

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	04/09/2013
		N/A	<b>Consultation Expiry Date:</b>	22/08/2013
<b>Officer</b>			<b>Application Number(s)</b>	
Rachel Miller			2012/6260/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
104 Agar Grove London NW1 9TY			Please refer to decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Retention of 1 x 3 bedroom, 2 x 1 bedroom and 1 x 2 bedroom flats, existing single-storey ground floor rear extension, railings to roof of rear extension and alterations to boundary wall. Installation of new rooflight to rear elevation of residential units (Class C3).				
<b>Recommendation(s):</b>		Grant conditional planning permission		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>06</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Site notice displayed from 24/07/2013 until 14/08/2013  Press notice displayed from 01/08/2013 until 22/08/2013</p> <p>One response received with the following objections:</p> <ol style="list-style-type: none"> <li>1) The builders worked outside the permitted hours until 11pm at night.</li> <li>2) The builders had no hard hats and no toilet facilities</li> <li>3) A garden shed was knocked down and rebuilt with 8 windows facing into the garden of 106 Agar Grove.</li> </ol> <p>Officer response -</p> <ol style="list-style-type: none"> <li>1) The work has already been carried out</li> <li>2) These are not material planning considerations</li> <li>3) A single storey rear extension was built. There are no windows facing the garden of 106 Agar Grove.</li> </ol>					
<b>CAAC/Local groups* comments:</b> *Please Specify	No response from Camden Square CAAC has been received.					

## Site Description

The application site is a large 5 storey Victorian property located at the end of terrace of Agar Grove on the junction with St Paul's Crescent. The property is not a listed building, but it is located within the Camden Square conservation area.

## Relevant History

EN08/0609: Cleared the garden and erecting an extension.

EN10/0387: Rear garden boundary wall demolished.

EN10/0254: Rear garden wall in excess of 2m in height.

2010/3497/P - Retention of the conversion of single dwelling house to 1 x 3 bed, 1 x 2 bed and 2 x 1 bed flats (Class C3), and associated additions and alterations to include the installation of a Velux-style rooflight to rear roofslope, retention of trellis to boundary wall and retention of rear upper ground floor terrace and railings. Withdrawn by Applicant 04/11/2013

## 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 - Promoting sustainable and efficient travel

CS14 - Promoting high quality places and conserving our heritage

DP2 - Making full use of Camden's capacity for housing

DP5 - Housing size mix

DP6 - Lifetime homes and wheelchair homes

DP18 - Parking standards and the availability of car parking

DP19 - Managing the impact of parking

DP21 - Development connecting to the highway network

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Camden Square Conservation Area Appraisal and Management Strategy 2011

NPPF 2012

London Plan 2011

## Assessment

### Proposal

The application seeks retrospective permission for the conversion of a single family dwellinghouse into 1 x 3 bedroom, 2 x 1 bedroom flats and 1 x 2 bedroom flat, the erection of an existing single-storey ground floor rear extension, railings to side and rear elevations and alterations to the boundary wall.

The application proposes the installation of a new rooflight to rear roofslope.

### Conversion to four flats

The building originally contained a self-contained, one-bedroom flat at basement level with a 5-bedroom maisonette on the upper floors. This application seeks retrospective permission for the change of use to a 3-bedroom flat at basement level, a 1-bedroom flat on the upper ground floor, a 1-bedroom flat on the first floor and a 2-bedroom flat on the second floor and attic. Works are believed to have started in 2008-2009. Policy DP6 seeks to ensure that the Borough retains a wide mix of units in order to cater for varying demand. The proposal includes the retention of a family sized unit at lower ground floor level and creation of 1 x 2-bed unit which is considered to be a priority for the Council's housing targets. It is considered that the development is inline with policy DP6.

The units have floor areas which are in line with the Residential Standards included within Camden Planning Guidance. The 3 bed unit is at lower ground floor level, and this unit has its own entrance to the side of the property. The three bed unit is 88.7 sqm in size. The upper units are accessed from the front entrance on Agar Grove. The 1-bed unit at upper ground level is 49.9 sqm, the first floor 1 bed unit is 48.7sqm and the second floor 2-bed unit is 78.3sqm. All units benefit from having large windows to both the front and rear elevations. The units are considered to be an acceptable size and meet the standards set out in CPG2.

### Design

From looking at the history of enforcement for this site that dates back to 2008 and the Council's photographs when the building work first started, it is considered that the single storey rear extension and railings on top have been in place for more than 4 years. Therefore they are immune from enforcement action.

There is no objection to the installation of a roof light on the rear roofslope. The proposed rooflight is considered to be discrete and would not dominate the rear elevation. It would provide additional light into the attic mezzanine level. The proposal is therefore considered to be appropriate,

The application also includes retrospective approval for works carried out to the boundary wall treatment which faces St Paul's Crescent. There is an existing brick wall and wooden trellis has been built up to a maximum height of 2.9m. The trellis sits above the existing brick wall and matches the height of the existing garage and the wall closer towards Agar Grove. Whilst the trellis and brick wall are high, it is considered that the trellis is not a dominate structure and the height is appropriate for the corner property. The fencing and brick wall are therefore considered acceptable in design terms.

### Amenity

The rear extension and railings have been in place for more than four years therefore are immune from enforcement action.

The boundary fence and proposed rooflight on the rear roofslope do not cause any issues in terms of amenity.

## Transport

The site is located within a PTAL rating of 3 (Moderate). Whilst St Pauls Crescent is identified as a street which suffers from parking stress, Agar Grove is not included within the listing. Therefore there is no policy basis for pushing for car free in this location and so the application is considered acceptable and would not have an impact on the parking stress of the immediate area.

There are 4 cycle spaces and a bin store located within the front garden of the site which adequately address cycling and refuse issues.

**Recommendation: Grant Planning Permission subject to conditions**