

Delegated Report		Analysis sheet		Expiry Date:		07/03/2023
		N/A / attached		Consultation Expiry Date:		02/04/2023
Officer				Application Number(s)		
Richard Limbrick				2023/0114/P		
Application Address				Drawing Numbers		
246 Belsize Road London NW6 4BT				See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Addition of pitched roof to two storey rear wing and conversion of first and second floors to form 2 x 1 bed flats						
Recommendation(s):		Refuse planning permission				
Application Type:		Full planning permission				

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice				
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	00	No. of objections	00
	A site notice was displayed on 08/03/2023 (expired on 01/04/2023) and a press notice was advertised on 09/03/2023 (expired on 02/04/2023).				
Summary of consultation responses:	No letters of objection received.				

Site Description

The building is one of a terrace of ten three-storey period buildings with butterfly roofs behind front parapet walls on the north side of Belsize Road. The ground floor has a shop unit and a separate entrance leads to a first and second floor split-level three-bedroom flat above. The building has a rear projection or closet wing that spans from ground to second floor. On the ground and first floors the projection provides stairs to the upper floor flat, and on the second floor it houses a bedroom. There is one other two storey rear extension in the terrace and several single storey rear extensions.

It is in the Priory Road Conservation Area. It is also in the Kilburn Neighbourhood Area but there is no adopted neighbourhood plan in place.

Relevant History

2016/3995/P – Change of use of basement floor from storage (B8) to studio flat (C3) - granted prior approval subject to Section 106 legal agreement 19-09-2016

2022/2960/P - Addition of a mansard roof, erection of a two storey building and provision of 2 x flats (on 1st floor and 2nd floor/roof) – withdrawn 09/09/2022

228 – 248 Belsize Road:

J5/4/B/18375 - The redevelopment by the erection of a part 3 and part 4-storey building comprising 15 flats, 9 shop units, 1 restaurant and 1 surgery/pharmacy, plus basement parking provision – granted planning permission 31/10/1974

Relevant policies

National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

H1 Maximising housing supply

H6 Housing choice and mix

H7 Large and small homes

D1 Design

D2 Heritage

CC5 Waste

T1 Prioritising walking, cycling and public transport

T2 Parking and car free development

Camden Planning Guidance

Design (2021)

Amenity (2021)

Home Improvements (2021)

Transport (2021)

Housing (2021)

Priory Road Conservation Area Statement

ASSESSMENT

1.0 PROPOSAL

1.1 The proposal is for the addition of a pitched roof on the two storey rear wing and the conversion of the first and second floors from a three bedroom flat to 2 x 1 bedroom flats.

2.0 RELEVANT CONSIDERATIONS

2.1 The material considerations for this application are considered to be:

- Principle of development & quality of accommodation
- Effects on character and appearance of the Conservation Area
- Amenity of neighbouring residential occupiers
- Transport and highways

2.2 Principle of development & quality of accommodation

2.3 In land use terms there are no objections to the formation of self-contained flats. The strategic growth and housing policies (G1 and H1) in the Local Plan support the provision of new dwellings across the Borough and upper floor flats are characteristic and an established use in the area. There would be no loss or prejudice to any other existing use. There are therefore no objections in principle to the proposed residential development.

2.4 The proposal does not exceed the threshold for the provision of affordable housing under policy H4 of the Local Plan. Proposals for new dwellings and the addition of 100 sq m or more of new residential floorspace are required to include provision for affordable housing. The proposal includes a new dwelling but it does not include the addition of 100 sq m or more of new residential floorspace.

2.5 Housing is the priority land-use in the borough and so a net increase of one home is welcomed and

given significant weight. Nonetheless, CPG Housing requires development to provide high quality housing that provides secure, well-lit accommodation that has well-designed layouts and rooms.

- 2.6 The development plan adopts the Nationally Described Technical Housing Standards in March 2015, setting out minimum gross internal floor areas (GIA) and accommodation standards for new/converted residential units.
- 2.7 The 2 x 1-bedroom 1-person flats would be marginally below the minimum size requirements in the Nationally Described Space Standards, (i.e. 35 sq m compared with 37 sq m). Both flats would likely appear cramped and the lack of built in storage could emphasise this. Balanced against this, they would have naturally lit habitable rooms with good outlook. Overall, the standard would be just acceptable although not ideal – below the threshold expected by policy D1 which requires a high standard of accommodation.
- 2.8 The units only marginally fall short of the technical standards in terms of size, but these smaller unexceptional homes result in another conflict that weighs against granting permission. The two small units would result in loss of a larger family sized unit, which is a higher housing priority in the market tenure, as outlined in policy H7 and the table at paragraph 3.189 of the Local Plan.
- 2.9 As a result, the benefit of an additional unit is diminished by the barely acceptable standard of accommodation. This remaining benefit is outweighed by loss of the family unit in market tenure, resulting in a worse housing mix in conflict with policy. Overall, the use would conflict with the housing policies of the development plan, particularly in relation to mix and size of the one-bedroom units.
- 2.10 Effects on character and appearance of the Conservation Area
- 2.11 The area now designated Priory Road conservation area was brought forward for development mid-19th century. The architectural style is Italianate; a style made popular by the building of Osborne House for Queen Victoria in 1849.
- 2.12 The conservation area has strongly retained its original appearance and character. The conservation area appraisal points out how little has changed, and redevelopment has been minimal.
- 2.13 The terrace, and the one opposite, are strongly unified at the front, and to a lesser extent at the rear. This minimal interruption and uniformity are important parts of the significance of the conservation area. Historically the rear wings of terraced houses are physically subservient to the main building, and this is the case here. The image below shows the terraces with the application property marked with a red dot.



- 2.14 The existing rear projection is not original and is already an anomaly on the terrace which disrupts the otherwise strong uniformity of the upper floors. There is another rear projection five properties along, but it is more subordinate finishing a full storey below eaves.
- 2.15 The proposed extension to the rear in this case, even with the modification of a sloping roof, takes the rear wing up to the eaves level, worsening the harm already caused by existing rear projection.
- 2.16 The addition of a sloping roof blurs the subservience of the rear closet wing, losing the differentiation between main building and wing that currently exists.
- 2.17 Although the current situation is rather ramshackle, at least it clears the main eaves by half a storey. The apex of the pitched roof would almost reach the eaves and therefore would not read as subservient. No other closet wings have been similarly extended in the terrace. This would set an unwelcome precedent and harm the significance of the wider Conservation Area. Whilst visibility would be limited, the extension might be visible through a gap in Hermit Place from Kilburn Vale Estate. Furthermore, the character of the conservation area is not just established through public view-points, and the rear upper floors of the terrace are readily visible from many surrounding properties and gardens. The proposal would therefore harm the significance of the Priory Road Conservation Area contrary to policy D2 of the LB Camden Local Plan 2017.
- 2.18 Amenity of neighbouring and future occupiers
- 2.19 The extension to the rear outrigger would project above and beyond the windows at the rear of the neighbouring site (244 Belsize Road) but due to its sloped profile (sloping up approximately 2m in height over 3m depth) it would not result in a significant loss of light to these rooms. The site is located to the west of these neighbouring rooms, it is on the north side of Belsize Road and there would no significant effects on the sunlight or daylight received in the rooms or on the ground floor at the rear of 244 Belsize Road.
- 2.20 The use and configuration of the flats, and the access arrangements would not result in significant noise disturbance for any adjoining occupiers, or for the future occupiers at the site.
- 2.21 Transport and highways

2.22 The Council requires any development including the formation of new dwellings to be car-free. This is to mitigate against climate change resulting from carbon emissions due to car use. The relevant Local Plan policies are T2 and CC1. Development proposals involving new dwellings are required to be accompanied by a legal agreement to prevent future occupiers from obtaining car parking permits, to prevent car use. In the absence of a signed legal agreement to prevent future occupiers from obtaining car parking permits, the proposal is contrary to policies T2 and CC1 of the Local Plan.

2.23 Each of the two proposed flats includes a store which could be used to house waste and recycling containers in accordance with the Council's waste management strategy. The creation of the new unit should be accompanied by the provision of a cycle store to encourage the use of bicycle(s) as a sustainable form of transport. There is a space alongside the ground floor residential staircase which could be used and is considered acceptable.

3.0 RECOMMENDATION

REFUSE PLANNING PERMISSION

1. The proposed pitched roof addition to the rear projecting wing, by reason of its siting, form, height and design, would harm the architectural and historic form of the terrace, and the character and appearance of the Conservation Area. It would therefore be contrary to policies D1 and D2 of the Camden Local Plan 2017.
2. The proposal would replace a family sized home with two small residential units below the technical standards floorspace requirements in conflict with policies D1, H6 and H7 of the Camden Local Plan 2017.
3. In the absence of a signed legal agreement to ensure the new residential units are car-free, the proposal would fail to reduce the use of cars in accordance with the Council's policies for sustainable transport and mitigating against climate change, contrary to policies T2 and CC1 of the LB Camden Local Plan 2017.