

Delegated Report		Analysis sheet		Expiry Date:		07/09/2011	
		N/A		Consultation Expiry Date:		09/08/2012	
Officer				Application Number			
John Sheehy				2011/2373/P			
Application Address				Drawing Numbers			
72-74 Parkway London NW1 7AL				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Erection of mansard roof extension with solar panels and rear extensions at first and second floor level in connection with conversion of 4-bed maisonette to 3 x self contained flats (2 x 1-bedroom and 1 x 3-bedroom) following partial demolition at first, second floor and roof level.							
Recommendation:		Grant conditional permission subject to a Section 106 Legal Agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	7	No. of responses No. electronic	2 2	No. of objections	0
Summary of consultation responses:		<p>During the application period the applicant reduced the number of proposed residential units from four to three. As a result the Council carried a second round of consultation on the application.</p> <p>Site Notice displayed 22-7-2011 to 12-8-2011. Re-displayed from 12-7-2012 to 2-8-2012.</p> <p>Press Notice published 28-7-2011 to 18-8-2011. Re-published from 19-7-2012 to 9-8-2012.</p> <p>Comments received from occupiers of two properties in Gloucester Crescent. In summary the following comments were made:</p> <ul style="list-style-type: none"> The proposed alterations fall within the envelope of the adjoining houses, and therefore seem to be satisfactory in principle. A pitched slated roof, instead of the flat roof shown, to the upper projecting section would be more in keeping with the adjacent extension to no. 70, and would discourage the use of the roof as a terrace, which would not be acceptable on either safety or overlooking grounds; The architect should produce better details for the windows and French doors on the rear elevation which seem to be an attempt at sub-Georgian. Could they just be simple versions of Victorian sashes? There are no details of what is proposed for the large flat roof at first floor level, which is very visible from all the neighbouring houses; Rear flat-roofed areas should not be allowed to be used as roof terraces; Previous works to this property caused damage to party wall to the rear. 					
CAAC/Local groups comments:		Camden Town CAAC: "no comment".					

Site Description

The application relates to a three-storey mid-terrace property on the northern side of Parkway opposite the junction with Albert Street.

The building has a commercial unit at ground floor level and a self contained 4-bed unit on the upper floors. The whole of the building is currently vacant and is stripped out internally.

The building is not listed however the site is located in the Camden Town Conservation Area. The property is identified in the Revised Camden Town CAS as a negative building which detracts from the character and appearance of the CA.

Relevant History

May 2007 Planning permission refused for change of use and works of conversion of two upper floors from 4 bed maisonette to create 6 flats (3 x 1 bedroom and 3 x 2 bedroom flats) including erection of a rear extension at first and second floor level and the erection of a roof extension, ref. 2007/0352/P. The application was refused for the following reasons:

- *The height, bulk, scale and detailed design, would be overly prominent and dominant to the streetscene and would result in the loss of the rear valley roof profile;*
- *The rear extensions by reason of their scale, bulk, form and design would produce extensions that fail to relate subordinately to the building and would cause harm to the character and appearance of the Camden Town Conservation Area;*
- *The height and bulk on the boundaries to No. 70 and 76 would give rise to an unreasonable sense of enclosure, loss of light and outlook to the detriment of the adjoining residents;*
- *The application was also refused on the basis of the failure to enter into a Legal Agreement to secure: car-free housing; "very good" or "excellent" ecohomes rating; education contribution; and open space contribution.*

November 2007 appeal against ref: 2007/0352/P dismissed. *The appeal confirms the roof and rear extension would be acceptable in principle but would have resulted in undue bulk.*

February 2012 Planning permission and advertisement consent granted for the following:

- installation of a new shop front including two new doors, ref. 2011/6219/P;
- installation of 3 x air conditioning units, condenser unit and goods lift overrun enclosed by timber panel fence on rear first floor level roof all in connection with existing retail unit (Class A1), ref. 2011/6222/P;
- display of 1x externally illuminated projecting sign and 2x externally illuminated fascia sign. 2011/6221/A.

Relevant policies

LDF Core Strategy

CS5 Managing the impact of growth and development
CS11 Promoting Sustainable and efficient travel
CS14 Promoting high Quality Places and Conserving Our Heritage

LDF Development Policies

DP16 The transport implications of development
DP17 Walking, cycling and public transport
DP18 Parking standards and the availability of parking
DP19 Managing the impact of parking
DP20 Movement of Goods and Materials
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
DP29 Improving access

Camden Planning Guidance 2011

Camden Town Conservation Area Appraisal and Management Strategy

National Planning Policy Framework

London Plan 2011

Assessment

The main issues for consideration are:

- impact on the appearance and architectural quality of the building and the character and appearance of the Conservation Area;
- impact on neighbour amenity;
- mix and quality of proposed units;
- transport; and
- energy and sustainability.

Impact on the appearance of the building and the Conservation Area

Site context

The property is a mid terrace ground plus two upper floors building located on the north side of Parkway. The majority of the terrace is Victorian, with later 20th century infills. The application building appears to have originally been two early Victorian buildings but has been altered heavily to appear as one property in a 20th century style and is pebbled dashed at the rear. The existing ground floor retail unit occupies the whole of the site, including what would originally have been unbuilt rear garden space.

The building is currently vacant and is stripped out internally. The upper floors extend to a depth consistent with the predominant rear building line along the terrace. The rear of the terrace has been variously altered with full- and part-width one to three storey extensions, many of which are historic.

The site lies within the Camden Town Conservation Area and is designated in the Revised Camden Town CAS as a negative building which detracts from the character and appearance of the CA.

Planning History

As noted above, the appeal dismissed in November 2007 confirms that the roof and rear extension would be acceptable in principle but the design then proposed would have resulted in undue bulk.

Proposed Scheme

The proposed scheme addresses the concerns raised by officers about previous schemes.

The roof extension would comply with Camden Planning Guidance and would be suitably set back from the front and rear facades. The full-width first-floor rear extension would comply with Camden Planning Guidance. The part-width second floor extension is appropriate given the various extensions which already exist on the terrace. The proposed extension would not dominate the rear façade or look out of place on the terrace. The depth of the new rear extension is modest compared with others in the terrace and would not result in overdevelopment of the site.

The proposed design is acceptable in principle but limited with regard to the level of details provided in particular with regard to the treatment of openings. Additional information on window and door detailing is required by condition.

Demolition

The works would result in the removal of the roof but not a substantial amount of the rear façade. Although the applicants have submitted an application for Conservation Area Consent this is not necessary and has been withdrawn by the Council. A condition is attached to the decision notice requiring details for the demolition and structural stability of the remaining parts of the building to be submitted in order to ensure the works can be carried out in accordance with the approved drawings.

Design conclusion

The works would not unduly harm the character of the building or the surrounding area because the building has already been substantially and variously altered in the past. Moreover it is in serious state of disrepair which requires considerable maintenance and work to bring it back to active use.

The amount of demolition proposed is necessary to allow this to happen but is not excessive. The resultant scheme would improve the appearance of the building and would preserve and enhance the character and appearance of the terrace and the CA as a whole.

Impact on Neighbour Amenity

In order to assess the impact of the proposed mansard and rear extensions on access to sunlight and daylight of neighbouring occupiers a report has been prepared by Right of Light Consulting - dated 21st December 2010. This report assesses all adjacent properties that would be affected by the proposal in terms of the Vertical Sky Component, No-Sky Line and Average Daylight Factor tests. The Report demonstrates that the proposal would not result in any significant loss of sunlight or daylight to neighbouring occupiers.

Views from the proposed accommodation would replicate views from existing adjacent residential windows and would not add to overlooking of neighbouring properties. The use of the flat roof at rear first floor level and rear third floor level as roof terraces could result in direct views to neighbouring properties and loss of privacy to occupiers. As a result, a condition is added to ensure that access to these flat-roofed areas is for maintenance only (and for access to the enclosed cycle storage and refuse area) and to ensure they are not used as external amenity spaces.

The flat-roofed area at the rear is finished in a utilitarian bitumen surface. This would be replaced by a sedum green roof thereby enhancing the outlook of neighbours who overlook the rear of the site.

The application would not result in additional noise, loss of outlook or other disturbance to neighbouring occupiers. Subject to a condition controlling use of flat-roofed areas the application is consistent with policies CS5 and DP26.

Mix and Quality of proposed housing

The following accommodation is proposed:

<u>First Floor Flat 1</u>		<u>First Floor Flat 2</u>		<u>Second + Third Floor Flat, no. 3</u>	
<i>(1 bedroom, 1 person unit)</i>		<i>(1 bedroom, 1 person unit)</i>		<i>(3 bedroom, 4 person unit)</i>	
<i>Bedroom:</i>	<i>16.0m²</i>	<i>Bedroom :</i>	<i>15.4m²</i>	<i>Bedroom 1:</i>	<i>20m²</i>
<i>Total floorspace:</i>	<i>42.4m²</i>	<i>Total floorspace:</i>	<i>31.4m²</i>	<i>Bedroom 2:</i>	<i>11.8m²</i>
				<i>Bedroom 3:</i>	<i>11.8m²</i>
				<i>Total floorspace:</i>	<i>75m²</i>

Camden Planning Guidance states that new self-contained dwellings should satisfy the following minimum areas for overall floorspace (excluding communal lobbies and staircases):

<i>Number of persons</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>
<i>Minimum floorspace (m²)</i>	<i>32</i>	<i>48</i>	<i>61</i>	<i>75</i>	<i>84</i>	<i>93</i>

Camden Planning Guidance also requires first and double bedrooms to measure a minimum of 11.0m² and other bedrooms to measure a minimum of 6.5m². The proposed development is compliant with Camden Planning Guidance with regard to the size of bedrooms.

The flats would all have good outlook and ventilation as recommended within Camden Planning Guidance.

The proposed units would provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight, ventilation and outlook. In terms of overall size, Flat 2 would be 0.6sqm below the CPG standard for overall floorspace for a single-person unit. This marginal shortfall is not significant enough for the accommodation to be considered as substandard. Sunlight and daylight to rooms is consistent with Camden Planning Guidance requirements. The proposal is consistent with the Residential Development Standards contained in Camden Planning Guidance.

Lifetime homes

All new homes should comply with Lifetime Homes criteria as far as possible. The applicants have submitted a Lifetime Homes assessment which indicates that the scheme complies with many of the 16 points of the criteria. The constraints of the scheme are such that not all of the criteria can be met, but the measures proposed are considered acceptable in this instance.

Refuse and recycling

An area on the flat roof at the rear of the premises is set aside for storage of refuse and recycling. This area is large enough to accommodate all of the refuse and recycling requirements that will be generated by the development. Details are reserved by condition in order to ensure that refuse storage is covered and will not result in disturbance by fumes or vermin.

Transport and Parking

The site has a Public Transport Accessibility Level of (PTAL) of 5 (very good) and is within a Controlled Parking Zone. Camden Town North (CA-F (n)) CPZ operates Mon-Fri 09:30-17:30 and is highly stressed having more parking permits issued than the number of spaces available. As a result all of the flats within the proposed development will be car-free. The mechanism whereby this requirement is secured is a Section 106 Legal Agreement.

The occupation of the highway for items such as hoarding, skips or storage of construction materials will require a licence from Highways Management and this, along with the existing on-street waiting and loading controls should be sufficient to ensure the work is carried out in such a way as to not adversely affecting the safety or operation of the public highway. As a result of these controls and the scale of the demolition and construction works, which is limited, a Construction Management Plan is not required.

Camden's Parking Standards for cycles state that 1 parking space is required per residential unit. The proposal is for 3 residential units but an area with space for 6 cycles has been provided at first floor level externally on the flat roof. The site has a commercial use at ground floor level (currently vacant); as a result it is difficult to provide cycle parking at ground floor level. In order to ensure that the method of securing the cycles is acceptable and that the cycles are covered further details are required. A condition has therefore been attached to the decision requiring the applicant to provide further details of cycle parking and storage as well as details for the railing around the cycle area.

Energy and sustainability

The applicant has submitted an EcoHomes Pre-Assessment by Ian Sayer Quantity Surveyors dated March 2011. Camden Planning Guidance requires all planning applications with an EcoHomes Assessment to achieve a Very Good rating or better. According to the information contained within the pre-assessment the scheme is likely to achieve a Very Good rating with a score of 63.64%. It is unclear from the information submitted whether it achieves the CPG targets of 60% of credits for energy, 60% credits for water and 40% credits for materials. A section 106 obligation is required to secure a post-construction assessment demonstrating that a minimum rating of Very Good has been achieved and to secure details of on-site renewables.

Concerns of Neighbouring Occupiers

Neighbours raised concerns with regard to detailing of the new windows and external door indicated on the proposed drawings. These concerns are addressed by a condition requiring a further submission of details application with details to be approved prior to implementation of the scheme. Likewise a condition is attached to ensure the rear flat-roofed areas are used for maintenance and for access to the cycle storage and refuse area only and not as outdoor amenity spaces. Party wall issues which have also been raised by neighbours are subject to control under separate legislation and can only be given very limited weight when considering the planning merits of an application.

Other issues

The proposal is for a 3-unit development (net increase of 2 units) and does not generate a requirement for education or open space contributions as the scheme is below the threshold of 5 units at which these

contributions are triggered.

A green roof is proposed, however details of species and maintenance have not been provided. A condition is attached to ensure that these details are provided prior to implementation.

CIL: The application is likely to trigger a Crossrail CIL payment, due to the addition of residential units and new floorspace.

Recommendation: grant conditional permission subject to a Section 106 Legal Agreement.

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