

Delegated Report (Member's Briefing)		Analysis sheet		Expiry Date:		04/09/2012	
		N/A		Consultation Expiry Date:		23/08/2012	
Officer				Application Number(s)			
Neil Zaayman				2012/3739/P			
Application Address				Drawing Numbers			
186 Regent's Park Road London NW1 8XP				Refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of rear extension at lower ground floor level (following demolition of existing lower ground floor extension), excavation of existing front vaults and installation of skylight in front garden all in connection with change of use of single-family dwelling (Class C3) to 1 x 2-bed and 1x 3-bed self contained flats (Class C3).							
Recommendation(s):		Grant permission subject to S106 legal agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 25/07/2012 until 15/08/2012. Advertised in the Ham and High Newspaper 02/08/2012 until 23/08/2012. One letter of representation received raising objections in respect of the following: <ul style="list-style-type: none"> - neighbouring properties already suffering from subsidence; - basement excavations are exacerbating subsidence issues; - proposal will result in structural problems; - proposal out of character; - noise and disturbance during construction; - parking and highway obstruction concerns during construction. 					
CAAC/Local groups* comments: *Please Specify		<u>Primrose Hill CAAC:</u> No objections.					

Site Description

The application site relates to a 3-storey (plus basement level and accommodation in the loft space) family dwelling on the south side of Regent's Park Road. The site is a mid-terrace building constructed in the middle of the 19th Century as part of the northern most terrace on Regent's Park Road.

The site is within the Primrose Hill Conservation Area and is identified as making a positive contribution to the character of the conservation area.

Relevant History

No relevant recent planning history.

8903177: Conversion of the premises into a one bedroom self-contained flat at basement level and a maisonette on the upper floors the erection of a conservatory at the rear at basement level the enlargement of the front basement well provision of a bathroom in the front basement storage area and the provision of stairs in the front yard to provide access to the basement flat. **Granted on 31/08/1989.**

8970435: Partial demolition of an unlisted building in a conservation area. **Granted on 31/08/1989.**

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)
CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS11 (Promoting sustainable and efficient travel)
CS14 (Promoting high quality places and conserving our heritage)
CS18 (Dealing with our waste and encouraging recycling)

DP2 (Making full use of Camden's capacity for housing)
DP5 (Homes of different sizes)
DP6 (Lifetime homes and wheelchair housing)
DP17 (Walking, cycling and public transport)
DP18 (Parking standards and limiting the availability of car parking)
DP24 (Securing high quality design)
DP26 (Managing the impact of development on occupiers and neighbours)
DP29 (Improving access)

Camden Planning Guidance

CPG1 (Design)
CPG2 (Housing)
CPG4 (Basements and lightwells)
CPG6 (Amenity)

Primrose Hill Conservation Area Statement

National Planning Policy Framework (March 2012)

Assessment

Proposal:

Planning permission is sought to convert the existing dwellinghouse into 2 no. self-contained flats (maisonettes).

The garden flat would be at lower ground floor level and would comprise of a main bedroom, 2 x bathrooms, a study / bedroom and an open plan kitchen / living / dining area. It would have a patio to the rear with access to the rear garden.

The second flat would be at ground, 1st, 2nd and 3rd floor. It would comprise of a lounge, 2 x WC's, living room, kitchen / dining room, 3 x bedrooms and 2 x bathrooms. There would be a small terrace (2.9m x 1m) at 3rd floor.

External alterations would involve the demolition of the existing single storey ground floor extension which will be replaced by a new full width extension, measuring 5.3m in width by 4m in depth and 3.2m in height.

There would also be a new glazed lightwell cover in the front garden.

The proposal would utilise the existing basement / vaulted areas currently underneath the front garden for use by the lower ground floor flat (as a study / bedroom and bathroom).

Assessment:

The key issues for consideration are the principle of the development, the quality of residential accommodation provided, its design and impact on local character, impact on neighbouring amenity, impact on highways / transport and refuse / recycling issues.

Principle of the development:

Camden's LDF policies CS6, DP2 and DP5 seeks to make full use of Camden's capacity for housing through the provision of quality homes of different sizes.

Given that the existing lawful use of the building has been established to be a single residential unit (Class C3), the proposal therefore involves the change of use to self contained residential accommodation (Class C3), in the form of 2 x flats. Policy CS6 relates to a wide range of housing, including permanent self-contained housing. The general approach outlined in CS6 aims to make full use of Camden's capacity for housing. As a form of housing that is considered to contribute to the general supply of housing in the borough, these proposals broadly accord with the aims of CS6. The proposed conversion to self-contained residential units, at an acceptable standard, would therefore be considered acceptable in this location. Given the number of additional units and the gross internal floorspace, there would be no requirement for affordable housing in this instance.

Quality of Accommodation:

Space standards

In support of Policies CS6, development plan policies DP6 and DP26 require that all residential dwellings in Camden are designed and built to create high quality homes. Section 4 of CPG2 (Housing) provides guidance on residential development standards, in terms of their layout, size, daylight/sunlight, etc. Section 4 of CPG2 (Housing) and the London Plan set out minimum space standards for self-contained residential accommodation. The minimum spaces standards in CPG2 are: 48 sqm for a 2 persons flat, 61 sqm for a 3 person flat, 75 sqm for a 4 person flat, 84 sqm for a 5 person flat and 93 sqm for a 6 person flat. The minimum spaces in the London Plan are 50sqm for a 1-bedroom 2-person flat, 70sqm for a 2-bedroom 4-person flat, 74sqm for a 3-bedroom 4-person flat and 95sqm for a 3-bedroom 6-person flat. The proposal provides the following:

- 1 x 1/2 bed flat at 129 sqm
- 1 x 3 bed flat at 125 sqm

Both the proposed flats would significantly exceed with the minimum internal space standards as set out in the

Council's CPG2 (Housing) and the London Plan.

Outlook / natural light / ventilation

In terms of other issues in respect of the quality of accommodation offered, namely outlook, sunlight / daylight and natural ventilation, the all habitable rooms of the upper flat would have dual aspect and therefore an outlook either towards the street scene or rear garden. The habitable rooms in this flat would be similar to the rooms in the existing dwelling and is considered to receive adequate levels of daylight, sunlight and natural ventilation.

The lower ground floor flat would not enjoy the same level of outlook however, its main habitable room, namely the kitchen / dining / living room area would have large glazed sliding doors with an outlook and direct access to the rear garden.

To ensure that adequate natural light is provided to habitable rooms at basement level, CPG2 (Housing) states that walls or structures should not obstruct windows by being closer than 3 metres. Where this is not achievable it is advised that the glazed area should total not less than 10% of the floor area of the room.

The room in question would be the main bedroom proposed in the basement flat. The window serving this room would fall short of the 3 metre unobstructed guidance (the lightwell measures 2.7m). However, the room measures 9.84sq.m which would require the window to have a minimum area of 0.98sq.m. The window has an area of 2.04sq.m and therefore fully complies with the guidance as it would be approximately 1 / 20th of the internal floor space (double that which is required).

All habitable rooms have windows of a sufficient size and should therefore receive adequate daylight / sunlight. Both flats are dual aspect and should allow for natural ventilation. The CPG also advocates that all newly created dwellings for households of 2 or more people should be self-contained and have its own secure private entrance. Each flat would have its own dedicated entrance in this instance. This arrangement is considered acceptable.

Lifetime homes

With regards to Lifetime Homes standards, Policy DP6 states that all new homes should comply with Lifetime Homes criteria as far as possible. The guidance of CPG2 (Housing) states that in the case of conversion of an existing building or other circumstances of a development may mean it may not be possible for new homes to meet all 16 criteria. In this case, the development should still seek to meet Lifetime Homes Standards as far as possible to maximise accessibility and demonstrate to the Council's satisfaction why it is not possible to meet particular criteria.

The applicant has submitted with the application a Lifetimes Homes Assessment which shows that 7 of the 16 points of criteria has been achieved. The constraints of this conversion scheme are such that not all of the criteria can be met (such as parking and level access), however the measures proposed are considered acceptable in this instance. The layout, internal circulation space and storage/utility space are also adequate and in general compliance with CPG.

Officer's are of the opinion that overall, the development complies with the aims and objectives of policies CS6, DP6 and DP26 of the Council's LDF.

Design and appearance:

The proposal mostly involves an internal re-configuration of the existing dwelling to accommodate 2 x self-contained flats. The only external alterations involve a glazed lightwell cover in the front garden and a replacement single storey rear extension.

The main dwelling has an existing closet wing which has been enclosed at lower ground level by the existing single storey extension. The proposed extension would be similar in width, depth and height. It was noted that similar single storey rear extensions to the rear of these terraces are not uncommon. The more modern flat roofed replacement extension at lower ground floor level would not be harmful to the character of the main dwelling or the conservation area. The proposal is therefore acceptable in this respect.

The glazed lightwell to the front would be at low level and relatively small. This part of the proposal would not be obviously visible from the street scene and is not considered to harm the character of the host building or

the conservation area.

Basement Impact:

The works to the basement are minimal and involve re-building the existing vaults with a new retaining wall which would square off the space. These alterations are small in scale and would not require a Basement Impact Assessment.

Residential amenity:

The building is currently in residential use as a single residential dwelling. The proposal would intensify the use by introducing 2 x self-contained flats therefore increasing the number for residential units by one. Given the location of the site relative to the neighbouring properties and the fact that no additional bulk is proposed to the host building itself, it is considered that the development proposal would not have a significantly different impact on the amenities enjoyed by the occupiers of the surrounding premises that would warrant refusal of permission on that basis. In addition, the conversion to self-contained flats would require the applicant to comply with sound / noise insulation regulations as stipulated by Building Regulations.

The proposed single storey rear extension would have a similar height and footprint compared to the existing extension it will replace. As such it is not considered that there would be any additional harm in terms of loss of light or overshadowing.

The proposal would not introduce new windows in any flank elevations. The roof terrace at 3rd floor level is existing, and no additional roof terraces are proposed. There would therefore be no additional overlooking as a result of the proposal.

Accordingly, the proposal is considered to be in general compliance with the objectives of policies CS5, CS14 and DP26, and CPG.

Trees:

The arboricultural report identifies a sycamore (Category 'B' – moderate quality) that lies in the neighbouring property to the west of the site. The tree affected is generally tolerant of root disturbance / crown reduction and in good health. The tree should therefore be capable of sustaining the impact incurred by the alterations to the vaults below the garden. The Council's Tree Officer raised no objections, subject to works being carried out in accordance with the recommendations of the Arboricultural Impact Assessment and appropriate planning conditions.

Transport:

Policies DP17 and DP18 seek to promote the use of more sustainable transport measures, such as walking, cycling and the use of public transport. The Council's cycle parking standards require the provision of at least one cycle parking space per unit. No details in respect of cycle storage have been provided however, details can be secured by means of a planning condition requiring a minimum of 2 x spaces to be provided.

In terms of vehicle parking: The host building has currently no allocated off-street parking spaces, however, the occupiers have a parking permit for on-street parking. The site is located within a controlled parking zone and is easily accessed by public transport and is close to a wide range of amenities. The site has a Public Transport Accessibility Level (PTAL) of 4 (good). The proposal would intensify the use of the site and it is therefore recommended that the additional unit is made car-free through a Section 106 planning obligation. This is in line with Policy DP18 of the LDF.

Refuse collection:

Refuse facilities can be secured by means of an appropriate planning condition.

Community Infrastructure Levy:

The development does not result in a net increase in floorspace proposes no new floorspace. In addition, conversion of a single residential dwelling into self-contained flats is specifically exempt under the CIL

Regulations. As such, the proposal would not trigger the requirement to contribute to the Mayor's Community Infrastructure Levy (CIL).

Conclusion:

The proposal to convert the existing family dwelling into 2 x self contained flats is considered acceptable in principle. The proposal complies with the aims of policies CS6, DP6 and DP26 and would provide quality accommodation with sufficient levels of outlook, daylight, circulation and natural ventilation. The units would meet the majority of the Lifetime Homes criteria where applicable. There would be no harm to the amenities of neighbouring occupiers.

The proposal is considered acceptable in highway terms, provided that the development is made car-free.

Recommendation:

Grant subject to conditions and a S106 agreement for the additional unit to be made car-free.

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