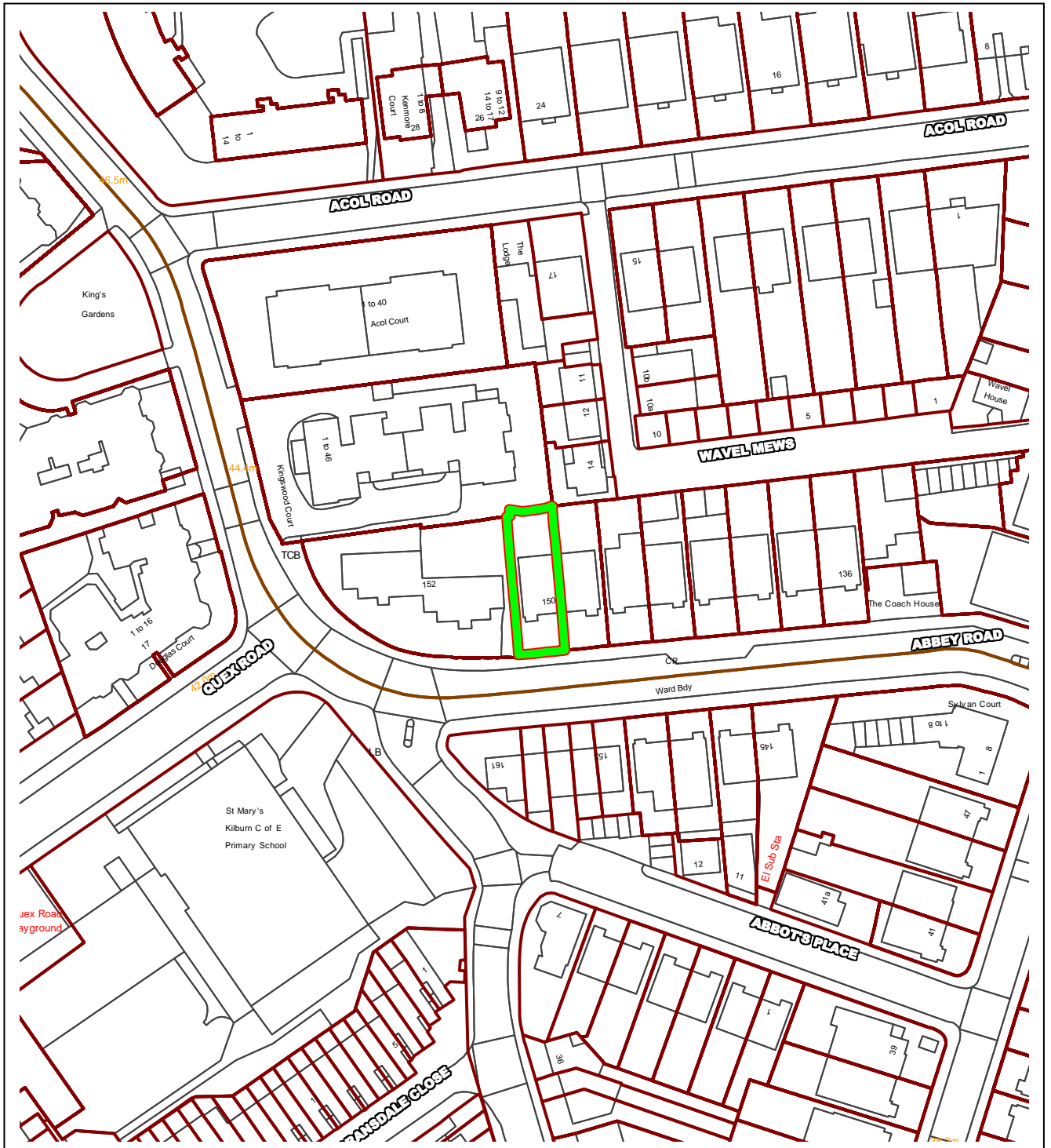
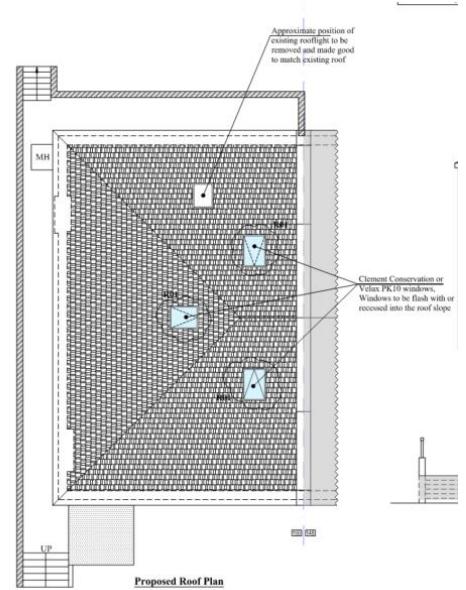
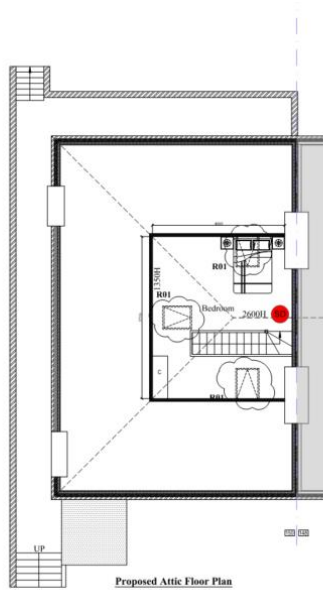
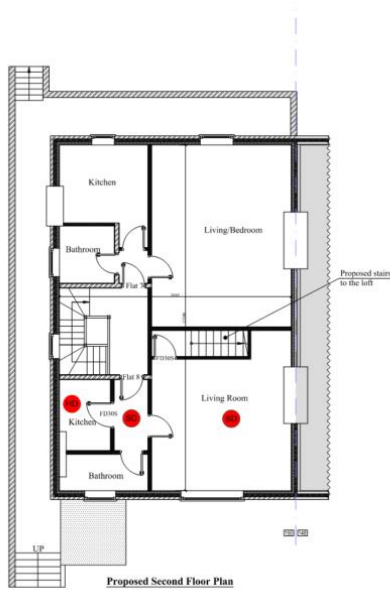
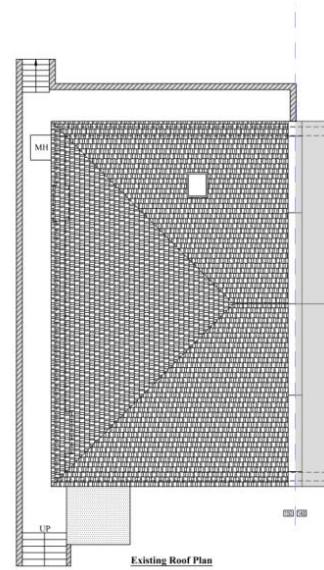
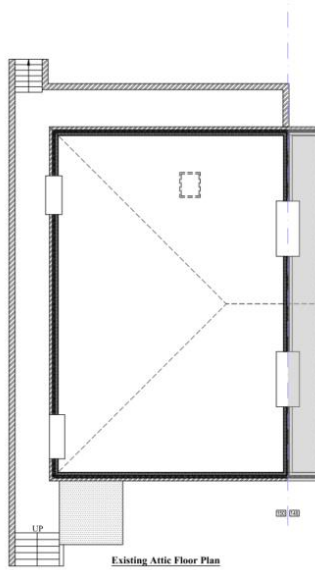


2023/2051/P – Flat 8, 150 Abbey Road

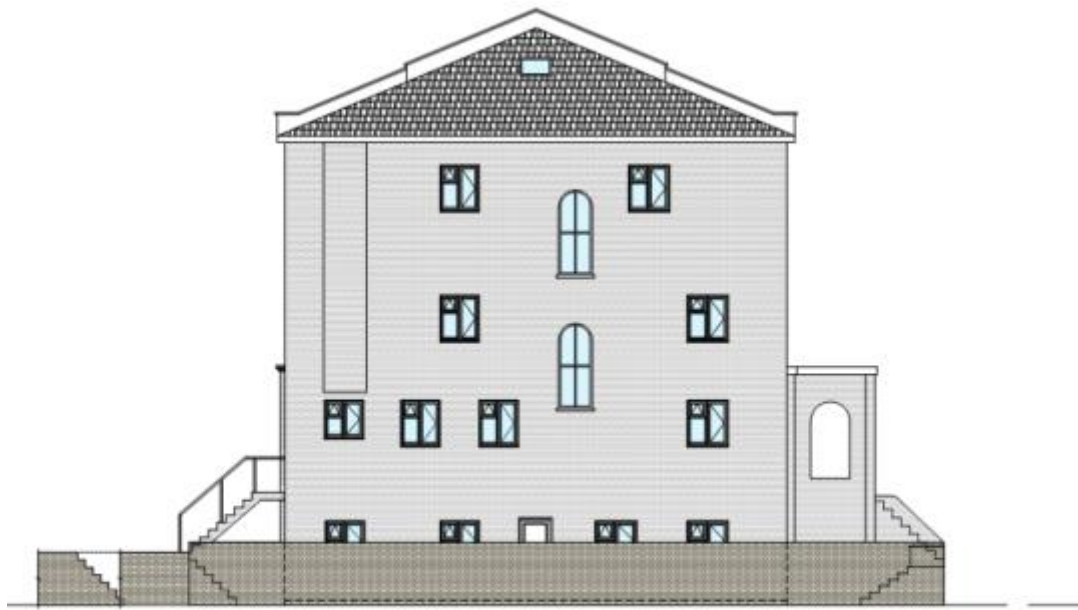


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# Plans/elevations



Above: Existing and proposed floor plans



Proposed Left Side Elevation

Above: Elevational view of showing one of the 3 x proposed rooflights

<b>Delegated Report</b> <b>(Members Briefing)</b>		Analysis sheet		Expiry Date:	31/07/2023
		N/A / attached		Consultation Expiry Date:	30/07/2023
Officer				Application Number(s)	
Brendan Versluys				2023/2051/P	
Application Address				Drawing Numbers	
Flat 8 150 Abbey Road London NW6 4SR				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of 3 x rooflights (1 x rooflight on each roof slope) in associate with loft conversion to existing flat.					
Recommendation:		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	<b><i>Refer to Draft Decision Notice</i></b>			
Informatives:				
<b>Consultations</b>				
Summary of consultation:	<p>A site notice was displayed near to the site on the 21/06/2023 (consultation end date 15/07/2023).</p> <p>A press notice was advertised 29/06/2023 (consultation end date 23/07/2023)</p> <p>A complaint from a member of the public was received in mid-July, advising that the site notice was obscured. The site notice was consequently straightened by a Council staff member on 18 July. The consultation period date was subsequently extended to 30 July.</p>			
Adjoining Occupiers:	No. of responses	8	No. of objections	8
Summary of consultation responses:	<p><u>Objections:</u></p> <p>8 objections have been received.</p> <p>A summary of the responses are as follows:</p> <ul style="list-style-type: none"><li>• There is a serious lack of space and overcrowding</li><li>• There is inadequate space for bins and bicycle storage at the site</li><li>• There are existing parking pressures in the locality</li><li>• The proposed development would provide inadequate outlook and be of a substandard size</li><li>• The proposal should be subject to a car-free agreement</li><li>• Construction works would cause undue disruption to surrounding residents</li><li>• The works would adversely affect the appearance of the conservation area, in particular the proposed roof lights would be visible from surrounding public spaces</li><li>• There is no fire escape with either of the two top floor flats, and having a roof access for all flats is a great safety measure and brings immense peace of mind. The proposal would remove an existing hatch door on the top floor landing through the replacement with the proposed roof lights.</li><li>• If planning permission were to be granted, it would set precedence and will likely be granted for 148 Abbey Road in the future.</li><li>• Concern regarding the potential quality of the building works and the impact on the structure of the building with potential disturbance and compromise to its integrity.</li><li>• Concern regarding light pollution effects to the surrounding overlooking buildings.</li><li>• Concern of increased day-to-day noise effects</li></ul> <p><u>Officer's response:</u></p> <p><i>Design and heritage effects is assessed in section 3 of this report.</i></p>			

*Residential amenity effects (including household bins) are assessed in section 4.*

*Planning permission (2015/5893/P, dated 13/01/2016) was granted to convert the loft of 148 Abbey Road into a bedroom. As such, there would be no precedence effects set by the granting of planning permission for the subject application.*

*As the proposal is for an extension to the existing residential flat and only provides for one additional habitable room, it is not necessary for the applicant to provide any additional cycle facilities for the flat, nor remove any rights to the flat for a parking permit and secure the flat as 'car-free'.*

*Construction effects would be temporary in nature and the works are not of a nature or scale such that the provision and implementation of a Construction Management Plan would be necessary to avoid, remedy or mitigate construction effects. Construction activity is permitted to occur between Monday to Friday from 8am to 6pm, and Saturday from 8am to 1pm. These construction hours are considered appropriate for the proposal.*

*Fire safety and quality of construction works are not material considerations for this planning permission application. These items are governed by The Building Regulations 2010.*

## Site Description

The application site is a semi-detached property, which shares a party wall with a building of a very similar architecture at 148 Abbey Road.

150 Abbey Road was originally a substantial Edwardian semi-detached family dwelling house with accommodation over four floors, which was later converted into eight studios, two per floor, located at Basement, Ground, First, and Second floors.

The building has a pitched timber framed roof covered with replacement imitation slates. There is one roof access hatch to the existing loft on the roof's northern slope.

The current accommodation of Flat 8 comprises an entrance hallway, kitchen, bathroom/wc and living room / bedroom.

The application site is located within the Priory Road Conservation Area. The building is not Listed, but is described as making a positive contribution to the special character and appearance of the area in the Priory Road Conservation Area Statement.

## Relevant History

The planning history for the application site and adjacent sites can be summarised as follows:

### **148 and 150 Abbey Road:**

#### **TP64101/4173**

The conversion of Nos. 148 and 150, Abbey Road, Hampstead, each into eight self-contained flatlets.

**Granted 26/07/1957**

#### **2015/5893/P**

Loft conversion and installation of 6 x rooflights to front, side and rear roofslope at nos. 148 and 150 Abbey Road.

**Granted 13/01/2016**

#### **2017/1056/P**

Attic conversion to create 1 x 1 bedroom flat and the insertion of rooflights to the front and rear elevations.

**Refused 13/09/2017**

There are no other relevant planning records for neighbouring sites.

## Relevant policies

### **National Planning Policy Framework (2021)**

### **The London Plan (2021)**

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

- Policy A1 – Managing the impact of development
- Policy D1 – Design
- Policy D2 – Heritage

### **Camden Planning Guidance:**

- CGP Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

**1. The proposal**

The application seeks to convert the existing loft to an additional habitable room (bedroom), associated with the existing Flat 8 at the Second Floor. The proposed bedroom would be accessed via a new enclosed staircase to be implemented in the existing Flat 8 bedroom/living room.

3 x conservation style (Clement Conservation or Velux PK 10) rooflights would be installed on the roof (1 x rooflight on each roof slope) to serve the bedroom. The rooflights would be approximately 1.5m - 2m from the finished floor level.

**2. Assessment**

2.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, street scene, local area (Design and Heritage)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

**3. Design and Conservation**

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

3.2. CPG Home Improvements notes prominent and steep front roof slopes could be visible from long views along the streets and public spaces. In this instance consideration should be given to locating rooflights on the rear slopes. Shallow sloping roofs may be less dominant and therefore could better accommodate rooflights even to front elevations.

3.3. The subject building has a shallow sloping roof, which would limit the prominence of the rooflights from surrounding public spaces. The side elevation rooflight would be the most visible of the three rooflights from the public-realm, with intervening trees and building interrupting views of the front and rear elevations of the building at roof level. The rooflights would be a very modest size and occupy a very small proportion of each roof slope. In addition, the selected rooflight design would minimise the amount of perceived change to the roof slopes, with the conservation style rooflights being designed to more easily integrate within the host building. Council's Conservation Officer objected to the original proposal to construct 6 x rooflights, considering this amount of rooflights to be unnecessarily excessive. It is considered the revised design which includes 3 x rooflights (1 x rooflight on each roof slope) is proportionate to the roof form and provides a balance between ensuring the roof is not cluttered with rooflights, while providing adequate sunlight/daylight and outlook to the proposed loft bedroom.

3.4. The removal of the existing roof hatch and making good to match the existing roof, would not result in harm to the host building. All other works as part of the loft conversion occur internal to the building and would have no material effect on the conservation area or street setting.

3.5. Overall, the conversion of the loft to a bedroom, in particular the installation of proposed rooflights



would not cause harm to the character and appearance of the host property and would preserve the character of the surrounding conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. The proposals are in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### **4. Residential Amenity**

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2. The proposed loft bedroom would not give rise to overlooking or loss of privacy issues. This is because the rooflights generally being positioned at or above eye level for occupants of the bedroom, limiting the extent to which occupants could have views over neighbouring properties.
- 4.3. Due to the nature of the proposal not involving any building additions, the proposal would not result in any reduction of sunlight or daylight.
- 4.4. Given the modest size of the rooflights and the nature of the site being within a built up urban area, the rooflights and conversion of the loft to a bedroom would not cause harmful light spill.
- 4.5. As the proposal only provides for one additional habitable room, and arguably does not increase the number of occupants of the flat, due to the proposal relocating the bedroom space to the loft and the existing bedroom/living room to be used as a living room (where the loft bedroom would be accessed through) the proposal would only result in a diminutive increase in rubbish and recycling. Given the nature of the proposal, it is considered any additional rubbish/recycling could be accommodated in the existing communal household waste facilities, and it is not considered necessary for the applicant to provide additional household bins.
- 4.6. In terms of internal amenity, the proposed bedroom would be adequately dimensioned to function as a useable habitable space. The proposed rooflights would also provide adequate sunlight, daylight and outlook to the bedroom.
- 4.7. In summary, the conversion of the loft to habitable space is not considered to cause any harm to neighbouring amenity.

#### **5. Recommendation**

- 5.1. Grant conditional Planning Permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 7<sup>th</sup> August 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2023/2051/P  
Contact: Brendan Versluys  
Tel: 020 7974 1196  
Email: [Brendan.Versluys@camden.gov.uk](mailto:Brendan.Versluys@camden.gov.uk)  
Date: 27 July 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

ECBC Group Ltd  
129 Upton Road  
LONDON  
DA6 8LS

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat 8**  
**150 Abbey Road**  
**London**  
**NW6 4SR**

# DECISION

Proposal:

Loft conversion to provide additional residential floorspace to Flat 8 (second floor level) and installation of 3 x rooflights (1 x rooflight on each roofslope).

Drawing Nos: A-7, rev 00; A-8, rev 00; A-9, rev 01; Design and Access Statement prepared by ECBC Group Ltd, dated 07.03.23

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans A-7, rev 00; A-8, rev 00; A-9, rev 01; Design and Access Statement prepared by ECBC Group Ltd, dated 07.03.23

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**