

Delegated Report		Analysis sheet		Expiry Date:	22/01/2025
		N/A / attached		Consultation Expiry Date:	04/01/2025
Officer			Application Number(s)		
Henry Yeung			2024/5285/P		
Application Address			Drawing Numbers		
151 Sumatra Road London Camden NW6 1PN			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Conversion of a two-bedroom dwelling into a studio, a two-bedroom flat, and a one-bedroom flat, associated with an attic conversion, a proposed dormer to the front elevation, a second-floor extension to the rear, and a flat roof dormer					
Recommendation(s):		Refused			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
			No. electronic	01		
Summary of consultation responses:	<p>Site Notice were displayed on the 11/12/2024 and the consultation period expired on the 04/01/2025, one objection letter was received as summarised as below:</p> <p>The proposal significantly increases the number of residential units on a site that is currently a single home, leading to increased congestion and pressure on parking. Similar approvals in the area have been limited to two flats, making this proposal excessive. The rear elevation is out of character with the area, as no similar developments exist locally. The front elevation is not in keeping with the surrounding properties in terms of scale and design</p> <p>Additionally, the applicant has proposed a bin store on land they do not own and without gaining consent to front garden being used for in storage. Without an alternative provision, waste from the additional flats will accumulate on the street, which is not permitted under Camden's policies. The proposed bin storage is insufficient for both general waste and recycling for four flats.</p> <p>Officer comment: The application will be refused as the proposed units fail to meet the required internal space standards, resulting in substandard living conditions for future occupants. The insufficient floor area, poor layout, and lack of adequate storage provision contribute to an inadequate standard of accommodation. Additionally, the proposed front dormer is considered out of character with the surrounding area and constitutes an overdevelopment of the site. As such, the proposal is contrary to relevant planning policies and cannot be supported.</p> <p>As the applicant has failed to secure agreement from the landowner regarding consent for the bin storage, they are reminded to negotiate with the leaseholder to explore alternative solutions that will maintain an acceptable standard of living quality for the development.</p>					

Site Description

The application site relates to a three-level Victorian-era terrace, comprising a lower ground floor flat and a two-level maisonette on the upper ground and first floors, located on the southern side of Sumatra Road. The flats share a communal ingress/egress at the ground floor. A small garden and lightwell are provided at the front elevation, with stairs leading up to the ground floor front entry. The basement flat has access to the site's rear garden, which includes an outbuilding in the south-western corner. The application site is neither located within a conservation area nor a listed or statutory listed building; however, it is situated within the Fortune Green and West Hampstead Neighbourhood Forum.

Relevant History

2022/0100/P - Construction of a single storey full width rear extension. Granted 26-05-2022

2023/1734/P - External alterations including installation of front and rear dormers and second floor rear extension with balconies at upper ground, first and second floor to provide a studio flat and 2 x 2 bedroom flats (Class C3). Refused 12-07-2023

Relevant policies

National Planning Policy Framework 2024

The London Plan 2021

Camden Local Plan 2017

Policy H1 Maximising Housing Supply
Policy H4 Maximising the Supply of Affordable Housing
Policy H6 Housing Choice and Mix
Policy H7 Large and Small Homes
Policy A1 Managing the impact of development
Policy A3 Biodiversity
Policy D1 Design
Policy T1 Prioritising Walking, Cycling, and Public Transport
Policy T2 Parking and Car-Free Development

Camden Planning Guidance (CPG)

CPG Design
CPG Amenity
CPG Housing
CPG Transport

Fortune Green and West Hampstead Neighbourhood Plan 2015

Housing Design Standards- London Plan Guidance (2023)

1. Proposal

1.1 Planning permission is sought for converting the existing ground floor and upper floor flat into 1x 2-bedroom flat, 1 x 1 bedroom and a studio. The studio would be located at upper ground floor, and the 1 x 2-bedroom flat and 1 x 1 bedroom each located at the first and second floors. The flats would be accessed via the existing front access. No changes are proposed to the existing basement flat. The ground floor studio would be 30m², first floor 2 x bedrooms flat 54m², and second floor one bedroom flat 60m².

1.2 These works would involve extending the roof at the front and rear of the existing building, to convert the existing attic space into a new second floor. At the front elevation, a flared gable dormer would be constructed, with sash windows serving the second floor. No changes are proposed to the remainder of the front elevation.

1.3 At the rear elevation, a full-width dormer would be constructed. The existing ground and first floor windows would be removed, and a one over one sash window, and juliette balcony, constructed at the upper ground, first and second floors. The upper ground and first floor one over one sash windows would have window heads.

1.4 A bin and bike storage enclosure is proposed to be erected within the lightwell at the front elevation of the host building.

1.5. The materiality of the proposed works to the external elevations, including the new windows, doors, balconies, are not specified.

2. Planning Considerations

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

- Design and Heritage
- Amenity
- Transport

Assessment of proposals

3. Housing

3.1 Policy H7 seeks to provide a range of unit sizes to meet demand across the Borough. For market units, policy considers 1 bedroom/studios to have a lower priority, 2- and 3-bedroom units to be of high priority and 4 bedroom or more to be of lower priority. In addition, the Fortune Green & West Hampstead Neighbourhood Plan policies Policy 1: Housing and Policy 4: West Hampstead Growth Area seeks to provide for a range of housing types, and promotes new housing in the West Hampstead Growth Area in particular.

3.2 The proposals would convert the existing two bedroom maisonette over the ground and first floors, into 1 x two bedroom flats, 1 x one bedroom flat and a studio, over the ground, first and proposed new second floor. No changes to the existing basement and ground floor flat are proposed.

3.3 The studio flat floor area of 30m², one bedroom flat of 60m² and a 2-bedroom flat of 54m²; would be less than the minimum 39m² (including 1m² storage) for a single storey, studio flat, and

less than the minimum 70m² (including 2m² storage) for a single storey 2 x bedroom flat.

3.4. The shortfall in floor area results in a cramped and inadequate standard of accommodation. The proposed layouts do not provide sufficient space for functional living arrangements. The studio flat lacks adequate room for both a dining table and seating area, and its restricted size would limit the usability of the space. While the kitchen is separated by a door, the overall layout remains constrained, offering minimal flexibility for occupants. Additionally, the one-bedroom and two-bedroom flats do not incorporate built-in storage, requiring occupants to use valuable living space for essential storage needs, further compromising functionality. Furthermore, the proposed units fail to provide an acceptable standard of outlook, daylight, and sunlight. The studio flat and the one-bedroom flat are single aspect, limiting natural ventilation and making them reliant on one elevation for light and outlook. This results in poor living conditions, particularly for future occupants of the studio flat, which is already undersized. Due to the significant shortfall in internal space, inadequate storage provisions, and single-aspect design, the proposal fails to meet the minimum quality standards required for residential accommodation. It would result in substandard living conditions for future occupants and is therefore contrary to Policies A1 and D1.

3.5 Policy H4 expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to the residential floorspace of 100sqm GIA or more. This is based on an assessment where 100sqm of floorspace is considered to be capacity for one home. In developments that provide less than 10 units, affordable housing contributions can take the form of a payment in lieu. In this case, the proposal provides two additional homes however the total additional residential floor space is less than 100sqm (being approximately 60m²) and as such, a contribution towards affordable housing would not be required.

4. Design

4.1. The Council's Design Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Development should respect the local area in context and character; preserve or enhance the historic environment and heritage assets; comprise details and materials that are of high quality and complement the local character; integrate well with the surrounding streets; respond to natural features and preserves gardens and other open space; incorporate high quality landscape design and maximise opportunities for soft landscaping, preserve strategic and local views. In addition, Policy 2: Design & Character of the Fortune Green & West Hampstead Neighbourhood Plan, requires all development to be of a high quality, which complements and enhances the distinct character and identity of Fortune Green and West Hampstead.

4.2 Guidance contained within CPG 'Design' states that design should respond positively to context and character and integrate well with the existing character of a place, building and its surroundings. The CPG Design states that a roof alteration is likely to be acceptable if good quality materials and details are used, and the visual prominence, scale, and bulk are appropriate to the local context. It should align with an established form of roof additions or alterations to a group of similar buildings, where continuing this pattern of development would provide a positive design solution, such as reuniting a group of buildings or enhancing the townscape.

4.3 The CPG Home improvements state the following in regard to roof extensions. A successful roof extension would consider the overall roof form of the existing building, adjoining buildings and impact in key views (when relevant) and be proportionate to the roof slope being extended. The CPG also states that a roof alteration or addition is likely to be unacceptable if it has an adverse effect on the skyline, the building's appearance, or the surrounding streetscape. This includes situations where there is an unbroken run of valley roofs, or where complete terraces or groups of buildings have a largely unimpaired roofline, even if a coordinated design is proposed for the entire terrace or group. Roof additions are also discouraged for buildings with unsuitable roof

constructions, such as shallow-pitched roofs with eaves, or where the architectural style of a building designed as a complete composition would be undermined by a roof-level addition. Furthermore, roof extensions are unlikely to be acceptable for groups of buildings with varied heights that create visual interest, or where the scale and proportions of the building would be overwhelmed by the proposed extension.

4.4. The proposed roof extension would include one front dormer and one full width dormer at the front and rear elevation respectively. While the total existing roof height would be maintained, the dormers would be overly large and disproportionate to the size and scale of the existing roof. While the principle of roof alterations and front and rear elevations dormers is established on terraced buildings on Sumatra Road, the size and scale of the proposed dormers at the application site would be out of character with the form of other dormers of other buildings as part of the same terrace along Sumatra Road. In contrast to the proposed rear dormer which is full-width and near full-height, existing front dormers to neighbouring properties in the street are much smaller in scale, subservient and constructed with materials to be in keeping with the host building. The existing dormers all have a gabled roof profile, as opposed to the flared roof of the proposed dormers, which further adds to the incongruous nature of the development. As such, this alteration will be included in the reason for refusal.

4.5 Considering the alteration on window following installation of modest scale of Juliette Balconies. Therefore, the window replacement is deemed acceptable in isolation.

4.6. Given the above, the proposed dormer, by reasons of their excessive size, scale and design would cause unacceptable harm to the character and appearance of the host property and the setting of the adjoining terrace.

5. Residential Amenity

5.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The policy notes that the factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial lighting levels; impacts of the construction phase; and noise and vibration.

5.2. Given the extensions are located at roof level and do not directly face onto any adjoining property, the roof extensions and proposed juliet balconies would not give rise to unacceptable overlooking (from habitable rooms), loss of sunlight or daylight, and light pollution effects. Views into adjacent properties from the fenestration would be oblique, with the main line of sight from the rear elevation windows being over the rear garden and the adjacent railway line. The increased intensity of the use of the building, through the division of the above ground levels and additional second storey, into multiple flats, would result in negligible additional amenity effects compared to the existing situation, where the ground floors and first floors are already used for residential purposes. To conclude, this development is not expected to have any negative impact on neighbouring residential amenity in terms of loss of light, outlook, or privacy.

6. Transport

6.1 In line with Policy T1 of the Camden Local Plan, transport officer expects cycle parking at developments to be provided in accordance with the London Plan standards. For studios and 1 bedroom 1 person flats, the requirement is for 1 space per unit, whilst for units with 2 or more bedrooms the requirement is for 2 spaces, which gives a requirement for 4 spaces for this development. No cycle parking is shown on the submitted plans. Given the limited amount floor space available at ground floor level, there would be no provision of cycle parking space. The development fails to comply with Camden Planning Guidance (Transport) , T1 of Camden Local Plan 2017 and Policy T5 of the London Plan 2021, which aim to promote a cycle-friendly environment, encourage sustainable transportation, and reduce reliance on private vehicles.

6.2 In accordance with Policy T2 of the Camden Local Plan, given the uplift in residential units on

site, at least 2 of the new flats should be secured as Residents parking permit (car) free by means of the Section 106 Agreement. This will help ensure that the future occupants do not add to existing on-street parking pressures, traffic congestion and air pollution, whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport.

6.3 On balance, it is considered that given the modest scale of development proposed, the application can proceed without recourse to a Construction Management Plan and associated contribution and bond. The parking bays to the front of the site on Sumatra Road can be used for deliveries and the storage of skips as necessary. Scaffolding for the loft conversion can be accommodated within the site without intrusion on the public highway. A highways contribution will not be required for this development.

7. Recommendations

Refuse planning permission for the following reason

7.1. The proposed dormer, by reason of its design, scale and size, is considered to be harmful to the character and appearance of the host building and wider street setting, contrary to policies A1 (Managing the impact of development) and D1 (Design) of the London Borough of Camden Local Plan 2017

7.2 The proposed converted flats, by reason of their inadequate floor area, single-aspect design, and failure to provide sufficient internal space for functional living arrangements, are considered to result in a cramped and substandard standard of accommodation. The proposal is therefore considered to be contrary to Policies A1 (Managing the impact of development) and D1 (Design) of the London Borough of Camden Local Plan 2017.

7.3 The proposed development fails to provide accessible, secure cycle parking facilities and therefore does not promote cycling contrary to Policies with, T1 (Prioritising walking, cycling and public transport) of Camden Local Plan 2017 and Policy T5 of the London Plan 2021.

7.4 The proposed development, in the absence of a legal agreement securing car-free housing, would contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017