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|---|------------------------|------------------------------|---------------------------------|---------------------------------|-----------------------------|
| Delegated Report | | Expiry Date: | 30/01/2014 | Officer: | David Peres Da Costa |
| Application Address | | Application Number(s) | 1st Signature | 2nd Signature | |
| 204 Kilburn High Road London NW6 4JH | | 2013/7191/P | | | |
| Proposal(s) | | | | | |
| Erection of 2 storey rear extension at 1st and 2nd floor level to provide 2 x 1 bedroom flats. | | | | | |
| Recommendation(s): | | Refuse planning permission | | | |
| Application Type: | | Full planning permission | | | |
| Consultations | Date advertised | 21 days elapsed | Date posted | 21 days elapsed | |
| Press notice | n/a | | Site notice | n/a | |
| | Date sent | 21 days elapsed | # Notified | # Responses | # Objections |
| Adjoining Occupier letters | 12/12/13 | 2/1/14 | 6 | 0 | 0 |
| Consultation responses (including CAACs): | No responses received. | | | | |
| Site Description | | | | | |
| The site is a 4 storey corner property at the junction of Kilburn High Road and Kingsgate Place. The site is not in a conservation area and nor is it listed. At the rear of the property is the low rise Kingsgate estate. The property falls within Kilburn Town Centre. | | | | | |
| Relevant History | | | | | |
| 2003/1955/P: The demolition of the single storey buildings on the rear part of the site, and their replacement by the erection of a three-storey building for residential use. <u>Withdrawn</u> 29/03/2004 2013/7383/P: Change of use from B1 (office) to 3x 2 bedroom C3 dwellings. GPDO Prior approval application withdrawn 17/12/2013 following officer's opinion that a lawful development certificate application would be more appropriate. | | | | | |
| Relevant policies | | | | | |
| LDF Core Strategy and Development Policies | | | | | |
| CS1 (Distribution of Growth) | | | | | |
| CS5 (Managing the Impact of Growth and Development) | | | | | |
| CS11 (Sustainable and efficient travel) | | | | | |
| CS14 (Promoting High Quality Places and Conserving Our Heritage) | | | | | |
| DP6 (Lifetime homes and wheelchair homes) | | | | | |
| DP16 (The transport implications of development) | | | | | |
| DP18 (Parking standards and limiting the availability of car parking) | | | | | |

Assessment

Proposal: Consent is sought for a 2 storey extension at 1st and 2nd floor level to provide a 1 bedroom flat on each floor. This would involve extending the existing 1st floor extension (by 6.6m) to the full length of the ground floor level (to the rear boundary). The extension would have the same width as the existing first floor extension (4.2m). The extension at 2nd floor level would extend over the existing 1st floor element and extend the full length of the site (12.2m to the rear boundary). The two storey extension would have six windows on the south elevation facing Kingsgate Place and 4 smaller windows (serving kitchen and bathroom) on the north elevation.

Assessment:

Design:

The two storey extension would extend to the full depth of the site (12.2m). The two storey extension would be disproportionately large and would not have subordinate relationship to the host property. It would therefore be harmful to the appearance of the host property and the neighbouring terrace.

Amenity:

The two storey extension would be likely to have a harmful impact on the daylight / sunlight of the host property's 1st and 2nd floor windows as well as the neighbouring windows of properties along the terrace. The two storey extension would also harm the outlook of the existing first floor flat as well as the neighbouring property's 1st floor rooms: it would have an overbearing appearance and given the existing first floor extension at 206 Kilburn High Road, the proposal would create a tunnel effect for the occupiers of the existing first floor flat (as well as the existing / future occupiers of the first floor of the neighbouring property).

Residential development standards:

The proposed 2x1 bedroom flats meet the Council's residential development standards. One of the flats provides approximately 40sqm and the other 44sqm. The flats exceed Camden's minimum space standard for a dwelling for 1 person (32sqm).

Lifetime homes:

The applicant has provided a statement showing how the flats would meet the relevant lifetime homes criteria and where the criteria has not been met justification has been provided. Given that this is an extension of an existing building, the justification provided is considered sufficient.

Transport:

The site has a Public Transport Accessibility Level (PTAL) of 6a (excellent) and is easily accessible by public transport. It is within a controlled parking zone CAQ. The property is also located within Kilburn Town Centre and so is ideally situated to be designated as car free, i.e. no car parking should be provided and the occupants will be unable to obtain on-street parking permits from the Council. This should be secured by means of a Section 106 Legal Agreement.

Recommendation: Refuse planning permission