
108 Cleveland Street, Camden

Planning & Heritage Statement

Revised Application for Basement and rear ground floor extension to provide additional 1 bedroom dwelling

Prepared By

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October 2012
OUR REF: 363-11

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1.0 Introduction

- 1.1 This Statement relates to the revised full planning application to enlarge the existing basement, demolish part of the existing ground floor rear yard and its replacement and extension to provide an additional 1 bedroom dwelling. The works also involve the installation of pavement lights directly in front of the front elevation of the property facing onto Cleveland Street.
- 1.2 The proposals are a revision of the recently withdrawn application ref 2012/3984/P. The previous application was withdrawn due to the Council's concerns regarding the quality of the proposed residential accommodation only.
- 1.3 The proposed dwelling is to be part ground floor, and part basement. It will provide a total of 74.1sqm GIA, with natural illumination being provided at both the front and rear of the property through a combination of full height windows and roof lights.
- 1.4 This statement proceeds to describe the site and the adopted policies applicable to the proposal. It then assesses the proposals against these policies.

2.0 Revisions to the Proposals

- 2.1 The previous application was withdrawn due to the Council's concerns regarding the quality of proposed accommodation, in particular the quality of outlook, natural light and ventilation enjoyed by the proposed basement bedroom.
- 2.2 In response to this concern the proposals now include a rear light well facing onto Warren Mews. This light well enables the provision of a full level window directly to the basement accommodation, whereas it previously shared its light source from a ground floor window. The provision of the light well provides the basement with a direct source of natural light and ventilation that complies with the Council's requirements provided by CPG 2.
- 2.3 At the request of the Council an ADF study has been commissioned to assess the levels of light enjoyed by the proposed basement bedroom, with the results demonstrating that the space complies with the relevant BRE guidelines. The provision of the light well also provides the bedroom with a higher quality of outlook, ensuring occupants will have a clear view of the sky, and also their own private outdoor area that could be decorated to the occupant's preference.
- 2.4 The revised proposals thereby overcome the Council's previous, and only, previous concern. All other matters, including the scheme's appearance and the proposed reduction in retail floor space, were deemed at the time as acceptable. The scheme has not been altered in any way relative to these points.
- 2.5 The previous scheme included a mezzanine area of 6sqm above ground floor level. The applicant has chosen to remove this aspect, and associated stair case, in order to simplify the ground floor arrangement. The envelope of the proposals however remains unaltered, and the additional floor to ceiling height afforded by the removal of the mezzanine will provide the occupants with an increased sense of openness. This will be very welcome in a basement unit, providing an excellent standard of amenity in this respect.

3.0 The Site

- 3.1 The existing building is three storeys with a mansard roof providing habitable space. A single retail unit is provided at ground and lower ground floors, with residential above.
- 3.2 The front of the property faces onto Cleveland Street, which is typified by this arrangement, with the premises forming part of a terrace of units all of the same scale, with residential above a commercial use. The front elevation of the existing building is shown by figure 1. The wider street scene is shown by figure 2, including the provision of historical light wells in front on many of the buildings on either side of the street.
- 3.3 The adjoining No 106 Cleveland Street is a Listed Building.
- 3.4 The rear of the premises opens onto Warren Mews, and is shown by figure 3. Mews appears to have been continually developed, with a variety of different uses and architectural styles. The current mix appears to consist of residential, commercial and vehicle garages.
- 3.5 There appear to have been a number of extensions and alterations to the rear elevations facing Warren Mews. The relationship between the existing rear elevation of No 108, and the adjoining No 106 and the two storey extension at No 104 is shown by figure 3. There is a collection of 2 storey rear extensions along the west side of Warren Mews, shown by figure 5



Figure 1 Front Elevation of 108 Cleveland St, seen in centre of the image



Figure 2 existing street scene of Cleveland Street



Figure 3 Rear Elevation of No 108 Cleveland Street



Figure 4 Rear elevations of No 108-112 Cleveland Street, forming Warren Mews



Figure 5 Existing Street scene of Warren Mews

4.0 Planning History

4.1 Previous Application ref 2012/3984/p was submitted in July 2012, and withdrawn September 2012.

4.2 This is the only planning application listed on the Councils website for 108 Cleveland Street

4.3 There however the following applications relating to neighbouring properties which are of relevance;

Application No	Address	Description	Status
2008/0850/P	4 Warren Mews	Change of Use from office to Residential	Granted
2008/2720/P	5-6 Warren Mews	Change of use from office to residential plus basement enlargement	Granted
2009/1736/P	8-9 Warren Mews	Change of use from office to residential	Granted
2010/1126/P	11 Warren Mews	Erection of 2 storey house	Granted
2010/4163/P	7 Warren Mews	Change of use from office to residential plus associated alterations	Granted

4.4 These permissions granted over the past 4 years have resulted in Warren Mews having a predominantly residential character.

5.0 Pre Application Advice

5.1 The applicant submitted a request to the Council for pre application relating to a significantly larger proposal, comprising of;

- 2 storey rear extension
- The creation 2 separate dwellings , with a studio basement unit and a 1 bed unit at ground, 1st and basement level
- The creation of a light well in front of the existing ground floor retail unit fronting onto Cleveland Street
- Enlargement and alteration of the front and rear dormers.

5.2 A meeting was held at the Council offices on the 22nd March 2012, and was attended by both Planning Officer Adrian Malcolm and Design Officer Catherine Bond.

5.3 The key comments received from the Council at that meeting were as follows;

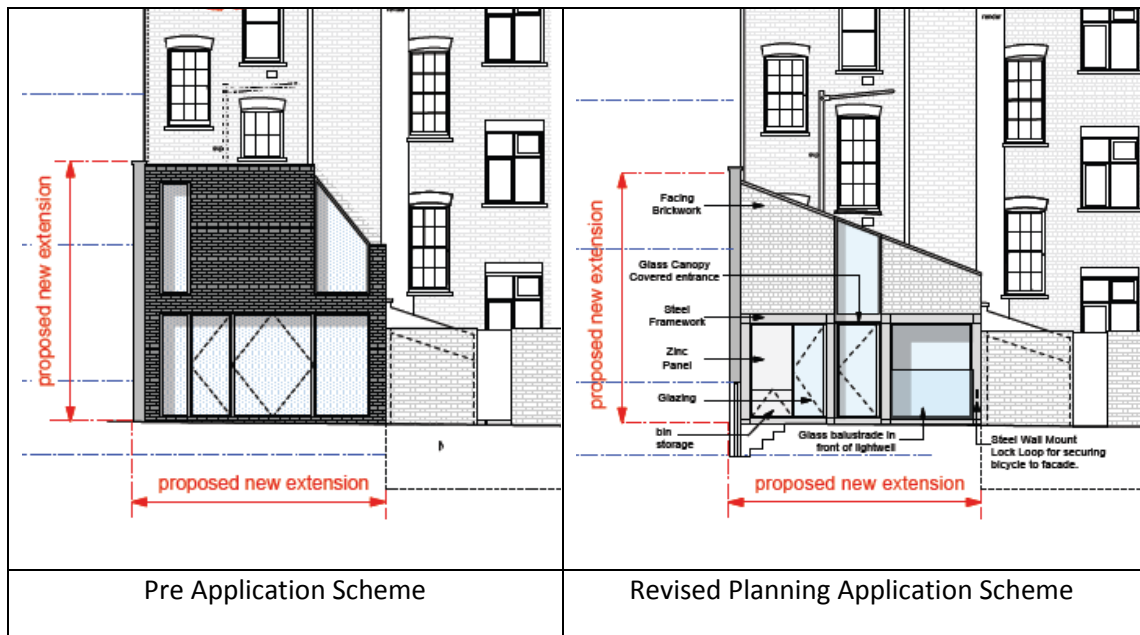
- Existing rear elevation a good and valued feature of the Conservation Area, and therefore suggested that a 2 storey rear extension would be too large and overbearing.
- Raised concerns regarding the quality of living space provided by the basement studio unit, and the splitting of a 1 bedroom unit over 3 levels. Suggested to amalgamation of the units to provide a larger and higher quality single duplex unit.
- Raised concerns regarding the installation of a lightwell onto Cleveland Street, and suggested that paving lights may overcome this concern
- Urged the applicant to contact the Fitzrovia Residents Association prior to submission.
- The extent of the proposed roof alterations were excessive.

5.4 We are yet to receive the Councils record of the meeting, and provide our own in Appendix of this report

5.5 In response to the comments raised the following changes to the scheme have been made;

- The proposed rear extension has been reduced by an entire storey
- The proposal now involves just one single bedroom duplex unit
- Proposed lightwell replaced with pavement lights
- The proposed roof alterations have been removed from the application

5.6 The significant reduction in the scale of the proposed rear extension is demonstrated by the comparison below;



5.7 The Fitzrovia Residents Association have been advised of the application, but no response has been received.

5.8 The appearance of the previous withdrawn application was fully endorsed by the Councils Design Team. The appearance of this application scheme is not materially different from that the withdrawn application.

6.0 The Proposals

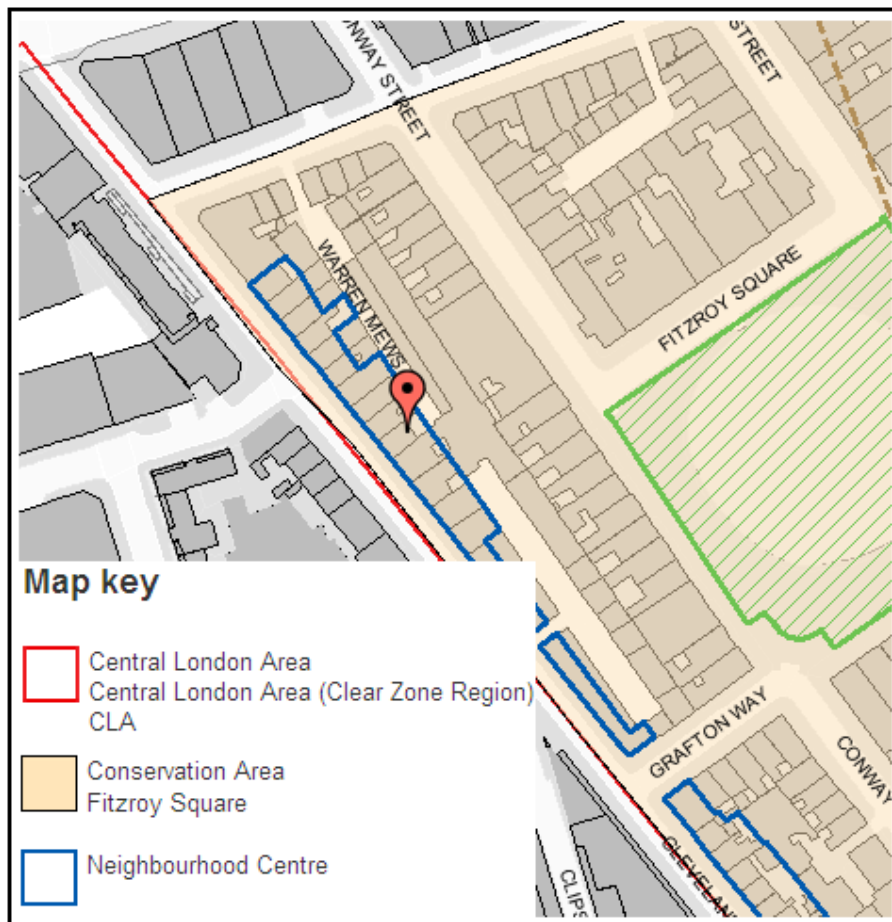
6.1 The proposals comprise of the following elements;

- Enlargement of existing basement by excavation of 0.75m in depth
- Change of use of the existing basement and enclosed rear yard from retail (A1 Use Class) to residential (C3) to facilitate creation of a 1 bedroom dwelling
- Enlargement of the existing rear yard to provide a single storey rear extension with pitched roof
- Provision of a rear light well.
- Installation of pavement lights in front of existing ground floor retail unit.

7.0 Policy Documents

7.1 Camden Council have recently adopted the Core Strategy and Development Management Policies documents of the LDF.

7.2 The site, indicated by the red marker, is shown on the Proposals Map extract shown below.



7.3 It can be seen from the Proposals Map extract that the site lies within a Neighbourhood Centre, and within the Fitzroy Conservation Area. It lies just beyond the Central London Area.

7.4 The following policies of the LDF are directly applicable to the proposals;

Camden LDF Core Strategy 2010

- CS5 Managing the impact of growth and development
- CS6 Providing Quality Homes

- CS8 Promoting a successful and inclusive Camden economy
- CS11 Promoting sustainable and efficient travel
- CS13 Tackling Climate Change
- CS14 Conserving our heritage

Camden LDF Development Policies 2010

- DP1 Mixed Use Development
- DP2 Making full use of Camden's capacity for housing
- DP6 Lifetime Homes & Wheelchair homes
- DP24 High Quality Design
- DP25 Conserving Camden's Heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP27 Basements and Lightwells

Supplementary Guidance

- CPG1 Design
- CPG2 Housing
- CGP6 Basements

Fitzroy Square Conservation Area Appraisal and Management Strategy 2010

8.0 Planning and Heritage Appraisal

8.1 This section assess each aspect of the proposals in turn against the relevant adopted policy cited by the previous section.

Principle of Land Use

8.2 The proposals seek to provide an additional 1 bedroom flat at the property, thus increasing the provision of C3 residential space in the borough of Camden. The provision of additional C3 space within the Borough complies with the Councils objective, as stated by Core Strategy Policy CS6 and Development Management Policy DP2, to provide more quality homes within the borough to meets the needs of all its residents.

8.3 Policy DP5 “Homes of different sizes” states the Councils priority for residential schemes to provide larger family size units wherever possible, i.e. 3+ bedroom units. Whilst a lower priority is set for smaller units, such as the 1 bedroom unit proposed by this application, the guidance does state there is a need for all sizes and types of accommodation in the borough. The policy also states that the Council will be flexible in the application of this policy, and are mindful of the constraints that may apply to applications limiting the type and provision of space provided. This scheme is a conversion of an existing basement (with some small scale enlargement) and such it was deemed that only a 1 bedroom unit could be provided that would meet the Councils other standards relating to the quality of living space provided.

Design & Heritage

8.4 Development Management Policy DP25 states that proposals involving historic buildings and within Conservation Areas will need to preserve and enhance the existing building, and applications will be assessed taking into account relevant Conservation Area Statements. The proposals impact upon two different street scenes, with alterations to the rear effecting Warren Mews, and those to the front effecting Cleveland Street. These are therefore addressed separately, and in turn;

Rear alterations

8.5 The Fitzroy Square Conservation Area describes Warren Mews as having been substantially redeveloped, and indeed this is evidenced by the planning permissions cited under section 3 of this report Planning History.

8.6 Para 4.9 – 4.15 of CPG1 provide guidance on the construction of rear extensions, and this section begins by stating that rear extensions are often the most appropriate way to extend a property. The guidance within these paragraphs states that rear extensions should be

secondary to the host dwelling, respect and preserve the historic pattern and established townscape of the surrounding area, and reflect the height of other rear extensions.

- 8.7 In accordance with the guidance, the extension is of just a single storey with a pitched roof compared to the 3 storey with mansard of the main building. The proposal is of a similar and slightly lesser height and proportions of the other 2 storey buildings located on the west side of Warren Mews.

Front alterations

- 8.8 The only visible alteration at the front of the property will be the insertion of pavement lights in front of the existing retail unit. We note the No 106 Cleveland Street is listed, and that No 108 is cited as being a “shopfront of notable merit” by the Fitzroy Square Conservation Area Statement.
- 8.9 Para 13.26 of The Fitzroy Square Conservation Area Statement states that “the railings and basements along the majority of frontages are an important facet of the character of the area.” It goes on however to state that “where the introduction of shops has resulted in the infilling of basements and the streetscape is characterized by the pavement extending to the building, the excavation of the basement would not normally be acceptable”.
- 8.10 The pre-application scheme sought to excavate the basement to re-instate an original light well. However, following guidance provided at the meeting and in accordance with the Conservation Area Statement pavement lights are now suggested instead.
- 8.11 We note that the shop front at No 108 is cited by the Conservation Area Statement as being of notable merit, and believe that the installation of pavement lights – thereby retaining the existing modern infill of the former light well, will ensure that it continues to operate as a viable shop front. Pedestrians will still be able to walk right up to the shop window without obstruction.
- 8.12 We therefore believe that the proposed pavement lights will respect the character of the existing building and wide street scene, as well as the adjoining listed building. They therefore accord with the relevant parts g, h and I relating to design of adopted policy DP27.

Loss of Sunlight to neighboring residents

- 8.13 The guidance also states that the proposals should not cause a loss of amenity to neighbours, and this echoes advice provided by Development Policies 24 and 26.
- 8.14 With regard to Sunlight and Daylight, an investigation was commissioned by the applicant to establish the impact of the draft scheme upon the rear habitable windows of

No 110 Cleveland Street. The draft scheme was that subject to Pre-Application discussion, and was significantly larger than the proposals presented by this application.

- 8.15 The survey identified the ground floor window to be most vulnerable to the proposals, as the existing basement window was already screened from the development by the existing boundary wall between the properties. The report found that the proposal would reduce the VSC experienced by this window by 1% from 17% to 16%, an amount which would be hardly noticeable to the neighbour. The full BRE report accompanies this submission

Outlook enjoyed by neighbouring residents

- 8.16 With regard to outlook, we believe that the proposal shall not have a significant impact. Firstly, the neighbouring outlook is governed largely at ground floor level by the existing yard wall, and this is to be retained. The wall which divides No 108 and No 110 is to be raised in height by 1.2m, from 2.7m to 3.9m. Whilst we accept that this will have some impact on outlook, we believe that it shall be slight compared with the existing arrangement. The proposed extension is slanted away from the boundary above a height of 3.9m and so will not be visible.

Privacy of neighbouring residents

- 8.17 Finally, with regard to privacy, the proposed extension shall have no windows facing into the neighbouring gardens or rear elevations, and therefore shall not overlook any neighbours. The large window proposed in the side, of the first floor is to be slanted, therefore not enabling occupants to gain a view into neighbouring gardens.

Quality of Proposed Space

- 8.18 The scheme complies with the technical size requirements provided by Camden Planning Guidance Note 2; Housing. The proposed floor to ceiling height is between 2.4-2.5m, significantly greater than the required height provided by paragraph 4.10 of 2.3m.
- 8.19 The total GIA of the proposed 1 bedroom 2 person flat is 74.1sqm, which is well in excess of the required 48sqm stated by paragraph 4.14. The main bedroom has a GIA of 19sqm, significantly greater than the required 11sqm stated in paragraph 4.15

Natural Illumination of proposed space

- 8.20 Paragraph 4.15 of CPG2 states that all habitable rooms must have an external window with an area 1/10 of the floor area of the room.

- 8.21 The scheme comprises of two habitable spaces 1) the Living room and kitchen at ground floor level of 14sqm, and the bedroom below in the basement of 15sqm. These spaces therefore require an external window of 1.4sqm and 1.5sqm respectively.
- 8.22 The ground floor accommodation is directly illuminated by full length windows across much of the rear elevation, totaling an area of 6.6sqm, which is well in excess of the required 1.4sqm required.
- 8.23 The basement bedroom will be illuminated by its own full length window overlooking the proposed lightwell. This arrangement provides a total of 1.52sqm of the proposed window illuminating this space of 15sqm, meeting the required minimum 10%. All of the calculated window area is above a line drawn at 30 degrees, shown on proposed section AA, thus according with the guidance provided by CPG 2.
- 8.24 The ground floor is illuminated further by a series of roof lights, and is therefore provided with a very generous level of natural light.
- 8.25 In addition to the scheme meeting these policy requirements, an ADF study has been carried out of the proposed accommodation to ensure that it also complies with the relevant BRE Guidance. The report confirms that the proposals meet these standards.

Ventilation

- 8.26 Paragraph 4.5 requires 1/20 of the floor area of habitable rooms to be openable, thereby providing natural ventilation. The basement bedroom has an openable full length window of 2sqm, and there is a glazed area 2.7sqm is openable at ground floor level, serving the living and dining area. The provision of openable areas therefore exceeds the required levels.
- 8.27 The non habitable office/gym area to the rear of the property is to be mechanically ventilated, and this will be silent in operation as paragraph 4.15 allows.

Waste Storage

- 8.28 CGP1: DESIGN provides guidance on the amount of internal and external waste storage to be provided for residential development. Figure 13, page 89 provides the specific levels of provision, and is repeated below. The proposals comply with this, as shown on the proposed drawings.

Figure 13. Waste Storage Requirements for new developments

Internal storage	External storage
<p>Mixed recyclables are collected in either:</p> <ul style="list-style-type: none"> • green bags/inserts (30 litre bin - W320 x H453 x D265) or from • green boxes (55 litre box - W445 x H375 x D585) <p>These must be provided in the same location as the bin for the non-recyclable waste; and or organic kitchen waste:</p> <ul style="list-style-type: none"> • 7 litre (W252 x H252 x D229) kitchen caddy 	<ul style="list-style-type: none"> • Adequate space for 27 litre external organic kitchen waste receptacle (W320 x D400 x H405)

Cycle Storage

8.29 CP1 states that 1 cycle storage space is required per dwelling. In accordance with this advice, the proposals provide a secure cycle hook the rear elevation, shown on drawing 239-020d.

Provision of Amenity Space

8.30 Paragraph 4.29 states that proposals for residential units should provide private amenity space where possible. The proposed light well will provide occupants with a small outdoor amenity space which is a highly valuable rarity in such an urban and constrained site.

8.31 Whilst it is unfortunate that space cannot be provided onsite, the occupants will have access to Fitzroy Square within 150m of the site, and Regents Park which is within 300m of the site. We believe that both these spaces, in particular the later, will provide occupants with access to a high quality and quantity of Amenity Space.

Impact of Basement Excavation

8.32 The scheme proposes to enlarge the existing basement to facilitate its residential change of use.

8.33 Development Management Policy DP27 States that the Council will require an assessment of the schemes impact on drainage, flooding, groundwater conditions and structural stability.

8.34 A full Basement Impact Assessment has been carried out in accordance with this guidance. This assessment accompanies the application, and concludes that the proposals will not have any detrimental impact upon the issues cited by the policy.

9.0 Conclusions

- 9.1 The proposals are for a modest extension and alterations to the existing building, with the overall aim of achieving a design that compliments, and is not incongruous to, its surroundings.
- 9.2 The majority of the works are focused to the rear of the property, facing onto Warren Mews. The proposed extension seeks to provide a design that respects the proportions of the existing rear elevation, and the surrounding extensions along Warren Mews.
- 9.3 The proposed 1 bedroom residential unit assists the Council in achieving its objective of maximizing is land to meet housing demand. The proposed accommodation has been demonstrated to comply with all adopted requirements for proposed units, and will not cause detriment to neighbours.
- 9.4 The submitted Basement Impact Assessment demonstrates that the proposals will not cause any detrimental impact to drainage, flooding, groundwater conditions and structural stability.
- 9.5 We therefore respectfully recommend to the Council that this application be approved.

Appendix 1

108 Cleveland Street, Pre-Application Meeting

Venue; Camden Town Hall

Time; 11am, 22nd March 2012

Attendees

AM	Adrian Malcolm	Planning Officer
CB	Catherine Bond	Design Officer
RE	Rob Ellis	NEA
NI	Nathan Ireland	NEA
NT	Nick Taylor	NT&A
AW	Adam Wilkinson	NT&A

RE Introduced the scheme to AM

AM Commented that the proposal was within a Conservation Area, and adjoins a Listed Building. Standards of design are greater when dealing with such environments, and the Council is of the view that 108 Cleveland St has a complete and unaltered rear which is of value and therefore should be preserved.

AM Stated that in his view the application seeks to achieve too much development, and the quality of the proposals suffers as a consequence.

AM Stated that the quality of residential amenity offered by the proposed basement studio unit is of greatest concern. The key issues being its lack of outlook, amount of natural light and size of living space.

AM Urged the applicant to read the Camden Planning Guidance Note relating to basements, in particular the scoping and screening tests which investigate matters of structural stability, the water table and the quality of proposed space.

AM Concluded that he would prefer the proposed basement space to be combined with the proposed residential accommodation at the rear of the property as a duplex unit scheme. However, the existing rear extension seeks to provide a 1 bedroom property over 3 levels, which is not ideal.

Design:

- CB Urged the architect to work with the existing features of the rear elevation, and suggested that she was not convinced the current scheme achieved this.
- CB/AM Stated that the rear dormer was too large, and did not confirm with adopted design guidance.
- AM Stated the proportions of the rear extension should be traditional, whereas the form/appearance could be contemporary. Therefore the 1st floor element should be reduced to half its proposed width. This would also avoid the need to removed original features of the rear elevation, which would be encouraged
- NT Raised the issue of the light well
- AM Explained that the Council are concerned that by opening a gap between the shop window and the pedestrian, through the re-instatement of the light well, will reduce the economic viability of the shop.
- CB Repeated the Councils stance of discouraging the infilling of basements in front of historical shop fronts
- NT Explained that by reinstating the light well and the railings the application would be preserving the original form of the building, thereby enhancing the appearance of the CA
- CB Stated that historical evidence of the basement being an original feature of the building would be relevant to the determination of the application.
- AW Raised the point that 2 shop fronts, listed by the Conservation Area Statement as being of notable merit, do already have light wells.
- CB Stated that in the alternative pavement lights may be acceptable
- AM Urged the applicant to consult the Fitzrovia Residents Association before the submission of a Planning Application, as its members tend to take a keen interest in applications in this area.
- AM Concluded the meeting by stating that he would like to check with Policy colleagues whether the principle of residential development in the basement would be acceptable, and would provide a response to this point by email in due course.