

Delegated Report		Analysis sheet		Expiry Date:	13/12/2013
		N/A		Consultation Expiry Date:	21/11/2013
Officer			Application Number(s)		
Rachel Miller			2013/6125/P		
Application Address			Drawing Numbers		
21-23 Cressy Road London NW3 2NB			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use of building from 4x residential units to 2x residential dwellings (1x2 bed and 1x4 bed). Erection of roof extension, replacement single storey rear extension, and installation of new front wall and automatic gate to parking space.					
Recommendation(s):		Refuse planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	10	No. of objections	10
			No. electronic	00		
Summary of consultation responses:	<p>Site notice displayed from 23/10/2013 until 13/11/2013 Press notice displayed from 31/10/2013 until 21/11/2013</p> <p>10 responses received with the following concerns:</p> <ol style="list-style-type: none"> 1) Concerned that the proposed roof extension would lead to a loss of sunlight to the rear of properties on Constantine Road 2) Roof extension would harm the ecology and ecosystems in the rear gardens of Constantine Road 3) The roofs of 21-23 Cressy Road were specifically designed as two storey buildings and provides variety which is an important feature of the street and conservation area 4) It is not clear from the drawings how high the proposed replacement single storey rear extension would be. There may be a loss of light. 5) Concerns about noise nuisance and mess to neighbouring gardens 6) Works might interfere with foundations of existing garden wall 7) That the finish of the proposed garden wall would be of similar appearance to the existing 8) Party wall permissions between neighbouring properties would not be granted 9) Roof extension would set a bad precedent for Mansfield Conservation Area 10) Contrary to guidance within the Mansfield conservation area 					
CAAC/Local groups* comments: *Please Specify	<p>Mansfield CAAC – object on the following grounds:</p> <ol style="list-style-type: none"> 1) The proximity to the properties on Constantine Road make the proposed extra height unacceptable 2) The bulk and loss of amenity would truly damage the Conservation Area 3) The proposal would seriously impinge on the important gap between terraces on separate roads as stated in the Conservation Area Appraisal 4) The rooflights are shown unrealistically on the ground floor extension. The pitch of glass straight at the top and curve at the base would not work. 					

Site Description

The site contains an end-of-terrace two storey building with rooms in the roof, located towards the northern end of Cressy Road. The building has an existing single storey rear extension, dormer windows and a single storey garage to the side.

The site is unlisted and lies within the Mansfield Conservation Area. The building is listed as a positive contributor in the Mansfield Conservation Area Appraisal and Management Strategy 2008.

The building is predominantly vacant but previously contained 2 x 1 bed residential units and 2 x 2 bed residential units.

Relevant History

Permission was granted on 30th July 2013 for the change of use of building from 4x residential units to 2x residential dwellings (1x2 bed and 1x3bed). Includes external alterations to install new front wall and automatic gate to parking space and erection of a replacement single storey rear extension. (ref 2013/2882/P)

Permission was granted on 22/01/1986 for the conversion of the ground and first floors to create 1 x two-bedroom flat, 1 x one-bedroom maisonette and 1 x one-bedroom flat (ref. 8501420).

Permission was granted on 22/09/1980 for the erection of a second floor rear extension and the installation of Velux roof lights (ref CTP/E9/4/3/30879/R).

Permission was granted on 09/06/1969 for a ground floor extension to toilet area and additional habitable room to rear (ref CTP/E9/4/3/7230/R)

Permission was granted on 03/02/1964 permission for the erection of a garage at the side of No. 21, Cressy Road (ref TP/1411/1218).

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution and growth)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

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 (Lifetime Homes Standards)

DP18 (Parking standards and limiting the availability of car parking)

DP19 (Managing the 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

CPG1 (Design) – chapters 1-3 and 5

CPG2 (Housing)

CPG6 (Amenity) – chapters 1, 6 and 7

Mansfield Conservation Area Appraisal and Management Strategy 2008 pages 6-11, 12-14, 17-18, 25, 27-29.

London Plan 2011

NPPF 2012

Assessment

Proposal

Planning permission is sought for the conversion of the building from 4 residential units to 2 residential units, erection of a roof extension, replacement single storey rear extension and demolition of the existing garage and replacement with an off-street parking space.

This application is similar to the permission granted on 30th July 2013 (ref 2013/2882/P) however includes the additional roof extension which would create a 4-bed unit instead of the approved 3-bed unit.

The proposed residential units would contain 1 x 2-bed unit and 1 x 4-bed unit with separate entrances. Number 21 Cressy Road would have access from the original front door of the building and number 23 Cressy Road would have access from the side façade.

The proposals also include the demolition of the existing garage and replacement with an off-street parking space behind a new 2metre high front boundary brick wall and 1.8m high electric security gate. To the rear, it is proposed that the existing single storey rear extension is rebuilt.

The single storey rear extension would be brick built with a flat roof with lantern light. The extension would have concertina glazed timber doors leading to the amenity area for number 21.

The application is assessed in terms of:

- Principle of use and standard of residential accommodation
- Design
- Amenity
- Transport

Principle of use and standard of residential accommodation

The principle of the use as two units has already been established through permission 2013/2882/P. The proposals involve the creation of a 2-bed unit and a 4-bed unit. The 2-bed unit would have a floor area of 78sqm. It would meet Camden's minimum standards for a 4 person unit as specified in chapter 4 of CPG2. The 4-bed unit would have a floor area of 132.78sqm which would be well above the minimum standard for a 6-person unit. The proposed units would be fully self-contained and have satisfactory access to natural light and ventilation.

It is considered that the proposed accommodation would provide an improved standard of accommodation compared to the existing and is in compliance with standards within DP26 and within CPG2 and the London Plan

Policy DP6 requires all new residential accommodation, including conversions, to meet Lifetime Homes standards. It is acknowledged that conversions may not be able to meet all of the criteria due to existing physical constraints. The applicants have provided a Lifetime Homes Statement which

indicates that the proposal will comply with the criteria where relevant.

Design

Roof extension

Development Policies DP24 & DP25 seek to ensure that alterations are sympathetic to the character and appearance of the existing building in relation to its: scale; proportions; built footprint and materials. Paragraph 5.1 of CPG1 states that: "The Council will seek to ensure that roof alterations are sympathetic and do not harm the character and appearance of buildings or the wider townscape in the borough".

Paragraph 5.8 of CPG1 lists the circumstances when a roof alteration is likely to be unacceptable if there is an adverse effect on the skyline, the appearance of the building, or the surrounding street scene. It is considered that the front of the existing terrace is largely unimpaired. The proposal would give rise to an adverse effect on the skyline and roofscape as a consequence of the increased height of the roof and additional full storey.

The Mansfield Conservation Area Appraisal 2008 states that "The conservation area retains its clearly visible historic rooflines which it is important to preserve." It goes on to say: "The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area".

21 and 23 Cressy Road are noted as making a positive contribution to the Conservation Area. The building was originally one double fronted house with front gables and windows on either side of the front door and containing two storeys. Whilst the predominant pattern along the street is three-storey, single-fronted houses, it is considered that the existing roof shape and scale is appropriate for the existing building as it steps down towards Constantine Road. The design of the roofs of this side of Cressy Road respect the relationship between surrounding properties. As a result of the height, bulk and mass, the proposed roof extension would harm the appearance of the building, removing the front gables and appearing cramped and overdominant within the terrace. It would harm the appearance of the existing building, the terrace and would not preserve and enhance the character and appearance of the conservation area as set out in policy DP25.

The proposed roof extension would add an unacceptable level of height, bulk and mass to the building that would make it appear unduly obtrusive in the street scene and harm the appearance of the terrace and Mansfield Conservation Area.

Amenity

Policy DP26 of the LDF Development Policies relates to neighbour amenity and states that 'The Council will protect the quality of life of occupiers and neighbours by only granting planning permission for development that does not cause harm to amenity'. Neighbouring properties on Constantine Road are concerned about a loss of light to their properties and rear gardens from the proposed roof extension. The rear of the site faces East. No detailed information has been submitted with the application regarding the impact of the proposed roof extension on adjoining neighbours in terms of sunlight and daylight.

The residential windows mostly affected by the proposed roof extension would be number 64 to 70 Constantine Road. The rear closet wings of these buildings are located from 8metres away. It is considered that the bulk, height and position of the additional storey would be overbearing and would lead to a sense of enclosure and loss of outlook to the rears of habitable rooms of numbers 66 to 70 Constantine Road. Of particular concern is the loss of light to private rear gardens of these properties.

The proposed roof extension would not lead to any unacceptable loss of privacy for surrounding properties. The principle of the single storey rear extension and alterations to the front and side have already been approved as part of planning application 2013/2882/P.

The proposals would have no adverse impact on the adjacent dwellinghouse at number 19 Cressy Road in terms of loss of light or overlooking.

Transport

As the existing units have access to parking permits and the proposal would result in a decrease in the number of housing units it is considered that a car-free development would not be required in this instance as it is envisaged that there will be no increase in car parking levels at the site.

Recommendation

It is recommended that planning permission is refused on design and conservation and amenity grounds.