

Delegated Report		Analysis sheet	Expiry Date:	29/10/2013
		N/A	Consultation Expiry Date:	03/10/2013
Officer			Application Number(s)	
Miheer Mehta			2013/4707/P & 2013/4742/L	
Application Address			Drawing Numbers	
28 Tottenham Street London W1T 4RH			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of roof extension to create additional floor, including alteration to chimney, creation of front facing roof terrace with balustrades, alteration of existing bedsit to one bed flat (Class C3).				
Recommendation(s):		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
Summary of consultation responses:	<p>A site notice was displayed between 06/09/2013 and 27/09/2013 A press notice was published between 12/09/2013 and 03/10/2013</p> <p>No responses received.</p>					
CAAC/Local groups comments:	<p>Charlotte Street CAAC – Object to the proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. Objection to proposed conversion (3rd Floor & roof extension as a maisonette), because this will result in the loss of a single family unit. The existing residential is a single family unit (above the Ground Floor retail) consisting of 1st, 2nd and 3rd Floors. 2. Objection to proposed roof extension to this Listed Building: <ol style="list-style-type: none"> (a) this terrace does not have any roof extensions. (b) loss of original roof construction of this Listed Building. From the geometry of the roofs, we think that this is an original roof construction/profile. 3. Listed Building: <p>From the current description of this Listed Building on Camden's website, it would appear that there is no internal description of the building. Thus, the opportunity should be taken to inspect this un-inspected interior, (1st, 2nd and 3rd Floors and Basement). I myself took some digital photos of the interior some months ago (which I can forward on to you in due course), shortly before the long term tenant of the residential moved out.</p>					

Site Description

The application site relates to a four storey mid-terrace building located on Tottenham Street. The predominant building type in Charlotte Street conservation area is the four storey terraced townhouse with three storey townhouses on the narrower streets. Roof forms are commonly defined by a parapet and create a strong and often consistent roofline.

The building is Grade II Listed and is sited within Charlotte Street Conservation Area.

Relevant History

No previous planning history

Relevant policies

National Planning Policy Framework 2012

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2010

Core Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP22 Promoting sustainable design and construction

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

CPG2 Housing

CPG6 Amenity

CPG7 Transport

CPG8 Planning obligations

Charlotte Street Conservation Area Appraisal and Management Strategy 2008

Assessment

Proposal and background

The application site relates to a four storey mid-terrace building on Tottenham Street. As existing, the building has not been subject to alteration at roof level. The upper floors are residential and are laid out as a HMO. The proposal, seek to enlarge the existing bedsit to provide a one bed flat and extend the subject building at roof level, proposing an additional floor including the alteration to a chimney and roof terrace to front with balustrade.

The following works proposed requiring planning and listed building consent are:

- Erection of roof extension to create additional floor with a flat roof. The roof extension would propose a terrace to the front with a glass balustrade.
- The proposal also includes a slate cat-slide roof to the rear which will include 4 rooflights on the rear roofslope. A chimney to the rear will also be capped as part of the proposal;
- Conversion of bedsit on third floor to a single residential unit to provide 1x 1 bedroom self contained flat (C3).

The following works proposed requiring listed building consent are:

- The closing of the original door opening at third floor level to the existing bedsit and the provision of a new door between both rooms at third floor level.
- New partitioning to provide a bathroom and new staircase within the rear room at third floor level.

The main considerations subject to the assessment of these applications are: internal works; design and appearance, land use, quality of residential accommodation, amenity, and transportation.

Internal alterations

The proposed conversion of the bedsit into one self-contained residential unit would involve a number of internal alterations. Camden has a rich architectural heritage and policies CS14 and DP25 seek to preserve and enhance these areas and buildings which form its special character. Specifically DP25 states that the Borough will only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building. The proposed internal works include but are not limited to the following:

- New staircase to third floor to roof level; and
- Internal alterations to include a new bathroom and door openings at third floor level.

The subject building is a Grade II Listed Georgian Townhouse with the upper three floors classed as residential.

Conservation officers have assessed the proposed development in accordance with adopted policies and guidance contained within Camden's LDF and the NPPF.

The internal alterations collectively are considered to disrupt the spatial quality of the third floor.

Design and appearance

No 28 is 4 storey brick faced narrow fronted terrace house, with a shop at ground floor level. It is part of an important group of Grade II listed buildings on the north side of Tottenham Street within the Charlotte Street Conservation Area.

The existing M shaped roof is part of the special historic and architectural interest of this Grade II

listed building. There are no existing roofs visible above the parapet of this and the adjoining late C18 listed terrace houses.

The proposal includes a new roof extension which would remove the existing original fabric of the building at roof level and proposed a new floor.

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

Development policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that preserves and enhances the character and appearance of the conservation area.

CPG1 states that generally a roof extension would be unacceptable where it would adversely impact the skyline and the character and appearance of the local area, particularly where:

- There is an unbroken valley of roofs; Complete terraces have a roofline which is largely unimpacted by roof extensions/alterations;
- Building/terraces already have an additional storey;
- Buildings are already higher and an additional storey would add significant bulk and/or unbalance the architectural composition; and
- Where the scale and proportions of the building would be overwhelmed by extension.

In this regard officers would do not accept the principle of a roof extension to the terrace along Tottenham Street. The terraced properties do not have roof extensions and as such the proposal would appear at odds with the unaltered group of which it forms apart.

Officers consider that the proposed roof extension is unacceptable in this location given that there would be an impact to the existing unaltered terrace and the amount of glazing proposed within the detailed design would not be complementary to the existing building in accordance with policies CS14, DP24 and DP25 of Camden's LDF.

The architectural integrity of the Georgian building would be seriously harmed by the demolition of the M shaped roof and these roof extension proposals. The effect of the proposals would unbalance the architectural composition and overwhelm the scale and proportions of this Grade II listed building, and also detrimentally affect the character and appearance of the conservation area.

The principle of such a roof extension in this context conflicts with policies CS14, DP24, DP25, the Guidance of CPG1 & Charlotte Street CA Appraisal, and is unacceptable in design & conservation terms.

Land use

The application proposes to change the use of the third floor bedsit to a one bedroom self-contained flat (C3) that forms part of an unregistered HMO spread over three floors.

Core policy CS6 seeks to secure sufficient housing of the right type and quality. The site as existing would fall into the category of bedsit rooms that share facilities such as toilets, bathrooms, and kitchens. These are often known as HMOs, some with 3-6 occupiers fall within Use Class C4.

Permitted Development allows housing in Use Class C4 to be occupied lawfully as a self contained dwelling in Use Class C3. As such the Council will not apply policy DP9 to a change of use from C4 to C3 unless the permitted development rights have been removed. Permitted development rights have not been removed from this premises.

The Council seeks to support the development of mixed and balanced communities and development policy DP5 aims to secure a range of unit sizes which are of higher priority in the borough. According to the Dwelling Size Priorities Table, one bedroom units are of medium priority. It is considered that the proposed change from bedsit to one bedroom would be acceptable in principle and would meet the housing priorities for Camden residents in accordance with policy DP5.

Quality of residential accommodation

Policy CS6 seeks to secure sufficient housing of the right type and quality and DP26 requires developments to provide an acceptable standard of accommodation in accordance with standards contained within Camden Planning Guidance CPG2.

The internal floor areas for the proposed 1 bedroom unit would be 52.7 sqm for a two person unit. It is considered that the overall floor area would be in excess of the 50 sqm required within the London Plan 2011 standards and therefore is considered acceptable.

The Council recognises that existing buildings may not be able to provide balconies and terraces, but they should be provided where possible. Private outdoor amenity space, in the form of a terrace, would be provided at roof floor level. The proposed unit would benefit from private outdoor amenity space.

The application of Lifetime Homes standards is required for all developments, including conversions for self-contained housing in accordance with policy DP6 of Camden's LDF. The Council acknowledges that the design or nature of some existing properties means it will not be possible to meet every standard of the checklist, but each scheme should meet as many features as possible. A lifetime homes report has been submitted which demonstrates where criteria are met and provides justification as to why some criteria are not achievable. This is considered acceptable in relation to policies CS6 and DP6.

Amenity

Policies CS5 and DP26 seek to ensure that the amenities of neighbours are not unduly impacted by development in terms of overlooking, outlook and sunlight/daylight. It is not considered that the proposals would cause harm to the current amenity enjoyed by neighbouring owners/occupiers.

Conclusion

The proposal to erect a roof extension to the front façade of the building at roof level has been considered in relation to Camden's policies contained within the LDF and the NPPF. The proposal would cause substantial harm to a listed building and would be unacceptable in principle.

Recommendation

Refuse permission and listed building consent.