

Delegated Report		Analysis sheet		Expiry Date:		24/03/2011	
				Consultation Expiry Date:		28/02/2011	
Officer				Application Number(s)			
Jenny Fisher				2011/0089/P			
Application Address				Drawing Numbers			
8 St Cuthberts Road London NW2 3QL				Refer to decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Conversion of the existing 2 bedroom self-contained ground floor flat to provide two x 1 bedroom self-contained flats and a two storey extension to the side to create a two bedroom house (Class C3).							
Recommendation(s):		Grant planning permission with conditions and a S106 Agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed 07/02/2011 (exp 28/02/2011) and adjoining neighbours notified (03/02/2011). No responses received.					
CAAC/Local groups comments:		No response received.					
Site Description							
<p>A two storey detached property on a corner site at the junction of St. Cuthbert's Road and Kingscroft Road. Directly opposite the site there is open space associated with the multi-storey block of flats on a corner site at the junction of St. Cuthbert's Road and Kilburn High Road.</p> <p>A rendered wall marks the outer perimeter of the application site. A hard standing area between the perimeter wall and existing dwelling is used for car parking. There is also a garage adjacent to the flank wall of No. 4/6. There are two existing vehicular crossovers from St Cuthberts Road. A rendered wall within the site, running parallel with the outer perimeter wall, links the garage with the rear elevation of the property.</p> <p>There are separate entrance doors within the St. Cuthbert's Road elevation that provide separate access to the ground floor self-contained flat, and provide separate access to 4 bed-sits on the first and 1 bed-sit on the second floors.</p> <p>There is an area of private amenity space to the southwest of the property. The site is not within or adjacent to a conservation area.</p>							

Relevant History

25/06/1991 (9005571) Refused

Change of use and works of conversion to provide 3 self-contained flats on the first and second floors

Reason: The proposed development involves the loss of existing residential accommodation of a type which the Council consider should be retained in this area.

18/08/1995 (9500338) Refused; appeal dismissed for

The change of use and works of conversion to provide three self contained flats on first and second floors

Reason: The proposed development involves the loss of existing residential accommodation of a type which the Council considers should be retained in this area. Contrary to policy HG35 of Borough Plan (HG21 of UDP not statutory doc. at the time).

Proposed: conversion of 5 bed-sitting rooms (4 at 1st floor level – 1 on the second floor) sharing a single bathroom into 3 self-contained flats.

Inspector concluded that loss of 5 non self-contained residential units would have an unacceptable impact on the balance of the range and choice of housing available in the Borough.

17/06/2010 2010/1257 Application withdrawn by applicant

Application for change of use of an existing 2 bedroom self-contained ground floor flat to one x 1 bedroom and one x 2 bedroom self-contained flats, erection of a 2 storey side extension to provide a first/second floor maisonette and excavation beneath the extension to create sufficient headroom for a lower ground floor self contained studio flat withdrawn.

Two units below standard therefore unacceptable. Extension should appear more subordinate.

2010/3699/P Application withdrawn by applicant

Extension to side of property to form 1x studio apartment at lower ground floor level and 1x bedroom maisonette at ground/first floor level to residential dwelling house (Class C3).

Officers remained concerned about the design of the proposed extension.

4/6 St. Cuthbert's Road

05/11/1998 PW9802591

Cert. of Lawfulness issued for use of the property as four self contained flats.

10 St. Cuthbert's Road

31/10/2005 2005/3302/P

Erection of a first floor rear extension to the first floor flat.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS1 Distribution of growth

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 Promote high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encourage bio-diversity

Development Policies

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP19 Managing impact of parking

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP26 Managing the impact on occupiers and neighbours

DP27 Basements and lightwells

Assessment

In view of the history of the property, the current layout and use of the ground floor have been checked against records held by the Council.

Council tax records for this property include Flat A Mr. Adesemowo (the current applicant) and accommodation for 4 other people. Flat A is a self-contained flat on the ground floor. The 4 other people occupy accommodation on first/second floors, (not part of the current application).

Proposed

- Conversion of the self-contained 2 bedroom ground floor flat to provide two x 1 bed self-contained flats. The existing access from St Cuthberts Road would provide access to the studio flat to the rear of the ground floor. The existing access from Kingscroft Road would provide access to the 1 bed flat to the front of the ground floor.
- A two storey extension to the side to accommodate a 2 bedroom unit. The extension would replace a single storey garage with pitched roof and adjoining rendered wall.
- The front façade of the proposed extension would be set back 6.5m from the 2m high perimeter wall enclosing the site. It would be set back 0.6m from the front building line of the existing building fronting onto St Cuthberts Road. The new building would be L-shaped with the longest part of the building extending up to the boundary with no. 2 Kingscroft Road. Approximately half of the proposed extension would be 4m. deep (front to rear), the gable end would be 6m. deep.
- The extension would have a pitched roof and a gable. Two roof lights would be installed to the front and two to the rear. The new house would be single aspect facing St Cuthbert's Road with a first floor window in the gable for one of the bedrooms; the two roof lights would service the second bedroom. Access via steps from the existing forecourt area would be at ground floor level and two windows would be installed in the ground floor front elevation to service the living room.
- Excavation to a depth of 2m beneath the extension would be required to create sufficient floor to ceiling heights. A 0.9m deep terrace would be excavated along the full width of the proposed extension. A metal balustrade would be erected along edge of the terrace with a stepped access.
- The number of parking spaces would be reduced from 3 to 2.
- 144m² of open space would be retained at the front; of that 45m² would be landscaped, 1 parking space would be retained and the remainder would form vehicular access to a second parking area. An area of open space 30m² would be retained at the side of which 12m² would be landscaped the remainder would be a hardstanding for the second parking area. 14m² of private amenity space would be retained to the rear for one of the ground floor flats.

Main issues for consideration are visual impact, residential standards (and lifetime homes) and local amenity (including impact on the highway), excavation and sustainability

Visual impact

Design

The front building line of the proposed extension has been set back from that of the existing building so that it reads as a subordinate structure in terms of its scale. The extent to which the extension would be recessed would achieve the desired visual effect without adverse amenity impact. A comparison between the previously proposed and current roof ridge shows a substantial reduction in height. The ridge of the proposed extension would be 1.2m. lower than the previous application and 1.5m. lower than the original application. The proposed structure due to its set back location, bulk and height would appear subservient to the original building and it is considered that the proposed design would satisfactorily relate to the architectural style of the existing building and neighbouring properties. The overall design, fenestration and materials for the proposed extension would be sympathetic to the original building.

Street scene

The site is not within or adjacent to a conservation area. There is a variety of architectural periods and styles of building on both sides of the road. Spaces between buildings vary and there is little rhythm to the street frontages or regular pattern of development e.g. No 10 St Cuthbert's Road at the junction of St. Cuthbert's Road and Kingscroft Road and opposite the application site has been extended to the boundary with neighbouring properties. Buildings are all set well back from the public highway; mature trees line the road on both sides and grow in many of the front gardens including No 8. The proposed extension would replace a large garage and rendered wall (within the site, the outer perimeter wall would be retained). The proposed development would be higher than the garage and wall, part of the front elevation and the gable end and front roof slope would be visible from direct views from the street; the remainder of the proposed development would be below the height of the outer boundary wall. As a consequence and given the generous (6.5 m.) set-back the proposed, the development would not appear prominent in the streetscene.

Gap between buildings

CPG 1 Design states that a gap between buildings above ground floor level should be retained. Although the new extension would extend up to the boundary with no. 4/6 a visual gap would be retained above ground floor level as a result of the design and height of the roof together with the set back of the extension from the front elevation of the main property. Views of the rear of Kingscroft Road properties would be partially concealed by the proposed development however the existing garden and retaining wall already restricts these views; roofs and chimneys would be visible. A tree in a neighbouring property that itself obscures views beyond and would not be visible from St Cuthbert's Road. However it is considered that this is not a significant view providing visual interest or required to soften the urban scene. Mature street and garden trees and the large area of open space opposite, plus recessed building lines, all soften the urban grain and this would not be adversely affected by the proposal.

Mix of units

The applicant seeks the fullest possible residential use of the site in line with LDF policies CS1 and DP2. The mix of unit sizes is considered appropriate.

Lifetime homes

The applicant has addressed the 16 criteria as required. All of the accommodation for the ground floor flats would be on one level; a stair lift could be installed into the two storey dwelling proposed if required. The conversion of the existing ground floor would allow most of the lifetime standards to be met and the majority would be applied to the new development.

Residential standards

All unit and room sizes comply with Camden's residential standards and would be considered acceptable.

Although the new house would be single aspect the internal layout has been designed to locate the habitable rooms to the front of the property that face southeast. Each of the habitable rooms in the new two storey house would receive adequate natural light and ventilation.

The outlook of the one of the bedrooms (bedroom 2) in the new two storey house would be confined to two roof lights as the room would be contained within the roof void. However given the overall size and internal layout of the remainder of the house it would provide an acceptable standard of accommodation that complies with Camden's minimum standards.

Amenity

The two storey side extension would be single aspect with windows providing views out onto St Cuthberts Road. Consequently there would be no overlooking of the neighbouring properties. The adjacent property (No.4/6) has no windows in the flank wall adjacent to the application site.

The only window that would be affected by the proposal would be large patio sliding doors that open onto the rear garden from the existing ground floor apartment. Full height 2m wide glazed doors would be installed that would serve the living/dining room of the new studio flat. Ground level would be higher than that of the proposed development; the eaves of the roof of the proposed extension would be just above the top of the glazed doors. There would be a 3m gap between the doors and the 2m high flank wall of the gable end of the proposed development above which the pitched roof would slope away from the rear building line of the gable. Camden Planning Guidance advises that where an obstruction is less than 3m away an affected window should be tested. Since the gap is not less than 3m and given the context in relation to the proposed extension, it is considered that works proposed would not result in substandard accommodation for the occupant of the ground floor flat proposed.

The proposed two storey side extension would project up to the side boundary with the adjoining property at no. 2 Kingscroft Road. Due to the layout of the plots and the orientation of the properties the light and outlook from the rear windows of no. 2 is already compromised by the two storey flank elevation of no. 4/6 St Cuthberts Road. The windows in the rear elevation of no. 2 open onto rear gardens and a gap between the rear of 6 St. Cuthbert's Road and 8 Kingscroft Road. It is considered that the proposed extension would not restrict sunlight/daylight to, or overlook, neighbouring properties in line with LDF policies CS6 and DP26. Reasonably sized private amenity space would be provided for each of the three ground floor units, and communal landscaped areas would be provided within forecourt.

Given that the proposed extension would create a new house it would be considered necessary to remove the removal of permitted development rights of the property, as extensions (especially at roof level) and alterations to such a small property may harm the amenity of adjoining neighbours. A condition would be attached advising the applicant of this.

Highways

Cycles

It is considered that there is unlikely to be sufficient room for cycle storage inside the flats, however there is secure space within the outside forecourt. A condition would be attached requiring the details of the proposed three cycle spaces.

Off-street parking and car capped housing

There are currently 3 parking spaces on site; this would be reduced to 2. Two existing crossovers would be retained. Apart from the two parking spaces that would be retained and vehicular access in the form of a hardstanding, the remainder of the forecourt would be landscaped. The site has a Public Transport Accessibility Level of (PTAL) of 4 (good) and is within a Controlled Parking zone. St Cuthbert's Road is listed in Camden's Planning Guidance as suffering from parking stress. On this basis, the two additional units should be made car capped through a S.106 agreement, in accordance with policy DP18.

CMP and highways works

Due to the scale and kind of this development and the likely method of construction a CMP is not required in order to mitigate any adverse impacts. It is considered that the existing forecourt area would be sufficient to accommodate a skip and building materials. Two vehicle access crossovers are existing; it is considered that there is unlikely to be any damage to the highway as a consequence of works proposed and that a financial contribution towards repair is therefore unnecessary.

Excavation

This would be more in the form of a lowered sunken ground floor rather than the creation of a basement. A 2m deep excavation would be required to achieve adequate floor to ceiling heights within the overall height constraint of the proposed structure. A terrace would be excavated to the front to a depth of 0.9m.

LDF policy concerning basement development is DP27 and associated policy DP23 (water).

- There are no significant trees within or adjacent to the area of excavation.
- Excavation would not have a harmful impact on neighbour amenity in terms of light pollution or overlooking.
- Excavation would extend beyond the footprint of the original building; however it would not be deeper than one full storey below ground level (2m).
- DP27 states where basement excavation extends beyond the footprint of the original building, geological and hydrological details may be required. However this is commensurate with the scale and location of the scheme. Map 5 of the LDF Core Strategy does not identify St Cuthberts Road as having potential to be at risk of flooding nor of having flooded in 1975 or 2002, although the nearby Fordwych Road was flooded in 1975. In this case given the increase in floor plate between the existing garage and the proposed extension the loss of permeable surface area on the site would not be considered so significant to result in flooding or cause significant harm to the water drainage on the site.
- The character of the building and surrounding area would not be affected and only a small area of the front open area would be lost. Currently 49m² of amenity space is available to the ground floor flat; the remainder is used for three car parking spaces and vehicular access. An area of 14m² would be retained for one of the proposed ground floor units and 12m² for the other. This is considered a reasonable size for 1 bed flats. A 12m² terrace would be provided for the extension. In addition a 45m² area of open space to the front would be available for the occupants of all flats. It should be remembered that the ground floor flat is currently used by the applicant, therefore alterations to amenity space is not as sensitive a matter as it would otherwise have been.

Sustainability

The applicant has identified energy efficient measures that would be applied. What is currently a concrete parking area to the front of the property would be broken up by areas of soft landscaping. A reduction in the amount of hard landscape would assist in slowing water runoff and create a more attractive appearance to the front of the site. This is welcome and in line with LDF policy DP22. A condition requiring details is recommended. DP22 states that the Council will promote and measure sustainable design and construction by expecting new build housing to meet the Code for Sustainable Homes. It is recommended that the applicant is required to submit details to show that the new build element of the scheme would achieve Code level 3 and that a post construction review would be carried out. This would be secured by a S106 Agreement.

Summary

The principle of a side extension formed part of the previous applications and was not cited as a reason for refusal. Advice given by officers has been applied to the current application. Works of improvement to the existing building are welcome and it is considered that proposed extension would not harm the original form and character of the existing building or have an adverse impact on the street scene or local amenity. Additional residential units are also welcome; residential units would all comply with L.B.Camden residential standards and there would be no adverse impact on local amenity. As such the proposed development complies with LDF policies and planning guidance.

Recommend approval**Disclaimer**

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