

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		27/09/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		18/09/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Sam Fowler				2012/3805/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
140 Gloucester Avenue London NW1 8JA				Refer to draft 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 extension at rear basement level, creation of front basement lightwell enclosed by railings and with staircase to basement all in connection with change of use of basement and part ground floor from estate agent (Class A2) to a self contained flat (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission, subject to conditions and a s. 106 agreement					
<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	<b>08</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Advertised: 16/08/2012, expired: 06/09/2012 Site notice: 10/08/2012, expired 31/08/2012  No responses were received during the consultation period from the owners/occupiers of the neighbouring properties.					

**CAAC/Local groups comments:**

Primrose Hill Conservation Area:  
We have no objection to the changes proposed. We are however concerned that substandard housing should not be created in the conservation area, and would welcome confirmation that the natural light to the front bedroom meets the requirements for a habitable room, noting that this is not solely a function of the size of the window in relation to the floor area of the room, but also the location of structures obscuring the light.

**Site Description**

The subject property is located on the eastern side of Gloucester Avenue. The main feature on the property is a three storey building. At ground floor, the property is currently being used as a real estate office. A radio services business is operating at basement level. The floors above comprise of a residential unit.

The site is located within the Primrose Hill Conservation Area, the building dates from the mid 19<sup>th</sup> century and is identified as a building which makes a positive contribution.

**Relevant History**

2009/5350/P: Application for additions and alterations to include the erection of a mansard roof extension with front terrace to existing residential dwelling  
Withdrawn

2010/0202/P: Planning permission granted for erection of a rear extension at 1st and 2nd floor levels to residential flat.  
Granted, 25<sup>th</sup> February 2010

2010/0265/P : Erection of a mansard roof extension with front terrace to existing residential dwelling.  
Granted, 2<sup>nd</sup> March 2010

**Relevant policies**

**Local Development Framework (2010)**

LDF Core Strategy

- 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)

LDF Development Policies

- DP2 (Making full use of Camden's capacity for housing)
- DP6 (Lifetime homes and wheelchair homes)
- DP13 (Employment sites and premises)
- DP16 (The transport implications of development)
- DP18 (Parking standards and limiting the availability of car parking)
- DP21 (Development connecting to the highway)
- DP22 (Promoting sustainable design and construction )
- DP24 (Securing high quality design)
- DP26 (Managing the impact of development on occupiers and neighbours)
- DP29 (Improving access)

**Camden Planning Guidance 2011**

- CPG1 (Design)
- CPG2 (Housing)
- CPG7 (Transport)

**Primrose Hill Conservation Area Appraisal and Management Strategy (CAAMS) 2000**

## Assessment

### Proposal

The applicant is seeking planning permission for a rear extension and internal works to change the use of the entire basement and part of the ground floor level of the building. The basement would no longer be used as an A2 use, and would be used as a residential unit (use class C3). The real estate office (Use Class C2) at the front of the ground floor would be reduced in size, and the back room would be converted to a bedroom (C3), that is to be used in conjunction with the residential unit at ground floor.

Therefore it would be creating no. 1 new residential unit, while retaining the use of the A2 use at the front of the ground floor.

The Key planning issues are:

- The loss of existing employment floorspace (Class A2);
- The principle of new residential accommodation (Class C3);
- Design of the proposed scheme;
- The standard of accommodation;
- Provision of car and cycle parking;
- Protecting the amenity of neighbouring properties;

### Assessment

#### **The loss of existing employment floorspace (Class A2)**

The existing building is in use as a real estate agency and radio service (Class A2). There is no policy protection afforded to A2 uses in the Borough, the loss of the existing A2 floorspace therefore accords with adopted planning policy.

#### **The principle of new residential accommodation (Class C3)**

Policies CS6 and DP2 seek to maximise the supply of housing in the Borough and identify housing as the 'priority land-use' in the LDF. The introduction of a new residential unit will contribute towards meeting the Borough's need for housing and accords with CS6 and DP2.

#### **Design of the proposed scheme**

Policy DP24 which requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building and Policy DP25 which requires new development to both preserve and enhance the character and appearance of conservation areas.

Camden's Design Guidance states that rear extensions should be:

- secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.
- The width of rear extensions should respect the rhythm of existing rear extensions.

The proposed rear extension would infill a small area that is used as a courtyard behind the A2 use.

The proposed sliding doors and matching materials is generally considered to be acceptable. It would also be a relatively modest development, which would also not be to the detriment of either the host building or the surrounding conservation area. Therefore it is considered to be consistent with the above guidance.

Insofar as the front, the existing buildings' façade will remain relatively unchanged when viewed from the street. The predominant glazing and existing front door would remain at ground floor. The railing would be altered to provide a gate and access to a staircase to the front of the basement. The lower window at basement level would be partially bricked up to accommodate the staircase. It is not considered that any of these alterations would be of an incongruous design when considering the host building, and nor would they have any affect on the conservation area.

### **The standard of residential accommodation**

CPG2 housing sets out the Council's standards for new residential development in terms of unit size, room size, amenity space and the quality of accommodation provided. The proposed unit would be 89sq m, which is well above the requirement for a 2-bedroom flat.

Internal cupboards have been shown to provide built in storage space as required by CPG2, and, having regard to the generous room sizes, there is also sufficient space remaining for the storage of domestic and white goods.

The bedroom at ground floor, located to the west of the building, would be relying on a window that has been reduced in size to accommodate a stair case. This has implications in terms of the amount of daylight received into the property. A review of the scheme for this window has demonstrated that the proposal would conform to the guidance set out in CPG2 and is considered acceptable.

The proposals are considered to provide a good standard of residential accommodation in accordance with CS6, DP2 and the guidance set out in CPG2.

In respect of Lifetime Homes (as outlined by policy DP6), the applicant has not submitted a lifetime homes assessment demonstrating areas where the proposed scheme can accord with the necessary standards. An assessment for the site needs to be submitted as part of the application, however this can be secured by condition.

### **Provision of car and cycle parking**

#### **Transport**

Car free - The site has a high level of accessibility to public transport. The site is also within a controlled parking zone. Policy DP18 states that the Council expects all development located within the area to be car free. Therefore any permission would be subject to one of the units being secured as car free through a Section 106 Agreement.

#### **Cycle Parking**

The Council's cycle parking standards state that 1 cycle parking space is required per residential unit, however for larger residential units (3+ beds), the London Plan requires 2 cycle parking spaces per unit. The proposal is for an additional residential unit, therefore 1 cycle storage/parking spaces are required. The submitted plans do not show details of the cycle parking however, this can be secured by condition.

### **Protecting the amenity of neighbouring properties**

Policies CS5 and DP26 seek to protect the amenity of the Borough's residents from the negative effects of growth and development. The proposed accommodation will be sited in close to proximity to nearby residential dwellings, the nearest being those within the upper levels of no. 140 Gloucester Avenue, as well as the neighbours to the direct north and south.

The single storey nature of the extension, and the lack of new windows facing out beyond the garden towards residential units prevent the development from causing any negative overlooking or privacy concerns. The rear extension is also relatively modest, and would have no impact on the sunlight or day light levels. In regard to the existing outlook, the effects of the proposals will be negligible.

### **Community Infrastructure Levy**

The proposal creates a new residential unit and is therefore subject to contributions towards the Major's CIL. This is currently calculated as being the net additional residential floorspace, 89.3m, multiplied by £50, and is £4465.00.

**Recommendation: Grant conditional permission subject to a Section 106 legal agreement to secure the flats as car free**

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