

# NORTHGATE SE GIS Print Template



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<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>24/10/2012</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>18/10/2012</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Christopher Heather				2012/3248/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
27 Tottenham Street London W1T 4RW				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>							
Erection of a single storey mansard roof extension to enlarge the existing units to create a maisonette at first and second floors, and another at third and fourth floor level (Class C3).							
<b>Recommendation(s):</b>		Grant conditional planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	09	No. of responses	01	No. of objections	00
				No. Electronic	01		
<b>Summary of consultation responses:</b>		No contact details were given and no specific comments were made other than asking to be kept informed of future developments. It is possible that the respondent is connected to the ground floor mini-cab office.					
<b>CAAC</b>		Charlotte Street <ul style="list-style-type: none"> <li><i>Conservation and Design</i> – The proposed mansard by reason of its design, bulk and location would seriously detract from the appearance of the host building and this part of the conservation area.</li> </ul>					

## Site Description

The site consists of a basement, ground floor and three storeys above. The basement is accessed from a lightwell at the front of the property and is currently in use as a mini cab office. The ground floor is currently vacant, but its lawful use is retail (A1). The first floor is a bedsit and the two floors above are a 2 bedroom maisonette. The site is very near to the junction with Charlotte Street and is part of a terrace of buildings which appear to have been constructed to the same height and proportions, although a number now have roof extensions. The building is a positive contributor within the Charlotte Street Conservation Area, as are the buildings in the rest of the terrace. The properties opposite are more recent and in appearance have limited positive characteristics. The area exhibits a mix of uses.

## Relevant History

**February 1983:** Planning permission (Ref: 28234) granted for "The use of the basement floor at 27 Tottenham Street, W1 as a mini cab drivers rest room/office".

**December 1992:** Planning permission (Ref: 9200576) granted for "The continued use as a take-away restaurant (as defined by Class A3 of the Town & Country Planning (Use Classes) Order 1987) and the conversion of the upper floors to provide one studio flat on the first floor and one three -person maisonette on the second and third floors including external alterations to the roof and rear elevation".

**May 2001:** Certificate of lawfulness (ref: PSX0104138) granted for "existing use of the basement as a mini cab office".

**March 2013:** Planning application (Ref: 2013/1306/P) submitted for "Change of use of basement mini cab office (Sui Generis) to restaurant (Class A3) to create combined A3 unit across basement and ground floor and alterations to shopfront". This application has yet to be determined.

In addition a number of other applications at sites nearby are considered relevant.

**February 1999:** Planning permission (Ref: PS9804989R1) granted for "Demolition of roof addition and the erection of a roof extension" at **29 Tottenham Street**.

**May 2002:** Planning permission (Ref: PSX0204332) granted for "Construction of third floor flat roofed rear extension and formation of roof terrace at fourth floor / roof level with balustrading and alterations to fenestration at roof level on front and rear elevations" at **31a Tottenham Street**.

**February 2004:** Planning permission (Ref: 2003/2960/P) granted for "Erection of a mansard roof extension and rear roof terrace at fourth floor level".

**March 2008:** Planning permission (Ref: 2008/0311/P) granted for "Change of use of rear part of ground floor to form an extension to the existing retail unit (Class A1) and an access area for the upper floors; change of use of the first, second and third floors from part non self-contained residential accommodation and ancillary retail to 3 x self-contained flats (one per floor), erection of mansard roof extension to provide additional floorspace to the third floor front and replacement of windows on front, side and rear elevations" at **35 Tottenham Street**.

**March 2013:** Planning application (Ref: 2013/1601/P) submitted for "Erection of a mansard roof extension with 2x front and 1x side dormer windows with roof light, rear extension at part third floor level with balustrade & terrace facing onto Goodge Place, replacement of windows on front elevation from first to third floor level, replacement of windows/doors on Goodge Place elevation all in connection with change of use of first to third floor from 1 x 3-bedroom residential flat to 1 x 2 -bedroom maisonette and 2 x 1-bedroom self contained flats (Class C3)". This application has yet to be determined at **39 Tottenham Street**.

## Relevant policies

### CORE STRATEGY

CS1 (Distribution of growth)  
CS2 (Growth areas)  
CS5 (Managing the impact of growth and development)  
CS6 (Providing quality homes)  
CS7 (Promoting Camden's centres and shops)  
CS8 (Promoting a successful and inclusive Camden economy)  
CS9 (Achieving a successful Central London)  
CS11 (Promoting sustainable and efficient travel)  
CS13 (Tackling climate change through promoting higher environmental standards)  
CS14 (Promoting high quality places and conserving our heritage)  
CS18 (Dealing with our waste and encouraging recycling)

### DEVELOPMENT POLICIES

DP2 (Making full use of Camden's capacity for housing)  
DP5 (Homes of different sizes)  
DP6 (Lifetime homes and wheelchair homes)  
DP10 (Helping and promoting small and independent shops)  
DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses)  
DP16 (The transport implications of development)  
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)  
DP28 (Noise and vibration)

### Camden Planning Guidance

CPG 1 Design  
CPG 2 Housing  
CPG 3 Sustainability  
CPG 5 Town centres, retail and employment  
CPG 6 Amenity  
CPG 7 Transport  
CPG 8 Planning obligations

### Fitzrovia Area Action Plan

## Assessment

### Proposal and background

The proposal is to add a mansard roof extension which would create a fourth floor. Internally what is now a bedsit and a two bedroom maisonette would become two one-bedroom maisonettes. The proposal has been amended. Previously, it was proposed to have a one-bedroom unit at first floor level, another one-bedroom unit at second floor level, and a two bedroom maisonette across the third floor and newly created fourth floor. Following concerns about the quality of the accommodation and the design of the mansard extension the proposals were amended.

### Conservation and design

Policies CS14, DP24 and DP25 concern design and conservation. CPG1 provides detailed advice on mansard

roof extensions. The planning history confirms that a number of roof extensions have received planning permission in the terrace, the most recent being at 35 Tottenham Street in 2008. There is currently an outstanding application at 39 Tottenham Street. The corner property is 69 Charlotte Street, and is taller: as suggested by the address it has more of a relationship with Charlotte Street than the terrace on Tottenham Street. The objection from the CAAC relates to the principle of a roof extension but it is only this site and number 39 which do not have roof extensions. Therefore, there is not considered to be an in principle objection to the construction of a roof extension. The detail is important and the concern raised by the CAAC about this was agreed with: as originally proposed the extension was quite top heavy and amendments were accordingly requested. The advice within CPG1 is that a mansard extension can be an appropriate way of extending a property without it being highly visible. The two examples given in the guidance are a *True Mansard* and a *Flat topped Mansard*. The proposal is for the latter and this is appropriate given the context. The existing extensions are not uniform and some are more prominent than others from the street.

The guidance is that the angle of the mansard should be between 60 and 70 degrees when measured from the horizontal, and the proposal would be within this at 68 degrees. The windows would be timber, and the design has been amended so that the arrangement of transoms and mullions matches the windows below. The applicant has agreed that natural slate shall be used to clad the extension. Therefore, it is considered that the proposal does correspond with the guidance in CPG1 and is acceptable in this location given the surrounding context.

#### **Quality of the resulting residential accommodation (including Lifetime Homes and Housing Mix)**

The relevant policies are CS6, DP2, DP5, and DP6, and they are supplemented by CPG2. The principle of residential accommodation is already established. The table below details the size of the existing units, what was originally proposed and what is now proposed.

Floor	Existing	Originally proposed	Now proposed
Basement	Mini-cab (Sui generis)		
Ground	Retail (A1)		
First	Bedsit (23.6sqm)	1 bedroom (23.6sqm)	1 bedroom (47.2sqm)
Second	2 bedroom (49.4sqm)	1 bedroom (23.6sqm)	
Third		2 bedroom (52.2sqm)	1 bedroom (52.2sqm)
Fourth	N/A		

The existing units are sub-standard and are a legacy from a planning permission granted in 2002. Comparing them against current planning policy they fall below the standards. CPG2 states that 32sqm is the minimum size, and the bedsit is 8.4sqm below this, making it only 74% of the required size. The 2 bedroom unit is 11.4sqm below the 61sqm standard, which is 81% of the size advised in CPG2. The original proposal would have retained the unit at first floor with some changes to the internal layout. However, it would also have introduced a similarly sub-standard 1 bedroom unit, and a 2 bedroom unit which would have been well below the 61sqm standard. Whilst the maintenance of the unit at first floor level could probably have been tolerated, the introduction of further small accommodation was not considered acceptable. Therefore, the proposal was amended so that the number of units is unchanged, but the two proposed units would be larger. The lower maisonette would be marginally below the requirement for 48sqm and the upper maisonette would comfortably exceed it. Both would provide a good standard of accommodation. The layout of each unit is logical: the bedrooms are to the front of the property which is not ideal in such a central location but this arrangement does make best use of the internal space.

There is no dedicated amenity space for the units, nor is there separate cycling or refuse provision. However, the existing units do not feature these and in this part of the borough it is not uncommon for units to not have amenity space, albeit that this is always unfortunate. The number of persons living in the flats would stay the

same (currently it is a 1 person bedsit and a 3 person flat, and this would become two 2 person flats) and so there is no reason to consider that the demand for cycling or the amount of refuse would increase. With the flats being larger they are better equipped to accommodate this anyway.

The units would not accord with the principles of lifetime homes, but the existing units do not and with the entrance staying the same there is considered to be little that can be achieved in this instance.

The mix of units is a reflection of the site's constraints. Although one-bedroom market units are a lower priority than others, the proposed arrangement is considered preferable than the sub-standard 2 bedroom unit and bedsit that are there now.

### **Neighbouring amenity**

Policies CS5 and DP26 are of relevance. Although the internal layouts on the first, second and third floors would be changed this is not to the detriment of neighbouring properties. The site is near to the junction which means that to the rear there are windows at right angles to each other. Some of these windows serve residential properties, whilst others are commercial. There would be no practical difference between the existing and proposed impacts to the rear, and the proposed layout would include kitchen and bathroom windows to the rear, along with those of the stairwell. To the front views are across Tottenham Street itself and the layout changes are neutral as regards opportunities to see into neighbouring properties.

The roof extension would be a new feature, but the impact on neighbours would be small. There are no windows looking directly onto the site except for those on the other side of Tottenham Street (which are not in residential use), and the extension would not take the building higher than those nearby. Therefore, there would be no possibility of there being any light reduction, nor any opportunities to overlook other properties. Overall, the impact on neighbours would be largely unchanged.

### **CIL**

The site falls below the threshold for the Mayor's Community Infrastructure Levy.

### **Other matters**

The land use is not proposed to change as part at basement or ground floor level of this planning application. There is a separate planning application relating to this which has not yet been determined, and the outcome of this application is not considered to impact on the acceptability or otherwise of that application. The existing entrance to the upper floors would not be changed.

As originally submitted it would have been necessary to ensure that the additional unit was not eligible for an on-street parking permit. However, the amended scheme does not increase the number of units and so there is not considered to be a justification for removing any permits, and so no requirement for a section 106 agreement.

The nature of the development is such that there are no specific requirements for sustainable measures, although it is accurate to state that the site is very sustainably located being near to Goodge Street Underground Station and bus routes on Tottenham Court Road.

### **Conclusion**

Following concerns about the quality of the accommodation and the design of the roof extension the proposal is now considered acceptable. There are a number of mansard extensions in the terrace already, and the proposal is now proportionate to the building and in accordance with the guidance in CPG2. The proposal would now result in the same number of units but would replace the existing sub-standard units with two units which would provide much better accommodation. The impact on neighbours would be largely unchanged and there are no other issues raised which would suggest a reason for refusal.

**Recommendation:** Grant conditional planning permission.

**DISCLAIMER**

**Decision route to be decided by nominated members on Monday 15<sup>th</sup> July 2013. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**

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Application Ref: **2012/3248/P**  
Please ask for: **Christopher Heather**  
Telephone: 020 7974 **1344**

Dear Sir/Madam

11 July 2013  
**DRAFT**  
**DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted**

Address:  
**27 Tottenham Street**  
**London**  
**W1T 4RW**

**DECISION**

#### **Proposal:**

Erection of a single storey mansard roof extension to enlarge the existing units to create a maisonette at first and second floors, and another at third and fourth floor level (Class C3).

Drawing Nos: Site location plan; 12/313/01 A; 12/313/02 A; 12/313/03; 12/313/04;  
12/313/05; 12/313/06; 12/313/07 A; 12/313/07-1 A; 12/313/08 A; 12/313/09 A; 12/313/10 A;  
12/313/11 A; 12/313/12 A; 12/313/13 A; 12/313/14 A; 12/313/15 A; 12/313/16 A;  
12/313/17; 12/313/18 A; 12/313/19 A; 12/313/20 A; 12/313/21; 12/313/22.

The Council has considered your application and decided to grant permission subject to the following condition(s):

#### **Conditions and Reasons:**

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; 12/313/01 A; 12/313/02 A; 12/313/03; 12/313/04; 12/313/05; 12/313/06; 12/313/07 A; 12/313/07-1 A; 12/313/08 A; 12/313/09 A; 12/313/10 A; 12/313/11 A; 12/313/12 A; 12/313/13 A; 12/313/14 A; 12/313/15 A; 12/313/16 A; 12/313/17; 12/313/18 A; 12/313/19 A; 12/313/20 A; 12/313/21; 12/313/22.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)

**DRAFT**

**DECISION**



View from junction of Charlotte Street and Tottenham Street

The site and properties to the west on Tottenham Street







The site and properties to the west on Tottenham Street

View from the entrance to Tottenham Mews





Looking east towards Charlotte Street from near the junction of Tottenham Street and Goodge Place

Aerial view of the site and the rest of the terrace from the south



The site