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| Delegated Report | | Analysis sheet | | Expiry Date: | | 18/12/2013 | |
| | | N/A / attached | | Consultation Expiry Date: | | 18/11/2013 | |
| Officer | | | | Application Number(s) | | | |
| Hugh Miller | | | | 2013/6693/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 4 A Camden Square London NW1 9UY | | | | See decision notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Change of use and works of conversion from 2 x self-contained flats into 1 x 2 bedrooms self-contained flat, erection of a single – storey extension including glazed roof (Class C3). | | | | | | | |
| Recommendation(s): | | Grant planning permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 13 | No. of responses | 01 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | Advertised in Ham & High 07/11/2013, expires 28/11/2013 Site Notice displayed 30/10/2013, expires 20/11/2013. <u>3 Camden Square - Support</u> It is good to see the lower ground floor being tidied up in this way. I trust the usual stream of objectors will not raise their negative views in this case. | | | | | |
| CAAC/Local groups* comments: *Please Specify | | <u>Camden Square CAAC</u> : At time of writing no responses were received. | | | | | |

Site Description

A 4-storey property located on the south west side of Camden Square in the Camden Square Conservation Area. The upper floors have been converted into 3 separate self-contained flats.

No. 4 Camden Square is a semi-detached with 3 Camden Square although the design of each property is very different. No 3 has a gabled front elevation with roof line at right angles to the street and two individual sash windows to the upper floors whereas No 4 has a horizontal front cornice with roof line parallel to the street and tripartite sash window to the 3 upper floors. Nos. 5 & 6 form a more consistent semi-detached pair albeit with front bays of different heights.

From the street the semi-detached houses in the group on the south west side that includes No 4 appear to be in detached pairs with setback 2 storey side extensions. Nos 4 & 5 are linked across the gap by single storey side and rear extensions which effectively cannot be seen from the street as the houses are well set back.

Relevant History

Flat 2 4 Camden Square

January 2005 PP Granted - Alteration to first floor flat to replace window with french doors; 2004/4857/P.

4 Camden Square

July 1972 - **PP Refused** - Conversion of 4 Camden Square, NW1, into five flats erection of extensions at the rear of garden and ground floors; ref. 12977

January 1979 – **PP Granted** - Alterations to install a new window on the front elevation at ground floor level; ref. 27546

Relevant policies

LDF Core Strategy and Development Policies

- CS1 – Distribution of growth
- CS5 – Managing the impact of growth and development
- CS6 – Providing quality homes
- CS11 - Pedestrians and cycling
- CS14 – Promoting high quality places and conserving our heritage
- DP2 - Making full use of Camden's capacity for housing
- DP5 - Homes of different sizes
- DP6 - Lifetimes homes and wheelchair housing
- DP17 –Walking, cycling and public transport
- DP18 –Parking standards and limiting the availability of car parking
- DP19 - Impact of parking
- DP24 – Securing high quality design
- DP25 – Conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011/ 2013

- CPG1 – Housing – Residential space standards
- CPG4 – Basements & lightwells
- CPG5 – Town Centres, Retail & Employment
- CPG6 - Amenity

Camden Square Conservation Area Statement

London Plan 2010

Assessment

Proposal

- ✓ Change of use and works of conversion from 2 x self-contained flats into 1 x 2 bed self-contained flat, erection of a single – storey extension including glazed roof (Class C3).

Key issues are: 1] design and impact on the appearance of the building and on the conservation area, 2] Amenity.

Land Use

Principle of the conversion

The prevailing layout at the lower ground floor level comprises a studio flat at the front and 1 x 1 bedroom flat at the rear. Each flat is accessed via a side step at the lower ground floor level. The proposed conversion would provide 1 x 2 beds self-contained flat at the lower - ground floor level.

LDF policy DP2 (f) seeks to resist developments that would involve the net loss of two or more residential homes. This application proposes the loss of one unit and therefore does not conflict with this policy. A larger residential accommodation is created at the loss of a studio flat and therefore policy DP5 is not relevant.

The proposal meets the requirements of policy DP6 (Lifetime homes) to the extent that is reasonable and practicable for a conversion of this kind.

The general layout and size of the proposal is in accordance with CPG guidance and is considered to be acceptable.

The proposal to reduce the number of units would not have any impact in terms of demand for on-street car parking.

Design

The proposal is to combine part of the circulation space of the rear flat with a small new side extension to create a new bedroom with rooflights and a window facing the Square. The external alterations are set well back and down from the raised front garden and street level.

At the lower – ground floor level a single-storey extension is proposed as part infill in the passageway to the entrance lobby on the east side located between the host building and common boundary with no.5 Camden Square. It has dimensions of 1.0m (w) x 1.7m (d) x 3.6m (h). It would have rendered painted finish wall, concrete coping, timber framed glazed sash window white painted finish and glazed roof. The proposed glazed roof would replace individual rooflights above the living room. The new sash window and glazed roof would ensure the new bedroom was habitable. The extension would sit comfortable between the common boundary wall and the two more dominant 2-storey side extensions, one each at 4 & 5 Camden Square at the ground plus first floor levels. As such, it is considered that the extension would be subordinate to the host building, and in terms of design, scale and proportion and use of materials is satisfactory. The proposed extension is considered not to harm

the appearance of the host building nor the character and appearance of the conservation area and is acceptable.

Amenity

There is a narrow gap of approximately 1.1m between the two existing side extensions at nos. 4 and 5 Camden Square. The host building has a 2-storey side extension that forms the main entrance to the host building; and at no.5, opposite, the existing boundary wall has been partly amalgamated into a 3-storey side extension that project forward of the entrances to the lower ground floor flats.

At the lower ground floor, setting below the boundary wall height, the proposed extension would not have any impact on neighbour amenity in terms of loss of day/sunlight, outlook, or sense of enclosure. The new front window orientated due south and is enclosed by the boundary wall and provides views into the raised front garden and it would not cause harm through loss of privacy and is satisfactory.

The replacement glazed roof is located well away from habitable rooms and would not cause additional harm through light pollution and is satisfactory.

The proposed extension is satisfactory and is in compliance with DP26.

Recommendation: Grant planning permission.