

Delegated Report		Analysis sheet		Expiry Date:		17/05/2013	
		N/A		Consultation Expiry Date:		08/05/2013	
Officer				Application Number			
Aysegul Olcar-Chamberlin				2012/0212/P			
Application Address				Drawing Numbers			
Flat 9 Redcroft 226 Iverson Road London NW6 2HL				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Conversion of second and third floor maisonette into two self contained flats (1x two- bedroom and 1x one-bedroom) including installation of new entrance door on rear second floor elevation and roof lights to front and rear roof slopes of existing residential building (Class C3).							
Recommendation:		Refuse permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No response has been received.					
CAAC/Local groups comments:		No response has been received.					
Site Description							
Redcroft is a 3/4 storey large urban block with four retail units on the ground floor level and residential flats on upper floor levels on the corner of Iverson Road and West End Lane in the West End Lane town centre. It is not listed and is not located in a conservation area. The north side of this residential block is opposite railway line and is located approximately within 30m from it.							

The site falls within West Hampstead Growth Area.

Relevant History

2010/0823/P - Planning permission was granted on 15/06/2010 for the conversion of second and third floor maisonette (Flat 6a) into 2 self-contained flats (1x two bedroom and 1x three bedroom) including installation of four rooflights on front roof slope of residential building, Class C3

2009/4271/P – Planning permission was granted on 30/10/2009 for the installation of a Velux rooflight on the west [rear] elevation roofslope.

2009/1876/P – Planning permission was granted on 06/07/2009 for the erection of dormer window on west roofslope and installation of window at third floor level on north elevation all in connection with existing second floor level flat (Flat 6).

2004/5311/P – Planning permission was granted on 27/01/2005 for the conversion of roofspace to provide additional accommodation for Flat 6 including the installation of 5 x rooflights.

2004/2275/P – Planning permission was granted on 23/08/2004 for the construction of a dormer window, 5m wide with two windows, on the rear roof slope and the installation of 3x roof lights on the front roof slope, in connection with the conversion of the roofspace into habitable accommodation for the flat below (Flat 10).

Relevant policies

NPPF (2012)

London Plan (2011)

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS2 – Growth Areas

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS11 – Promoting sustainable and efficient travel

CS14 – Promoting high quality places and conserving our heritage

CS19 - Delivering and monitoring the Core Strategy

DP2 – Making full use of Camden's capacity for housing

DP5 – Homes of different sizes

DP6 – Lifetime homes and wheelchair housing

DP17 – Walking, cycling and public transport

DP19 – Managing the impact of parking

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 (Design)

CPG2 (Housing)

CPG6 (Amenity)

CPG7 (Transport)

Assessment

Proposal

It is proposed to convert second and third floor maisonette into two self contained flats (1x two-bedroom on second floor and 1x one-bedroom on third floor levels) including installation of new entrance door on the rear (west side) second floor elevation, one rooflight on the front roofslope and one rooflight on the rear roof slope of the building.

The access to the proposed one bedroom flat would be via the new door adjacent to the existing entrance door to Flat 9 on the second floor level.

Land Use

Whilst policies CS1 and DP2 promote provision of additional residential units policy CS6 promotes well-designed homes. As long as the proposed self-contained reaches acceptable standards and does not result in provision of too many small units in the building the proposal is considered to be acceptable in principle.

Mix of Units

According to "Dwelling Size Priorities" Table of policy DP5 there is a higher need for supplying three and two bedroom flats in private developments than the one bedroom ones (page 38 of LDF Development Policies). The table gives the lowest priority to one bedroom or studio flats and aims for provision of 40% of the new residential units to be two bedroom units.

The existing maisonette which is the subject of this application has three bedrooms. The host building has existing 7x2 bed and 3x3 bed self-contained units. The proposed mix would be 1x1 bed, 8x2 bed and 2x3 bed units. Although the proposal would result in loss of one of the three bed units it would introduce a small unit which does not exist in the building and most of the residential units would still be two bed units (75% of all the units). The sub-division of the maisonette is considered not to significantly compromise the mix of units in the building and complies with the aims of policy DP5.

Standard of Accommodation and Lifetime Homes

The proposed second floor flat would be two bedroom unit with a floor area of approximately 56sqm. The proposed third floor flat would be one bed unit with a floor area of approximately 36sqm and would be in the attic level. The maximum ceiling height level on the attic level is approximately 2.35. This would comply with the Council's standard for headrooms as specified in section 4 of CPG2. All the proposed habitable rooms would be well lit by natural light and naturally ventilated.

The Council's minimum space standards for self-contained units as set out on page 56 of CPG2 is 32sqm for one person occupancy, 48sqm for two persons occupancy and 61sqm for three persons occupancy. The proposed second floor flat would have two single bedrooms and would be capable of accommodating up to two persons in accordance with the Council's standards. Although the layout of the reception area is not ideal the refusal of this application on this basis would be difficult to justify as the internal layout of the proposed flat could be changed without planning permission.

The proposed third floor/attic floor flat would have a single bedroom and would be sufficient to accommodate one person in accordance with the Council's standards.

Policy DP6 requires all new housing developments to comply with Lifetime Homes criteria as far as reasonably possible. The proposal would not change the existing access arrangement to each floor in the building. The existing entrance door to the maisonette is kept. The new door on the hallway on the second floor would provide access to the proposed third floor flat. The existing internal staircase of the maisonette would also provide access to the third floor flat. Given the building already exists and the location of the proposed flats on the upper floor levels, it would be unreasonable to expect the new

flats to comply with all Lifetime Homes Standards. It is considered the applicant has given adequate consideration to Lifetime Homes Standards.

Design and Appearance

Policy DP24 states that the Council will require all developments, including alterations and extensions to be of the highest standard of design and respect character, setting, form and scale of the neighbouring properties and character and proportions of the existing building.

The proposed rooflights would have a maximum 50mm projection from the roof planes and would be modestly sized. The proposed rooflight on the front roof slope would face West End Lane and would respect the rest of the rooflights in terms of its size and positioning. The proposed rooflight on the rear elevation would be a very small addition to the rear roofslope and hardly be noticeable on the rear elevation. The proposed rooflights would also hardly be visible from the public realm and acceptable in design terms.

The proposed new door would be next to the existing entrance door of the maisonette on the second floor level and would look identical to the existing door. The existing door and new door would look like double doors. Although the pattern of the doors on the rear elevation would be altered by the proposal this would be a minor alteration to the existing rear elevation which is considered not to have a significantly architectural merit. It is considered that the proposed new door would not significantly harm the character and appearance of the host building.

Cumulatively, the proposed external alterations are considered to be minor within the scale of the host building and would not compromise the architectural composition of the host building.

Neighbouring Amenity

Policy DP26 aims to protect the quality of life of neighbours that might be affected by developments. The proposal would not affect the amenities of the neighbouring residents in terms of loss of outlook, privacy and daylight.

The proposed rooflights by reason of their positioning and size would not result in overlooking to any neighbouring properties. The new door would also not affect the amenities of the neighbouring flats. Residential amenity would therefore be unaffected.

Transport

The application site has a PTAL rating of 6a (excellent accessibility to public transport services). The proposal would result in one extra demand on on-street parking and is suitable for car free development. This should be secured via a section 106 agreement for one of the residential units to be car free housing. The applicant has confirmed that they would like the proposed one bedroom flat on the third floor level to be the car free unit.

DP18 requires development to sufficiently provide for the needs of cyclists, which are contained in Appendix 2 of the Development Policies document. Camden's Parking Standards for cycles states that one storage or parking space is required per residential unit. Given the proposed flats are above the ground floor level provision of secure cycle storage on the ground floor level is not feasible in this case. On this basis, the Council's requirement for cycle parking provision is waved.

Subject to a section 106 agreement securing a car free housing the proposal is considered to be acceptable in transport terms. Unfortunately, the time limit given the applicants to complete the S106 agreement expired on 31st January 2014. Therefore, in absence of a S106 agreement for car free housing the proposal is considered to be unacceptable in transport terms.

Others

The proposed scheme would not be liable for the Mayor's CIL as it would not increase the residential floor area.

According to Section 10 of CPG1 there is no requirement for flat developments of fewer than 6 to provide both internal and external storage spaces for refuse and recycles therefore there is no need details of refuse and recycles in this case.

Conclusion

The proposed external alterations are considered to be minor in scale and acceptable in design terms. The proposed flats would also provide acceptable living standards for the future occupiers. However, in absence of a S106 agreement for car free housing the proposal is considered to be unacceptable in transport terms.

Recommendation: Refuse planning permission.

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