

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	10/09/2012
		N/A		Consultation Expiry Date:	13/08/2012
Officer			Application Number(s)		
Gideon Whittingham			2012/3167/P		
Application Address			Drawing Numbers		
1 - 2 Wilmot Place London NW1 9JS			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a 3 rd floor roof extension to provide two 1 bedroom self-contained flats (Class C3), with associated increase in the height of parapet, installation of 9 rooflights and 6 solar panels and a green roof; creation of a rear roof terrace with glass balustrade at third floor level; alteration of fenestration at first and second floor levels on front elevation and rendering of brickwork on all elevations; retention and alteration of commercial façade at the ground floor level including removal of garage and installation of white painted render plus creation of new ramped access on forecourt					
Recommendation(s):		Grant Planning Permission subject to S106 agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	24	No. of responses	9	No. of objections	9
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed from 25/07/2012 (expiring on 15/08/2012).					
	During the determination period a total of 9 objections have been received from the occupiers of Nos. 1, 1A, 2A, 3 Wilmot Place, 52-54, 57, 61-63 Rochester Place. The concerns are summarised in detail below: <u>Design / impact on the surrounding/conservation area</u> <ul style="list-style-type: none">Proposed height, bulk, massing of the proposed building would be detrimental to the character and appearance of the Jeffrey Street Conservation area and in particular the listed terrace in St Pancras Way (refer to paras 2.1-2.7);Concern at structural integrity of the building as a result of the development works (refer to para 7.2) <u>Amenity of neighbouring occupiers</u> <ul style="list-style-type: none">Overlooking from windows within side elevation and proposed roof terrace (refer to paras 3.1-3.6)Loss of tree (refer to para 1.3)Residents would have to deal with unwanted noise, cooking smells and litter (refer to para 3.2)Implication of works (noise, disruption) on existing occupants of building and local residents (refer to para 3.7) <u>Transport</u> <ul style="list-style-type: none">Results in the loss of the commercial garage (refer to para 5.4)Increase in parking congestion (refer to paras 5.1-5.2) <u>Quality of accommodation</u> <ul style="list-style-type: none">Proposal will result in overcrowding (refer to paras 4.1-4.6) <u>Consultation and details of submission:</u> <ul style="list-style-type: none">Plans omit floor layout of No.1 Wilmot PlaceThe plans are unavailable on the Council's website All information submitted as part of this application has been available on the Council's website.					
CAAC/Local groups comments:	<u>Objection from the convenor for South Kentish Town Conservation Area:</u> "They are out of character for the Conservation Areas" "They would produce a bulk and massing that excessive in relation to the predominant style of the Wilmot Place" "The design is poor, giving a fussy and unpleasant long façade of windows without benefit of a pitched roof" "There would be overlooking and light pollution for all the other houses in the Square (at the back)" "works included on existing plans are unauthorised" <i>Officer comments: This application seeks to regularise all unauthorised</i>					

works. The issues raised are assessed in parts 2 and 3 of the report.

Objection from the Reed's and Rochester Place Neighbourhood Association:

"works and use included on existing plans are unauthorised"

Officer comments: This application seeks to regularise all unauthorised works.

"proposed height, bulk, massing of the proposed build would be detrimental to the character and appearance of the Jeffrey Street Conservation area and in particular the listed terrace in St Pancras Way"

"results in the loss of the commercial garage"

Officer comments: These issues are assessed in parts 2 and 5 of the report.

"the proposal would not conserve the street tree"

Officer comments: This issue is addressed in part 1.4 of the report

Site Description

This application relates to a pair of three storey buildings, located on the north side of Wilmot Place, between the junctions with Rochester Place to the east and St Pancras Way to the west. The buildings are mid 20th century developments, authorised at ground floor level for offices within Class B1. The upper floor levels comprise 4 x 1 bed flats.

Although the site is not located with a Conservation Area, the Rochester Conservation Area is located beyond Rochester Place to the east. Immediately to the west lie the Jeffreys Street Conservation Area and the Grade II listed terrace along St Pancras Way, namely Nos.108-132 (evens).

Relevant History

1 Wilmot Place:

- CTP/26783 – PP Granted (18/10/1978) for the erection of a three storey building for use as a builder's workshop, store, garage and office on the ground floor with a residential flat on each of the first and second floors.
- CTP/32074 - PP Granted (19/06/1961) for the retention of windows on the ground floor and provision of windows on the first and second floors at the side as an amendment to conditional planning permission granted by letter dated 18th October 1978 (reg. no. 26783(R)) for the erection of a 3-storey building for use as a builder's workshop, store, garage and office on the ground floor with a residential flat on each of the first and second floors.

2 Wilmot Place:

- CTP/6062 – PP Granted (12/12/1968) for the erection of a 3 storey building at No. 2 Wilmot Place, for use as a builder's workshop, store, garage and office on the ground floor with a residential flat on each of the first and second floors. This permission was implemented.
- 2003/1190/P - PP Granted (02/10/2003) for the removal of condition 4 of Planning Approval granted on 12/12/1968 to change the use from builder's workshop, store, garage & office to Class B1. This permission was implemented.
- 2004/0073/P – PP Granted (05/02/2004) for alterations to the existing facade to provide a new shopfront.

1 and 2 Wilmot Place:

EN12/0308: - An alleged breach, namely the change of use from class B1 use to class A2 use was investigated. This enforcement case was closed as no contravention had taken place.

3 Wilmot Place:

PP Granted (02/12/2008) for the erection of a mansard roof extension to provide additional habitable floorspace for upper maisonette (Class C3), alterations to flank elevation windows and door, and installation of railings on the flat roof of ancillary garage to enable its use as a roof terrace.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

- CS1** (Distribution of growth)
- CS5** (Managing the impact of growth and development)
- CS6** (Providing quality homes)
- 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)
- CS15** (Protecting and improving our parks and open spaces & encouraging biodiversity)
- CS19** (Delivering and monitoring the Core Strategy)

Development Policies:

- DP2** (Making full use of Camden's capacity for housing)
- DP5** (Homes of different sizes)
- DP6** (Lifetime homes and wheelchair homes)
- DP16** (The transport implications of development)
- DP17** (Walking, cycling and public transport)
- DP18** (Parking standards and limiting the availability of car parking)
- DP19** (Managing the impact of 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)
- DP31** (Provision of, and improvement to, open space and outdoor sport and recreation facilities)
- DP32** (Air Quality and Camden's Clear Zone)

Camden Planning Guidance 2011:

CPG1 Design; CPG2 Housing; CPG3 Sustainability;
CPG6 Amenity; CPG7 Transport; CPG8 Planning Obligations.

London Plan 2011

NPPF 2012

Assessment

Background- there are 2 concurrent applications for essentially the same scheme, refs 2012/3203 and 2012/3167. The only differences are that the former scheme has timber cladding on the ground floor front elevation and the roof extension elevations and the latter scheme has render on all these elevations plus a green roof.

The objections summarised in the consultation section above relate to both these alternative applications.

1. Proposal:

1.1 The application proposes:

- The erection of an additional storey located at third floor level for the provision of 2 x 1 bed flats. The proposal would provide approximately 108sqm of additional residential accommodation. The main flat roof would be a 'green' roof punctuated with 9 rooflights and 6 solar panels. The front elevation would be rendered white with full length aluminium framed windows aligning with the fenestration pattern below. The flank elevations would also be rendered with obscurely glazed windows. The rear elevation would feature 2 narrow roof terraces bounded with glass balustrading, each measuring approximately 4sqm, whilst the rear elevation would feature aluminium windows and doors set within a rendered façade.
- Application of white painted render to all upper floor levels, including renewal and alteration of window openings to front first and second floor level and new doors accessing residential accommodation at ground floor level.
- Retention and alteration of commercial frontage at ground floor level including removal of garage, application of white painted render to façade and associated access alterations from pavement level to provide ramped access.
- Retention of two windows (serving WC) to west elevation at ground floor level.

1.2 The application has, since its initial submission, been revised:

- Alteration of access arrangements at ground/pavement floor level
- Alteration of detailed design of additional storey and fenestration openings at first and second floor level.

1.3 The proposal does not include:

- The change of the ground floor from Class B1 use to Class A2 use.
- The removal of trees on or around the site.

1.4 The main issues for consideration are:

- The impact of the proposal upon the character or appearance of the building and the surrounding area.
- The impact upon the amenity of the occupiers of the neighbouring properties.
- Standards of new accommodation.
- Transport
- Sustainability

2. Impact on the host building and surrounding area:

2.1 In terms of surrounding development, No.3 Wilmot Place to the east is four storeys in height and to the east lay the three storey terrace along St Pancras Way, both of which terminate above the height of the host buildings. To the south lay Nos.104/106 St. Pancras Way, a three storey residential block, also rising above the host buildings. Within this context, the host buildings are either a full storey or approximately 1-2m below the main height of the surrounding buildings.

2.2 In terms of detailed design, the existing mid 20th century buildings are considered of limited architectural merit, particularly when compared to the adjacent buildings to the east, namely a mid 19th dwellinghouse and to the west, a Grade II listed Georgian terrace. Immediately facing the application to the south lay No.104/106 St. Pancras Way, featuring a contemporary glazed additional storey. The host buildings feature simple and relatively plain facades, representing two unassuming buildings adding little by way of character to the street.

2.3 With regard to CPG1 (Design), there is a presumption that additional storeys and roof alterations are likely to be acceptable where, *inter alia*, the alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.

2.4 Within this context, it is considered the architectural merit of the existing building and prevailing development are such that an additional storey could be suitably accommodated without undue harm to those buildings which are listed or within a conservation area.

2.5 In terms of appearance, the proposed roof extension, by virtue of its recessed position, would represent a lightweight and subordinate extension. Although the roof level extension would be the subject of clear and direct public and private views, it is considered the proportion of the additional floor and detailing of render and/or timber cladding would represent a significant enhancement to the character of the buildings.

2.6 The associated alterations, including the glass balustrade terraces to the rear, realignment and alteration of fenestration, application of white painted render to the buildings' façade and commercial frontage amendments, are also considered an improvement to the appearance of the buildings, replacing the relatively poor quality brickwork façade.

2.7 It is considered the main roof and elevational alterations to the host buildings would not harm the setting of the adjacent listed terrace.

3. Residential Amenity

3.1 It is considered that no undue harm would be caused with regard to the amenity of the neighbouring properties in terms of access to sunlight, daylight, outlook or privacy.

3.2 To the east, the host building's flank wall is approximately 9m from the rear elevation, comprising habitable windows, of terraced buildings' (Nos.108-132) along St. Pancras Way. To the west, the building's flank wall is approximately 3m from the flank elevation, comprising non-habitable windows, of No.3 Wilmot Place. To the rear, the application building faces onto the lower level buildings along Rochester Place, of which no habitable windows with direct views are in situ.

3.3 The applicant has submitted a daylight and sunlight report following the methodology set out in the by the Building Research Establishment's (BRE) guidelines, namely "Site layout planning for daylight and sunlight: A guide to good practice (2011), in accordance with CPG6 (Amenity). The report includes calculations of predicted daylight and sunlight levels enjoyed by the occupiers of the surrounding buildings to support compliance with the Council's standards. With specific regard to Nos. 108-110 St. Pancras Way (east), No.3 Wilmot Place (west), Nos.16-30 Wilmot Place (aka No.104/106 St. Pancras Way) (south) and Nos.1-7 Reed's Place (north), the proposal complies with BRE guidelines in terms of any loss of day/sunlight and the Council's standards.

3.4 It is considered that the use of the terrace to the rear would not result in a significant increase in overlooking or associated noise and disturbance to the adverse harm of the occupiers of the surrounding properties. At a depth of 1m, views north would include the flank elevations of buildings along Rochester Place. Beyond these buildings, the roof terrace would be approximately 37m from the rear elevations of Nos.1-7 Reed's Place. Given its depth, the use of the terrace would only allow oblique views of the rear of No.3 Wilmot Place and the terraced buildings (Nos.108-132) along St. Pancras Way, approximately 15m in distance.

3.5 With regard to the east and west elevation, the proposed glazing shall be obscured and aligned internally with the staircases, thereby mitigating any loss of privacy to the facing properties.

3.6 It is considered the retention of two windows (serving WC) to the west elevation at ground floor level, by virtue of their height and size, would not result in unacceptable loss of privacy for those using the gardens of Nos.108 and 110 St. Pancras Way.

3.7 An informative shall be attached notifying the applicant that noise from demolition and construction works is subject to control under the Control of Pollution Act 1974.

4. Standard of accommodation and Lifetime homes standards

4.1 The buildings currently comprise 4 x 1 bed flats at first and second floor level. The proposal would add an additional 2 x 1 bed flats (market housing) at third floor level. The proposed flats would be dual aspect facing both north and south, with obscured windows along the staircases on the east and west elevations.

4.2 In consideration of CS6 and meeting the priorities set out in the Dwelling Size Priorities Table, market homes with 1-bedroom of lower priority. The Council acknowledges that there is a need and/or demand for dwellings of every size; however we will focus and prioritise provision around the very high and high priority sizes. Whilst the provision of 2 bed flats in this instance would have been preferable, on balance and given the constraints of the site, it is considered the provision of 2 x 1 bed units of lower priority are acceptable in this instance.

4.3 In accordance with CPG2, it is expected that a 1 bedroom unit designed to accommodate 2 persons should be 48sqm and a 2 bed unit for 3 persons to be 61sqm. Although both flats show another room titled 'single bedroom', the one at No.1 is too small to meet CPG bedroom standards but can be used as a study. On the basis that both flats are used as 2 person units, their size at 52sqm comply with CPG standards.

4.4 Whilst it is acknowledged in CPG 2 (Housing) that the precise internal layout of individual proposals cannot be controlled through planning, it is considered important each of the new units would provide adequate and functional living space for the occupants. Each unit exceed the CPG standards for double bedrooms and can be accessed independently off a hallway without passing through another habitable room. The new flat at No.2 Wilmot Place would be below the minimum recommended floorspace for a 3 person unit if the study is actually used as a single bedroom; however, on balance it is considered both units would provide dual aspect accommodation with satisfactory habitable floorspace which would create two additional residential units to Camden's housing stock.

4.6 The applicant has submitted a Lifetime Homes statement identifying design features which would maximise accessibility and the site/building's constraints. The proposal largely complies with the Lifetime Homes criteria; however the constraints of the site, in particular the inability to install a lift or provide a parking space in close proximity to the site, restrict compliance with, inter alia, criteria Nos.1, 2 and 3. Each unit would however, be capable of complying with, inter alia, criteria Nos.11, 13, 14, 15 and 16. In the context of those constraints, it is considered that the proposal adequately meets all applicable standards and is therefore in accordance with policy DP6.

5. Transport

5.1 In consideration of Policy DP18, the Council will expect development to be car-free in areas such as central London and other areas with Controlled Parking Zones (CPZs) which are highly accessible by public transport. 'Highly accessible areas' are considered to be areas with a Public Transport Accessibility Level (PTAL) of 4 and above.

5.2 The site has a PTAL of 6a, which indicates that it has an excellent level of accessibility by public transport. Within this context, in accordance with Policies DP18 and DP19, the 2 new residential units should therefore be made car-free, secured by a Section 106 planning obligation. The applicant has accepted the principle of the car-free housing and payment of the Council's legal fees.

5.3 A development of this type would typically be required to provide a minimum of one cycle storage/parking space per new residential unit. Although the applicant has not included provision for the required amount of cycle storage/parking in the proposed design, given the lack of external space, the constraints of the site indicate this requirement should be waived in this instance.

5.4 The loss of the commercial garage at ground floor level is considered acceptable, particularly in view of policy DP18.

5.5 The Council's Highways Team have confirmed that a highways contribution needs to be secured,

by way of a S106 agreement, for repaving the footway in front of the premises, particular relating to the unauthorised alterations to the commercial façade and crossover. The applicants have formally agreed to this cost.

6. Sustainability

6.1 Policy DP22 requires development to incorporate sustainable design and construction measures. In compliance, the walls are to be rendered, increasing insulation and energy efficiency, whilst the roof would comprise a biodiverse green roof and 6 solar panels (details to be submitted for approval) which is to be welcomed.

7. Community Infrastructure Levy (CIL)

7.1 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be around £5,400 (108sqm x £50). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

7.2 Matters relating to structural stability in this instance would be dealt with under the Building Regulations. The stability of adjoining land and property are primarily dealt with under the Party Wall Act 1996.

Recommendation: Grant Planning Permission subject to S106 agreement for car-free housing and highway repaving works

DISCLAIMER

Decision route to be decided by nominated members on Monday 12th November 2012.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>