

Delegated Report		Analysis sheet		Expiry Date:		03/05/2012	
		N/A / attached		Consultation Expiry Date:		6/4/2012	
Officer				Application Number(s)			
Hugh Miller				2012/0869/P			
Application Address				Drawing Numbers			
27 A, Agar Grove London NW1 9UG				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey roof extension a single dormer window plus rooflights at rear and conversion of garage to create a 2 bedroom dwelling house (Class C3).							
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	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Advertised in Ham & High 22/3/2012, expired 12/4/2012. Site Notice displayed 15/3/2012, expired 5/4/2012.					
CAAC/Local groups comments:*		<u>Camden Square CAAC</u> : At time of writing no response was received.					

Site Description

The application site comprises a single-storey double-garage building located on the west side of no.27 Agar Grove. The garage building lies due south of nos. 6 & 8 St. Augustine's Road, a pair of 3-storey semi-detached properties. On the east side lies a 4-storey detached property converted into self-contained residential flats located on the north side of Agar Grove which is due west of the junction of Agar Grove, St. Augustine's Road and Murray Street. To the west of the site lies a vacant plot.

Relevant History

- May 1991 – PP Granted - Erection of single –storey detached double garage building; ref. 9003308
- January 1981 – PP Refused - The erection of a 3-storey side extension to provide three integral garages on the ground floor and one, 3 habitable residential maisonette on the two upper floors.ref. H13/5/10/31565/R

- May 1973 – PP Refused – Erection of 2 –storey extension comprising 1- bedroom maisonette; ref. H13/5/10/15711
- January 1972 – PP Granted - Conversion of 27 Agar Grove, NW1, into four flats (revision of scheme permitted by letter 18th November 1971); ref. H13/5/10/12520

Relevant policies

LDF Core Strategy

CS5 (Managing the impact of growth and development),

CS6 (Providing quality homes)

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CS11 (Promoting sustainable and efficient travel)

CS14 (Promoting high quality places and conserving heritage / conservation areas)

CS19 (Delivering and monitoring the Core Strategy)

Development Policies

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

DP5 (Housing size mix)

DP6 Lifetime homes and wheelchair homes)

DP17 (Walking, cycling and public transport)

DP18 (Parking standards and limiting the availability of car parking)

DP19 (Managing the impact of parking)

DP24 (Securing high quality design),

DP25 (Conserving Camden's heritage / conservation areas)

DP26 (Managing the impact of development on occupiers and neighbours).

Camden Planning Guidance 2011

CGP1– Design / Extensions, alterations and conservatories

CGP6 – Amenity

Camden Square Conservation appraisals and management strategies March 2011 Area Statement

NPPF 2012

Assessment

Proposal

- Erection of roof extension including a single dormer window plus rooflights at rear and conversion of garage to create a 2 bedroom dwelling house (Class C3).

Revisions

During the course of the assessment the proposal was amended with smaller timber sash windows located at first floor level and also replace the bullseye window and larger sash windows located at the ground floor level front elevation.

Land Use /Principle of conversion

The applicant state that the existing building is a large double garage formerly attached to 27 Agar Grove but which is now demised separately. The proposal is to add an additional storey onto the garage which will appear as a sloping pitched roof to the rear and a flat-fronted first floor elevation facing Agar Grove. In addition a set back infill side extension is proposed adjoining 27 Agar Grove.

This application proposes to create a new residential unit which is welcomed as there is no policy to protect the garage use. The principle of a new residential flat on this property is considered acceptable subject acceptable residential standards.

Policy DP5 states the Council expects a mix of large and small homes in all residential developments and will seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table. This indicates that market housing with 2 bedrooms are 'very high' priority. The proposal is for 2-bedrooms self-contained flat. Therefore on balance there would be no objection in principle to this unit.

Residential development standards

Under LDF Development Policy DP6, all new housing should be built to Lifetime Homes standards as far as possible. The applicant has submitted a Lifetime Homes assessment which addresses some of the 16 points of the criteria. The constraints of this conversion scheme are such that not all of the criteria can be met, but the measures proposed are considered to go as far as reasonable expected for this converted garage building.

Development Policy DP26 (h) states that we will require developments to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space.

Two bedroom flats are generally considered to be aimed for use by a four persons. Under Camden's residential space standards (as set out in the Camden Planning Guidance SPD), a minimum of 75 m² should be provided for a four person unit, with a minimum first bedroom size of 11 m². The plans indicate that the proposed unit would be in excess of the minimum 75m² size for a four person unit measuring 94.81m². The overall size of the unit would indicate the possibility of occupation by 3- 6 people but only two double – bedrooms are proposed which would be satisfactory for 4 persons. The unit is therefore CPG compliant and the proposed dwelling is considered satisfactory.

The unit comprise living/kitchen/ dining room (44sqm) and the sizes and the general layout of the habitable rooms are in compliance with CPG guidelines. The internal floor to ceiling height at 2.5m also complies with the CPG guidelines. The habitable rooms would have adequate day/sunlight and ventilation.

The proposal is considered to provide a satisfactory level of residential floorspace for future occupiers of the flat.

Design and appearance

Mansard type roof extension

The proposed roof extension has a 'Flat topped mansard type' appearance which is not characteristic of the adjacent dwelling houses in the locality which generally have shallow pitch hipped roofs. However, given its location and overall height, 6.25m (3.5m plus 2.75m – new) abutting the end-of terrace 4-storey building it is considered acceptable here. At the rear, the existing parapet height would be retained with a pitched slate roof sloping away from the rear of houses nos. 6 & 8 facing St Augustine's Road. The rear roof elevation would comprise three rooflights and a door that has a dormer window appearance. The roof would be set at an angle of approx. 70 degree pitch which minimise its bulk. The front elevation would be flat- fronted and comprise small sash windows over larger ground floor windows with matching brickwork. The 1st floor extension would comprise painted timber framed sash windows at front, lead-clad dormer window plus painted timber framed door of dormer window appearance. At the front, the general scale and proportions of the proposed windows would retain the rhythm; pattern also the hierarchy of the openings which as can be seen on the neighbouring building. This approach also helps to define this building as being separate from and is also subordinate in its design, scale and proportions to the main building which it abuts. The building would be visible from the public realm, particularly when viewed from the west and south which is due mainly to the vacant plot that lies due south-west. It nevertheless would be of modest scale and it is considered that the buildings extension would not harm the character and appearance of the wider conservation area. A refuse bin storage enclosure is proposed to be located in the front garden behind the front boundary wall and is of similar height and is considered acceptable.

Rooflights

The proposed rooflights would have dimensions of 1000mm x 700mm and located approx. 1.8m above the internal floor level; therefore they do not need be obscure glazed and fixed shut. The rooflights would not be heritage / conservation type and given that the extension is of a contemporary design would be satisfactory in this location and not harm the appearance of the conservation area.

Neighbour amenity

Rooflights/ access door

The rear flank wall of the proposal is located approx. 4.5m from the closet wing of no.6 St. Augustine's Rd and 7.4m from the rear windows within its rear elevation. The obscure glazed rooflights plus their height would ensure no overlooking and loss of privacy would occur. The 1st floor rear access door to the rear garden is accessible from the internal staircase and with a small landing area would not cause harm to the neighbours.

Day/sunlight

The rear windows to houses in St. Augustine's Road are orientated due south-east and provide views of the rear of nos. 27, 29 & 31 Agar Grove. The narrow gap between these houses has resulted in limited views and outlook beyond these properties. The overall height of the Agar Grove houses also provides a screen to the amount of sunlight available to the rear of houses nos. 6 & 8. The existing rear flank wall would increase in height by 2.75m plus being pitched would ensure no additional harm caused through loss of day/sunlight or loss of outlook to the occupiers.

Transport

A 2 x bedrooms self-contained flat would normally require the provision of 1 x cycle parking space. The applicant has not indicate this provision and to be compliant with policy it is considered that a cycle storage space be provided within the front garden. A condition is attached to this effect.

The LDF policy DP18 states that car-free should not only be sought for housing but also for developments in general and in particular areas of high public transport accessibility. The proposal would be located within on-street parking control with good public transport accessibility. The application site has a Public Transport Accessibility Level of (PTAL) score of 3 which indicates that it has a medium level of accessibility by public transport. The nearest station is Camden Road, located to the west of the site, whilst the nearest bus stops are located on Agar Grove in close to the site. One –off street forecourt parking space will be provided in the front garden. It is not possible to require the property to be designated as car free, however, in order to avoid adding to the existing on-street parking stress, the property will need to be designated as car capped, i.e. the occupants will be unable to obtain parking permits from the Council. This should be secured by means of a Section 106 Agreement.

The proposals will require amendments to the existing crossover and parking bay. This applicant will be required to enter into a Section 106 Agreement in respect of repaving the footway outside the property, forming the new crossover, reinstating the footway over part of the existing crossover, and amending the Traffic Management Order. An estimate of the cost of these highway works will follow under separate cover.

Other Matters

Community Infrastructure Levy (CIL)

The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm 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 £474.50 (94.81sqm 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.

Conclusion

The loss of the double garage floorspace is acceptable and the change of use to residential dwelling house is compliant with LDF policy DP5. The provision of additional residential floorspace is a priority of the Plan and on balance, the new flat provides a reasonably adequate standard of amenity; therefore, the proposal is welcomed.

Recommendation: Grant Planning permission subject to a S106 Legal Agreement for car capped - housing.

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