

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		(i) 03/03/2014 (ii) 19/03/2014	
		N/A / attached		Consultation Expiry Date:		(i) 06/02/2014 (ii) 20/02/2014	
Officer				Application Number(s)			
Rob Tulloch				(i) 2013/7764/P (ii) 2013/7762/P			
Application Address				Drawing Numbers			
26 Denning Road London NW3 1SU				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
(i) Rear extension at basement and ground floor levels and erection of front and rear dormer windows in association with conversion of property from single dwellinghouse to 2x maisonettes.							
(ii) Rear extension at basement and ground floor levels and erection of front and rear dormer windows							
Recommendation(s):		(i) Grant Planning Permission Subject to a Section 106 Agreement (ii) Grant Planning Permission					
Application Type:		(i) Full Planning Application (ii) Householder Application					
Conditions:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	24 14	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice (i) 10/01/2014-31/01/2014 (ii) 24/01/2014-14/02/2014 Press advert (i) 16/01/2014-06/02/2014 (ii) 30/01/2014-20/02/2014 No responses received					

CAAC/Local group comments:	<p>Hampstead CAAC were notified, but did not respond</p> <p>The Heath and Hampstead Society object that the rooftop balcony would cause unacceptable overlooking and loss of privacy to houses and gardens in Carlingford Road, balconies at this level are only acceptable when neighbouring houses are at a considerable distance</p> <p><u>Comment:</u> The proposed inset terrace would be at least 19m away from the closest rear gardens of Carlingford Road and more than 30m away from facing windows, Camden Planning Guidance recommends a minimum distance of at least 18m between windows that directly face each other.</p>
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Site Description

The site is a four storey terraced property on the south side of Denning Road with a lawful use as a single dwellinghouse. It lies within the Hampstead Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation Area.

Relevant History

- 2013/2873/P Erection of two storey full-width rear extension to dwelling house (Class C3). Refused 27/09/2013
- 2012/6662/P Erection of a part one, part two storey rear extension to HMO (Class C4). Granted 03/04/2013
- 2012/4624/P Proposed use from house in multiple occupation (Class C4) to single family dwellinghouse (Class C3). Certificate of Lawfulness Granted 30/10/2012
- 2011/0573/P Erection of front dormer roof extension and enlargement of existing rear dormer roof extension. Granted 04/05/2011
- 2010/6291/P Erection of front dormer extension and enlargement of existing rear dormer to flat (Class C3). Refused 19/01/2011. Appeal dismissed 11/10/2011

Relevant policies

- LDF Core Strategy and Development Policies**
- 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
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- DP2 Making full use of Camden's capacity for housing
 - DP6 Lifetime homes and wheelchair homes
 - DP18 Parking standards and limiting the availability of car parking
 - DP24 Securing high quality design
 - DP25 Conserving Camden's heritage
 - DP26 Managing the impact of development on occupiers and neighbours
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- Camden Planning Guidance 2011**
Hampstead Conservation Area Statement 2002
NPPF 2012

Assessment

1 Proposal

- 1.1 Two applications have been submitted for works of alteration and extension. Both applications propose the same part one, part two storey extension at lower and upper and ground floor levels, a front dormer window, and a rear dormer with inset terrace. One application also seeks to convert the property from a single dwelling to 2x flats (2013/7764/P), whilst the other retains the building as a single dwellinghouse (2013/7762/P).
- 1.2 During the course of the application the size of the inset terrace has been reduced to comply with Camden Planning Guidance. The main issues are:
- Design
 - Amenity
 - Residential development standards
 - Transport

2 Background

- 2.1 The site was previously in use as a House of Multiple Occupation (HMO) and was granted a certificate of Lawfulness for a change of use to a single dwellinghouse in 2013 (2012/6662/P). Permission was granted for a part one, part two storey rear extension, identical to that proposed, in 2013 (2012/6662/P). This permission is extant. Permission was subsequently refused for a larger two storey full-width extension as it was not considered subordinate to the existing building and therefore harmful to the character and appearance of the host property and Hampstead conservation area.
- 2.2 Permission was also granted in 2011 for front and rear dormer windows (2011/0573/P). The rear dormer was larger than currently proposed, but the front dormer is identical. This permission is also extant, but due to expire on 04/05/2014.
- 2.3 As such, there are two current applications, both include a rear extension and a front dormer that have existing planning permissions, and both include a replacement dormer and inset terrace at roof level. The only difference between the two applications is that one seeks to subdivide the property into 2x flats (2013/7764/P).

3 Design

3.1 Rear dormer and inset terrace

The host building has an existing rear dormer measuring 3m (w) x 1.5m (h). Whilst the dormer is 1.1m above the eaves, it is only 200mm below the ridge, whereas Camden Planning Guidance recommends a separation of at least 500mm to avoid projecting into the roof line when seen from a distance. There are at least seven rear dormers on this side of the road (nos. 6, 10, 22, 28, 30 & 36) and due to the shallow pitch of the roofs in the street, all of them are similarly high on the roofslope.

- 3.2 It is proposed to replace the prominent rear dormer with one measuring 2.8m (w) x 1.5m (h) (above the roofslope). The dormer would be 500mm below the roof ridge and at least 1.2m in from the sides. The proposal has been revised to retain a 1.1m apron above the eaves with a small handrail on top. The reduction in depth of the dormer still allows for a small (800mm x 2.7m) inset terrace to be sited in front of the dormer.

- 3.3 The proposed dormer would be subordinate to the host building, and is not considered harmful to its appearance or character. Both the dormer and terrace comply with Camden Planning

Guidance.

3.4 Front dormer

It is proposed to erect a dormer window to the front measuring 2.5m (w) x 1.4m (h). It would be 500mm below the roof ridge, 1m above the eaves and 1.5m in from the side. The roofscape of the terrace has been variously altered at the front with dormer windows at nos. 4, 6, 10, 22, 24, 30 & 36. The proposed front dormer would be subordinate to the host building and comply with Camden Planning Guidance. There is also an extant permission that includes a front dormer of identical proportions (2011/0573/P)

3.5 Rear extension

The buildings in the terrace feature a lower ground floor with rear lightwell stepping up to a garden at upper ground floor level. Many properties have small extensions at lower ground floor level within their lightwells, but only nos. 28 and 20 have extensions at upper ground floor level. Both of these are half-width.

3.6 It is proposed to extend into the lightwell area at lower ground floor level, with a lightweight extension at upper ground floor level. The lower ground floor extension would be full-width measuring approximately 5.8m (w) x 4.6m (d) x 2.8m (h). It would feature full-width sliding doors opening out onto a 1m wide strip of patio. The upper ground floor element would be largely glazed with a lantern rooflight. It would be more than half-width measuring 3.5m (w) x 3.5m (d), with eaves 2.5m above the extension below.

3.7 As mentioned previously, there is an extant permission for an identical rear extension (2012/6662/P). The proposed extension is still considered to be subordinate to the host building and would only extend 2m into the garden more than the existing lightwell, allowing for the retention of a reasonably sized garden.

3.8 As such the proposals are not considered to harm the character or appearance of the host building or conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

4 **Amenity**

4.1 The proposed inset terrace is relatively small measuring 800mm x 2.7m. As the building already looks onto the rear gardens of Denning Road and Carlingford Road, it is not considered that the addition of a small terrace would significantly increase overlooking or lead to a loss of privacy for adjoining occupiers. The terrace would be at least 19m away from the closest rear gardens of Carlingford Road and more than 30m away from facing windows, Camden Planning Guidance recommends a minimum distance of at least 18m between windows that directly face each other.

4.2 The lower ground floor element would be lower than the party walls on either side. The upper ground floor element would be the same depth, but lower than the extension to no. 28 which it would abut and as such would not have an impact on sunlight or daylight to no. 28, The upper ground floor extension would be approximately 2.5m away from an adjacent upper ground floor window to no. 24 and approximately the same height as the top of the window. The proposed extension would not subtend a 45° angle drawn in elevation or plan from the centre of the adjacent window and is therefore not considered to affect daylight to this property. Due to the existing boundary wall at upper floor level and the existing extension at no. 28, the proposed extension is not considered to have a significant effect on sunlight to no. 24. The rear extension did not raise any previous amenity concerns.

4.3 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

5 Residential development standards (2013/7764/P)

5.1 As this proposal would convert the existing building into 2x flats it is necessary to consider the standard of accommodation proposed.

5.2 The proposal would provide a 3-bedroom maisonette at basement and ground floor level with a floorspace of approximately 159sqm, and a 3-bedroom maisonette at 1st-3rd floor levels with a floorspace of approximately 137sqm. Both flats would meet both Camden's and the London Plan's standards for overall floorspace and in terms of bedroom sizes. Both flats would be well proportioned with reasonably sized and regularly shaped rooms. The flats would be dual aspect with good access to natural light and ventilation. The basement/ground floor flat would have access to the garden and the upper flat would have the small inset terrace.

5.3 All new residential development is required to meet the Lifetime Homes standards and, in line with policy DP6 (Lifetime homes and wheelchair homes) the applicant has submitted a Lifetime Homes statement. No parking is proposed and there are no communal areas (parts 1, 2 & 5). The property has entrances at lower and upper ground floor level and as this is part of the design of the original building it is not possible to change this, but the dwellings would have a level threshold with compliant lighting (parts 2 & 3). Hallway width would be 900mm, with entrance doors 835mm. There would be space for wheelchair turning in dining areas and living rooms, there is potential for an entrance level living room/bedroom/w.c., potential for handrails & hoists, space for a through floor lift, the second floor bathroom would be large enough for a wheelchair use, and compliant service control locations (parts 3, 4, 7, 8, 9, 11, 12, 13, 14 & 15). The building would not provide level access as the entrances are at lower and upper ground floor levels (part 4). The building dates from the late 19th century, and policy DP6 acknowledges that conversions may be not be able to meet all the criteria, as such, in this instance the proposal is considered acceptable in terms of Lifetime Homes.

5.4 As such, the proposal is considered to provide a good level of amenity for future occupiers and would comply with policies CS5, DP6 and DP26 of the LDF and Camden Planning Guidance.

6 Transport (2013/7764/P)

6.1 The site has a Public Transport Accessibility Level (PTAL) of 3 (moderate) and is located in the Hampstead Controlled parking Zone (CA-H). Policy DP18 (Parking standards and limiting the availability of car parking) states that the Council will expect development to be car-free in Town Centres and areas that are easily accessible by public transport. The CPZ is identified as suffering from parking stress, and as the proposal would result in an additional residential unit it is considered necessary to secure the development as car-capped which would only permit one of the units to apply for on-street parking permits.

6.2 In line with policy DP17 (Walking, cycling and public transport), new development is normally required to provide cycle storage. The applicant has not provided any details of cycle storage, but there is space in the front lightwell to accommodate cycles. As such a condition will require details of cycle storage to be submitted for approval.

6.3 The nature and scale of proposed development is such that it would not require a Construction Management Plan.

7 Community Infrastructure Levy (CIL)

7.1 The Mayor of London's Community Infrastructure Levy is used to raise funds to contribute towards Crossrail. The CIL applies to all development which adds one or more dwellings or more than 100sqm of floorspace at a rate of £50 per sqm. The proposal do not add more than 100sqm of floorspace, however the proposal to subdivide the property would create an additional unit so will be CIL liable. However, if the property has been vacant for more than six of the previous twelve months before development commences, either proposal will be CIL liable at the time of implementation.

8 Recommendation:

(i) 2013/7764/P Grant Planning Permission Subject to a Section 106 Agreement for Car-capped housing

(ii) 2013/7762/P Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 3rd 2014. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.