

Delegated Report		Analysis sheet		Expiry Date:		15/04/2011							
		N/A / attached		Consultation Expiry Date:		22/3/2011							
Officer				Application Number(s)									
Hugh Miller				2011/0682/P									
Application Address				Drawing Numbers									
57 Torriano Avenue London NW5 2SJ													
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature							
Proposal(s)													
Change of use and conversion of a 3 bedroom self contained flat into 2 x 2 bedroom self contained units at lower and upper ground floors; erection of rear extension at upper ground floor level with creation of roof terraces at upper ground and first floor levels; window alterations and new access to rear from lower ground floor flat (Class C3).													
Recommendation(s):		Grant 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		10		No. of responses		00		No. of objections		00	
						No. Electronic		00					
Summary of consultation responses:		N/A.											
CAAC/Local groups* comments: *Please Specify		N/A.											

Site Description

A 3-storey detached property situated on the south side of Torriano Avenue, adjacent to Torriano Cottages and Torriano Primary School; west of the junction with Camden Road and east of the junction with Leighton Road. The building is divided into flats. The building is not in a conservation area; neither is it listed.

Relevant History

March 1984 – pp granted - Change of use and works of conversion including alterations at roof level to provide 2 self-contained maisonettes; ref. 8400259.

Relevant policies

LDF Core Strategy and CS1 – Distribution of growth
CS5 (Managing the impact of growth and development
CS6 (Providing quality homes
CS11 (Pedestrians and cycling
CS14 (Promoting high quality places and conserving our heritage

Development Policies

DP2 (Making full use of Camden's capacity for housing
DP5 (Homes of different sizes)
DP6 (Lifetimes homes and wheelchair housing)
DP17 (Walking, cycling and public transport
DP18 (Parking standards and limiting the availability of car parking)
DP19 (Impact of parking
DP24 (Securing high quality design)
DP26 (Managing the impact of development on occupiers and neighbours)

CPG 2006:

Extensions alterations and conservatories
Residential development standards
Overlooking & privacy
Noise nuisance

Assessment

Proposal

- ✓ Conversion of a 3 bedroom self contained flat into 2 x 2 bedroom self contained units;
- ✓ erection of rear extension at upper ground floor level with associated roof terraces and railings, railings at upper ground and first floor levels;
- ✓ installation of new high-level windows on west (rear) elevation;
- ✓ alterations to windows at rear and formation of French doors.

The application has been amended during the course of the assessment to: **a]** high-level windows replace standard windows on west elevation **b]** new roof terrace on top of proposed extension with access from existing first floor flat, **c]** glazing bars added to new windows and French doors, **d)** increase bedroom size to upper ground floor unit and **e]** removal of section of boundary wall to form open entrance/ access on west elevation.

Principle of the conversion

There are 2 existing self-contained flats at the property; 1 x 3bed maisonette at lower and upper ground floor levels and 1 x flat at first floor and attic levels. The proposed conversion would provide 2 self-contained flats one each at the lower and upper ground floor and retaining the existing flat at first floor levels.

LDF policy DP2 (**d**) seeks to resist developments that would involve the net loss of two or more residential homes. This application proposes the loss of one 3 bed unit and formation of two units and therefore does not conflict with this policy.

Policy DP5 states that residential development should make contributions to meeting the priorities set out in the Dwelling Size Priorities Table. The proposed 2 bedroom flat comprises 2 bedrooms for which the priority in the market sector is “very high”, thus this proposal complies with this policy.

Policy DP6 states that all new homes should comply with Lifetime Homes criteria 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 acceptable in this instance.

The net floor area (NFA) of the proposed lower ground floor flat is 55.0sqm and 53.0sqm upper ground floor. The sizes of the units while having two bedrooms do not meet with the floorspace requirements for a 2-bed 3 person unit according to CPG space standards. Whilst it is acknowledged in the Residential Development Standards in the CPG that the precise internal layout of the individual proposals cannot be controlled through planning, it is considered important that new units provide adequate and functional living space for the occupants. The proposed flats comprise 3 habitable rooms, double bedrooms each and large second bedroom all in compliance with the CPG standards although strictly not within the minimum recommend floor space for a 3 person unit (CPG 61sqm). The difference between the minimum floor space required and the proposed floor space is relatively small and the units are still considered to provide satisfactory habitable floorspace. Moreover, the proposed would create an additional residential unit, which would add to the housing stock which should be welcome. In this instance and on balance therefore, the sizes and the general layout of the habitable rooms are considered satisfactory.

Design & appearance

At the rear, upper ground floor level an extension is proposed with dimensions of 3.0m x 4.1m x 2.7m (12.3sqm floor area). It would comprise brick –on-edge parapet flat roof which would incorporate a new roof terrace at 1st floor level and matching brick. The proposed extension would be similar to other neighbouring extensions at nos. 59 and 63; in terms of design, height and general scale and proportions. Although the host building is detached, the extension would be subordinate to the host building in terms of design, size and use of materials and would not dominate it. Consequently, the proposed extension would reflect the character of the neighbouring houses and would clearly harmonies with and not detract from the appearance of the host building. The proposed timber framed French doors and timber framed sash window would mirror the design and appearance of the existing

windows and this satisfactory. The rear elevation would be visible from the public realm, however due to the resultant visual uniformity associated with the extensions and alterations it is considered that the proposed works are satisfactory.

Roof terraces

Two roof terraces with metal balustrade are proposed, one at upper ground utilizing the rear roof of the existing rear extension and the other at first floor level. In this location, the proposed roof terraces would not be out of keeping with the appearance of the host building and would be similar in most respects to the roof terraces at houses nos. 59, 61 and 63 Torriano Avenue. The balustrade would be fixed on the inner wall of the roof terrace is not considered to harm the appearance of the host building and is satisfactory.

New windows & doors

It is proposed to install three new high-level narrow elongated casement windows on the west elevation lower ground floor levels to improve the natural light within the lower ground unit. They comprised timber frames and painted finish to match the existing; and they are satisfactory. The new entrance to the lower ground flat would be via the west side in Torriano Cottages towards the rear; by means of the removal of a 2.0m h x 3.0m w section of the flank wall. No gates/ walls or timber fence is proposed however, new double doors and brick walls would be erected in the rear garden to secure and limit access to the flat. The proposed new opening and entrance would not harm the appearance of the host building and is considered satisfactory.

At the upper ground floor level rear, timber farmed glazed French doors are proposed as replacement to the existing timber sash window; whilst at the first floor level a new French door would be installed. The French doors would provide access to the new roof terraces and being of similar design, scale and proportions would not detract from the appearance of the host building and is satisfactory.

Amenity

The closest residential building is no.59 Torriano Avenue and it lies due west and separated by Torriano Cottage a private vehicular road approximately 4.0m wide. It has similar footprint, depth and height to the host building and therefore no harm to amenity would occur. To the south-west are 2-storey residential properties in Torriano Cottages and these are located 15m and 25m away; with windows orientated due north and east with views of the host building. These however are considered to be sufficiently far away; plus together with the acute angle of view not to have any impact (loss of sun/daylight, outlook/ overlooking) and is considered acceptable.

To the south-east lies the local primary school buildings and playground. The school building closest to the extension is situated approximately 7.0m with a large gap sufficiently large not to have any amenity impact on this non-residential building.

Transport

The proposal is for the provision of two self contained flats at the lower and upper ground floor levels with step and level free access. The submitted plans show cycle stands in both the front and rear gardens and so meet the required standard. The cycle parking standards require the provision of 1 cycle parking space per 1 or 2 bedroom unit and 2 spaces for units with 3 or more bedrooms. It is considered therefore that cycle storage as proposed here would be in compliance with the Council's parking standards LDF policy DP18 and is acceptable.

The site has a PTAL score of 4, which indicates that it has a good level of accessibility by public transport. The nearest station is Kentish Town, located to the west of the site, which is served by both the Northern Line and Thameslink rail services. The nearest bus stop is located on Torriano Avenue, to the south of the site, whilst additional bus services are available from Camden Road, to the south of the site. Residents parking bays are located on both sides of Torriano Avenue in the vicinity of the site.

The proposal would be located within on-street parking control with good public transport accessibility and therefore it would not be in keeping with policies DP18 (Parking standards and limiting the availability of car parking) & DP19 (Impact of parking). The application site has a Public Transport Accessibility Level of (PTAL) of 4 (good) and is within a Controlled Parking Zone. The site is within the 'Clear Zone Region'. Therefore the proposed dwelling is recommended to be car free. The applicant has accepted the principle of the car-free housing and payment of the Council's legal fees.

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

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