

Delegated Report		Analysis sheet		Expiry Date:	12/07/2011	
		N/A		Consultation Expiry Date:	23/06/2011	
Officer			Application Number(s)			
Ben Le Mare			2011/1633/P			
Application Address			Drawing Numbers			
207 Royal College Street London NW1 0SG			See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Erection of part single, part two storey rear extension and excavation to create a front lightwell all in connection with creation of two self-contained flats at lower ground/ground floor level, erection of extension at second floor level in connection with existing maisonette at first/second floor level, alterations to shopfront (in connection with retained retail unit Class A1), fenestration and entrance doors and installation of PVs at roof level.						
Recommendation(s):		Refuse planning permission				
Application Type:		Full Planning Permission				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	09	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:		Site Notice: 27/05/2011 – 17/06/2011 Press Notice: 02/06/2011 – 23/06/2011 No responses received to date				
CAAC/Local groups* comments: *Please Specify		Camden Town CAAC were consulted however they have not yet commented on the proposed development.				

Site Description

The site is a two storey plus basement and attic property on the western side of Royal College Street, near its junction with Randolph Street. It forms part of a parade of shops and other ground floor commercial uses from 201 -209 Royal College Street. It lies within the Camden Broadway Conservation Area and the Royal College Street/Camden Road Neighbourhood Centre. The upper floors are in residential use (Class C3), whilst the basement and ground floors were in use as a shop (Class A1).

Relevant History

The application site (207 Royal College Street)

H12/34/16/13520 - Erection of rear extension on 3 floors – refused 18/07/1972

H12/34/16/25950/R - Alterations to enlarge existing dormer window on the side elevation. **Refused** 17/04/1978

209 Royal College Street

2003/3038/P - Two-storey rear extension to create additional living accommodation for existing basement flat and rear ground floor studio flat, and re-opening of lightwell to access basement. **Refused** 12/12/2003

205 Royal College Street

2010/3905/P - Installation of replacement shopfront window, doors and pavement light to ground lower and part basement elevation, replacement windows, doors to rear ground and basement facade and installation of new roof lights at roof and terrace level (Class B1) – **Granted** 16/09/2011

880261 - Alterations to front elevation and two storey rear extension as an amendment to the approved scheme. **Granted** 30/03/1989

8701258 - Change of use of ground and basement floors from shop to film production studio together with the erection of a two-storey rear extension and the self-containment of upper floors to provide a two bedroom flat including the erection of a dormer window raising of the rear wall and formation of roof terrace at 1st floor level. **Granted** 14/07/1988

232 Royal College Street

2007/4512/P (APP/X5210/A/08/2071578) – Change of use of basement and ground floors from professional/financial (Class A2) to 1 x 2 bedroom flat (Class C3) plus the installation of replacement glazing to the shopfronts to side and front elevations and creation of a new basement lightwell at the front. **Refused** (06/02/2008) and **appeal dismissed** (21/11/2008).

Reason for refusal:

'The proposed lightwell by reason of its size and design, would relate poorly to the character of the ground floor elevation and would fail to preserve or enhance the character and appearance of the wider Jeffrey's Street Conservation Area'

234 Royal College Street

2006/1686/P (APP/X5210/A/06/2022362) - Change of use of ground & basement from Public House (Class A4) to residential use (Class C3) providing 1 x 2 bed and 3 x 1 bed self-contained flats with associated external alterations to front and rear elevations. **Refused** (08/06/2006) and **appeal dismissed** (05/03/2007)

Extract from the Inspectors report:

'The introduction of a lightwell would, in my view, be alien to the appearance of a building designed for commercial use and detract significantly from the Georgian character of the area.'

243 Royal College Street

2004/2626/P (APP/X5210/A/04/1167235) – Erection of an additional floor to form additional self-contained flat, formation of light well with railings around and stairs at front to give access to basement and extension of existing extract duct on rear elevation to terminate above new roof level. **Refused** (12/08/2004) and **appeal dismissed** (13/12/2005).

Reason for refusal:

'The proposed development is considered to be unacceptable in the interests of visual amenity. More particularly, the proposed front lightwell with railings around and stairs to the basement would represent a discordant visual element which would be out of keeping with the appearance of the property and the existing

pattern of the development in the terrace generally, which has not been significantly impaired by railings and lightwells to the front.'

Relevant policies

LDF 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)

CS7 (Promoting Camden's centres and shops)

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)

DP10 (Helping and promoting small and independent shops)

DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses)

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)

DP27 (Basements and lightwells)

DP28 (Noise and Vibration)

DP29 (Improving access)

DP30 (Shopfronts)

Camden Broadway Conservation Area Statement

CPG1 (Design)

Camden Planning Guidance 2006

Draft CPG6 (Amenity)

Assessment

The Proposal

This application proposes the following works and alterations to the property:

- The erection of a part single, part 2 storey rear extension, constructed in brickwork with external white render and powder coated aluminium doors and windows.
- The provision of 2 new flats (one 2-bedroom flat (Flat 1) and one 3-bedroom flat (Flat 2)) in the existing lower ground floor and proposed rear extension. The creation of Flat 1 will result in a change of use of the lower ground floor from ancillary A1 storage space.
- In order to provide an entrance and light to the new 2-bedroom flat the application proposes a basement lightwell on the front elevation with black painted steel railings and a gate are proposed around the perimeter.
- The existing shopfront is proposed to be removed and replaced with a new timber shopfront with stepped access. The existing entrance door on the front elevation which provides access to the upper floors is proposed to be replaced with a timber double leaf door and fanlight.
- A dormer extension on the north side roof slope with a door leading out onto a small terrace at the front of the property.
- The existing Class A1 retail unit on the ground floor and maisonette flat at first and second floor levels are proposed to be retained.
- Other minor alterations to the front elevation comprise a new white painted timber framed window, a door at first floor level and cleaning up of the existing brickwork. The application also proposes two new timber framed sliding sash windows on the rear elevation.

Planning Issues

The main planning issues associated with determination of this application have been identified as the following:

- Loss of retail floorspace
- New housing and density
- Mix of units
- Standard of accommodation for future occupiers
- Lifetime homes and wheelchair housing
- Design
- Amenity of neighbouring occupiers
- Sustainability
- Trees, landscaping and biodiversity
- Transport

Provided below is an assessment of this proposal having regard to planning policy and other material considerations.

Loss of retail floorspace

In order to provide new living accommodation in the basement of the property the proposal will result in a loss of 40m² of Class A1 retail storage. However, as the ground floor retail floorspace of 28.7m² and the active frontage are to be retained the proposed loss of part of the ground floor as Class A1 is therefore considered not to harm the vitality, viability and success of the centre. The proposal is consistent with Camden's retail policies and guidance and is considered to be acceptable in land use terms.

New housing and density

In terms of the provision of new housing, policy DP2 seeks to maximise the supply of additional homes in the Borough and protect existing permanent housing. The proposed creation of 2 new housing units and the

retention of an existing unit on a site of 180m² therefore complies with the policy DP2.

Mix of units

Policy DP5 states that the Council will seek to ensure that residential development proposals provide an appropriate mix of unit sizes. The Council would consider the mix and size of units best suited to site conditions and the locality.

The provision of one 3-bedroom flat and one 2-bedroom flat, and the retention of an existing 2-bedroom maisonette flat is considered to contribute to meeting the priorities set out in the Dwelling Size Priorities Table and is therefore in accordance with policy DP5.

Standard of accommodation for future occupiers

The proposed alterations to the roof of the property and associated internal works are considered to improve the standard of accommodation of the existing maisonette flat through increasing the size of a bedroom and in the creation of a new wider internal staircase. The light levels into this unit are also improved through the provision of a new landing window and the enlargement of an existing window on the property's rear elevation.

Both Flat's 1 and 2 comply with the minimum space standards for residential units and for bedrooms, 11m² for first and double bedrooms and 6.5m² for single bedrooms. Flat 2 is also considered to experience acceptable levels of ventilation and has sufficient outdoor amenity space.

The Daylight/Sunlight Assessment, which accompanies the application, indicate that the living rooms and bedrooms for both Flat 1 and 2 meet required Average Daylight Factor (ADF) of 2.0 and 1.0 respectively.

However, concerns have been raised by the standard of accommodation provided for the future occupiers of Flat 1. The proposed outlook of windows from Flat 1 will be between 2m and 2.5m from the walls two lightwells. Particularly concerning however is the outlook to the living area whereby windows would face a double height courtyard. This poor outlook combined with the low levels of natural light would provide an unacceptable level of residential amenity for future occupiers and therefore fails to meet the guidance set out in CPG1 and Policy DP26.

Lifetime homes and wheel chair housing

Policy DP6 requires the development should meet the lifetime homes standards and that at least 10% of all new housing should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.

The Lifetime Homes Assessment submitted with the application indicates that the proposal is in general accordance with the necessary requirement by meeting 9/16 of the criteria. The main elements of the criteria were the application fails (namely entrances, living rooms and stair lift/lift through) is as result of the layout of the existing property and site constraints.

Design

Proposed part 2 storey, part single storey rear extension

In order to create two new units of accommodation the application proposes to remove an existing timber shed from the rear of the property and erect a modern part 2 storey, part single storey extension. The proposed extension measures approx 14m (l) x 5.8m (w), a height of between 5.5m and 2.8m. The total area of the proposed extension is approx 110.12m².

The extension projects out into the rear garden by approx 14m (the existing property is 7.8m in length) and almost doubles the floorspace of the existing property. Therefore, by reason of its massing, bulk and scale is considered not to be subordinate and detrimental to the character and appearance of the host building, contrary to the guidance set out in CPG1 and Policies DP24 and DP25 of the LDF.

Roof extension

The proposed dormer extension on the side roof slope and associated balcony both match the design of the

roof extension and balcony on the adjoining property (No.205). The dormer extension is considered an appropriate addition as it adds sense of continuity and roof layout out of the two properties.

Lightwell and metal railings

In order to provide some daylight to the front bedroom in the basement the application proposes to create a lightwell on the front elevation of the property. Whilst it is recognised that some properties along Royal College Street have lightwells on the front elevation, CPG1 states that *'the design of forecourt spaces should prevent the excavation of lightwells as a means of providing access to basements where this does not form part of the historical means of access to these areas.'* This view is supported by recent appeal decisions concerning the creation of lightwells in the area and along Royal College Street (see planning history section above). Therefore, the proposed lightwell by reason of its size and design is considered to relate poorly to the character of the ground floor elevation and the streetscene and would fail to preserve or enhance the character and appearance of the wider Camden Broadway Conservation Area.

Shopfront

The application proposes a replacement timber shopfront comprising a stall riser (0.6m high), transoms and transom lights and a fascia. The shopfront is considered to be appropriate as it replicates the design of traditional shopfronts within the area. However, the proposed stepped access into the shopfront, whilst not cited as a reason for refusing the application, is not supported as it worsens the existing situation and fails to be fully accessible to everyone.

Other proposed alterations

The new white painted timber sliding sash window and tidying up of the brickwork on the front elevation are welcomed elements of the proposal and will improve the rather dilapidated appearance of the property. The replacement timber door at the residential entrance into the property is however considered to be too ornate and a more traditional door with 4 or 6 panels would be more appropriate in this location.

The proposed PV panels on the roof will not be visible from the streetscene and their siting therefore has regard to the character of the host building and the character and appearance of the conservation area.

Amenity of neighbouring residents

Proposed part 2 storey, part single storey rear extension

All proposed windows on the rear extension face down the garden and will therefore not result in a loss of privacy to the occupiers of the adjoining properties. Whilst there is likely to be a slight loss of outlook from occupiers of No.209 and the upper floors of No.205, it is considered acceptable as they will have would continue to have wide views to the west. The proposed green roof on each section of the extension would also contribute towards reducing the impact of the proposal.

The Daylight/Sunlight Assessment and proposed plans have indicated that the extension will not infringe above or beyond the 45 degree lines taken from the centre point of the window on the ground floor of No.209. The proposal will therefore not result in an unacceptable loss of light to this property.

Roof extension

The proposed roof extension will directly face the adjoining property (no.209), but will not have an adverse impact on the occupiers living conditions through a loss of outlook or daylight. There is an established terrace within the roof space, which is being reduced in size as a result of the proposed extension. The proposal will therefore not result in an additional loss of privacy to the occupiers of no.209.

Sustainability

As the application proposes to create less than 5 dwellings (and under 500m² of residential floorspace) and is therefore not required to meet the Code for Sustainable Homes Standards. The proposal does however incorporate photovoltaic panels on the main roof and green roofs on the rear extension which are supported as they improve the site's existing sustainability credentials.

Trees, landscaping and biodiversity

The existing site has a sizable rear garden with a total area of approx 110m². The large rear extension will result in the amount of garden being reduced to approx 29m² (a loss of 81m²). In order to offset this reduction in the green space, vegetation and biodiversity, the application proposes green roofs on the rear extension. Nevertheless, as detailed above the proposed extension is considered to not to be subordinate to the host building and the site and therefore results in an unacceptable area of rear the garden.

Transport

The site has a high level of accessibility to public transport through being located within the heart of a local centre the along Royal College Street. The site is also within a controlled parking zone for which there are relatively few parking bays. Policy DP18 states that the Council expects all development located within the area to be car free. If the application were being recommended for approval it would therefore be subject to both units being secured as car free through a Section 106 Agreement. In the absence of such an agreement this should form a reason for refusal as the units would contribute unacceptably to the on-street parking stress.

In order to meet the Council's requirement for cycle provisions the application proposes secure and covered space for 3 bicycles (one space for each unit of accommodation). This level of provision is considered to be sufficient and in accordance the Councils parking standards.

Recommendation

Refuse planning permission

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