

Delegated Report		Analysis sheet		Expiry Date:		29/03/2012	
		N/A		Consultation Expiry Date:		09/03/2012	
Officer				Application Number(s)			
Ben Le Mare				2012/0696/P			
Application Address				Drawing Numbers			
16 Parkway LONDON NW1 7AA				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of mansard roof extension with roof terrace at rear fourth floor level in connection with creation of 2 bedroom self-contained flat (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	14	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed outside the property between 10/02/2012 and 02/03/2012 and a press notice was published in the Ham & High on 16/02/2012.</p> <p>No objections have been received to date.</p>					
CAAC comments:		<p>The Camden Town CAAC have objected and raise the following concerns towards the proposal:</p> <p>1. The proposed mansard is higher than necessary to create living accommodation of 2.35m room height and represents overscale extension to the roof;</p> <p>2. The height dimensions and angle of mansard information are not shown on the drawings. What if the height is increased during construction and this is only apparent when the building is complete? It is a normal requirement to provide key dimensions. Are your requirements clear about this information being provided in application drawings?</p> <p>3. The front elevation and section drawings show the new front gutter higher than the existing front parapet, which would be visible from Arlington Road and Parkway, with a detrimental effect on the character of the building;</p> <p>4. In the front slope of the mansard the proposal to create doors and mini-balconies with guarding around them would be highly visible from the adjacent streets and would have a detrimental effect on the property by creating a visually 'foreign' and eye-catching element that would detract from the simplicity of the existing elevation. The guarding is not shown on the front elevation - would it not be visible?</p> <p><u>Officer's Comments</u> These issues are addressed in the assessment section below.</p>					

Site Description

The application site is a traditional four-storey terraced building with a betting shop on ground floor and three self-contained residential units to upper floors within the Camden Town town-centre. The site is located within a Strategic Viewing Corridor from Parliament Hill, a designated Cycle Track and the Camden Town Conservation Area. The building is identified as making a positive contribution to the character and appearance of the area.

Relevant History

2007/0964/P – Erection of extension at roof level to create a 2bed flat. Withdrawn due to inadequate information.

2007/3388/P – Erection of an extension at roof level to create self-contained flat (Class C3) – Granted planning permission subject to a S106 Agreement. Not implemented.

2011/5633/P – Erection of roof extension with two dormer windows in front roofslope to create a 3-bedroom self contained flat (Class C3). Withdrawn.

Relevant policies

National Planning Framework (adopted March 2012)

The London Plan (July 2011)

Policy 3.3 (Increasing housing supply)

Policy 3.4 (Optimising housing potential)

Policy 3.5 (Quality and design of housing Developments)

Policy 6.13 (Parking)

Policy 7.6 (Architecture)

Policy 7.8 (Heritage assets and Archaeology)

Local Development Framework - Core Strategy and Development Policies

CS1 (Distribution of growth)

CS3 (Other highly accessible areas)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change through promoting higher environmental standards)

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)

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)

DP21 (Development connecting to the highway network)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

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

Camden Town Conservation Area Statement (October 2007)

Camden Planning Guidance (adopted 2011):

CPG1 (Design)

CPG2 (Housing)

CPG4 (Sustainability)

CPG6 (Amenity)

CPG7 (Transport)

Assessment

The application proposes the erection of mansard roof extension with a roof terrace at rear fourth floor level, in connection with creation of a new 2 bedroom self-contained flat (Class C3) at 16 Parkway. During the determination of the application, amended plans were submitted by the applicant. These plans omit the proposed Juliette balconies and reduce the size of the two front dormer windows and reduce the proposal's overall height by 0.3m.

The main planning issues raised by the application are:

- New housing;
- Standard of accommodation;
- Visual impact;
- Amenity;
- Transport;
- CIL

These are assessed below in the context of planning policy and other material considerations.

New Housing

In terms of the provision of new housing, Policy DP2 of the LDF seeks to maximise the supply of additional homes in the Borough and protect existing permanent housing. The proposed creation of new housing unit complies with Policy DP2. In addition, the Dwelling Size Priority table set out in Policy DP5 of the LDF identifies market 2-bedroom flats as 'very high' priority. The proposal is therefore in accordance with Policy DP5.

Standard of accommodation

The new flat complies with the minimum space standards for residential units and bedrooms (11m² for first and double bedrooms and 6.5m² for single bedrooms). Through measuring 55m² the proposed accommodation meets the minimum standards for total floorspaces for a 2/3 person dwelling.

All new homes should comply with Lifetime Homes criteria as far as possible. The applicants have submitted a Lifetime Homes assessment which addresses some 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.

Visual Impact

Policy DP25 of the LDF states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Paragraph 4.10 of CPG 1 (Design) requires extensions to be secondary to the building being extended and respect and preserve the original design and proportions of the building, including its architectural period and style.

The proposed mansard roof slopes back from the existing front parapet with two windows behind the existing gables and a roof light to top section of roof. By measuring off the proposed section plan it has been established that the angle which the extension slopes is approximately 70° and therefore meets the design guidance in CPG1.

The existing elevation on both sides of Parkway is of a varied frontage, with a bulky cinema directly to one side of the site and another similar terraced house to the other side of the site. The design of the front elevation is considered acceptable and the height of the extension does not represent an over dominate feature on the roof of the building; moreover, it would improve appearance by the removal of unsightly old advertising boards, water tank and other structures as existing. The proposed reduction in the size of the front dormer windows ensures that they have regard to the fenestration pattern on the lower levels of the building.

The rear of the extension is to have a staggered elevation with a dormer and a new entrance door leading onto a roof terrace. The proposal is regarded to improve the rear elevation of the property and existing flat roof of the rear wing would provide a decent area of outdoor amenity space behind an appropriately raised parapet wall.

As detailed above, amended plans were submitted which omit the proposed Juliette balconies from the front

elevation and ensures that there will be no balustrades in front of the proposed fenestration. In addition, it is not perceived that there will be a gutter box higher than the existing front parapet.

The proposal is considered to preserve and enhance the character and appearance of the Camden Town Conservation Area and is in accordance with Policy DP26 of the LDF.

Amenity

The location of windows on neighbouring properties to the side and rear would not experience a loss of privacy by the use of the proposed roof terrace or the windows on the rear elevation. In addition, the proposal would not harm amenity through a loss of daylight/sunlight or outlook.

The proposed development would intensify the existing residential accommodation on site, however this is considered to have an unacceptable impact on the living conditions of neighbouring residents by way of noise and disturbance.

The development is in accordance with the guidance set out in CPG6 and Policy DP26 of the LDF.

Transport

The site has no direct vehicular crossover access, and access to public transport is identified as being excellent (PTAL 6). The application proposes an additional residential unit and therefore Policy DP18 requires 1 cycle storage/parking space to be provided. However, given the constraints of the existing building it is considered not appropriate in this instance for the applicant to meet this requirement.

As the area is a Controlled Parking Zone (CPZ) which suffers from high levels of parking pressure it is appropriate to secure the new housing unit as car-free via a Section 106 Agreement.

The site is located very near to the centre of Camden Town town-centre, where there are very high traffic flows. As there is no vehicular crossover access, construction vehicles transport building materials to the site would have to stop on either Parkway, or Arlington Road. This would have an impact on traffic using these roads and the surrounding road network. A CMP outlines how construction work would be carried out and how this work would be serviced (e.g. delivery of materials, set down and collection of skips), with the objective of minimising traffic disruption and avoiding dangerous situations for pedestrians and other road users. This application for the proposed development has not provided adequate information regarding how this development would be constructed or serviced during construction. A CMP therefore needs to be submitted and approved before any works start on site, which would be secured via a S106.

CIL

The proposal will be liable for the Mayor of London's CIL development provides one unit of residential accommodation. Based on the MoL's CIL charging schedule and the information given on the plans the charge is likely to be £2,750 (55m² x £50). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

Recommendation

Grant planning permission subject S106 Agreement.

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 10th April 2012. For further information see

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