

Delegated Report		Analysis sheet		Expiry Date:		14/06/2011	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		26/05/2011	
Officer				Application Number(s)			
Jonathan Markwell				2011/1606/P			
Application Address				Drawing Numbers			
165 York Way London N7 9LN				Please see decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Amendments to planning permission 2008/2435/P, dated 16/02/2009 (for the demolition of ground floor rear wing, erection of new basement and two storey dwelling house with rear entrance and internal courtyards; conversion of first and second floor maisonette to 2 x 1-bedroom self contained flats and alterations to shopfront) comprising access alterations, reconfiguration of ground floor level, additional roof terrace at first floor level and associated alterations all to rear dwelling house.							
Recommendation(s):		Grant Planning Permission					
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	01	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		<p>A site notice was erected on 28/04/2011, expiring on 19/05/2011. A press notice was published on 05/05/2011, expiring on 26/05/2011. One objection was received from an occupier at 1 Cliff Road, summarised as follows:</p> <ul style="list-style-type: none"> a) rear boundary wall not accurately shown on plans and lowering of it (as proposed) would require party wall award (which the objector would not agree to); consequently proposed rear garden and ground floor living room would receive very little natural light; b) Reduction in height of rear wall would harm the privacy of the garden of 1 Cliff Road; c) Inaccuracies regarding length of rear building in plan and section, no existing section a plan submitted, extent of the building to be demolished and various elements associated with rear wall; d) Walls too thin to satisfy Part L (insulation) of Building Regulations; <p>Officer response: a) Please see paragraph 1.2 and 3.1; b) The reduction of the height of the wall does not require planning permission and instead this matter would be dealt with under the Party Wall Act; c) Revised plans submitted during the course of the application have clarified/corrected various inaccuracies; d) This is not a consideration material to the determination of the planning application.</p>					
CAAC/Local groups* comments:		Camden Square CAAC was formally consulted; no response has been received.					
*Please Specify							

Site Description

The application building is part of a terrace of three storey buildings with shop fronts at ground floor level and residential above. The basement and ground floor has a Laundrette, with ancillary storage at rear and a non-self contained maisonette at first and second floors above, which is only accessible through the shop. The rear wing covers the entire rear yard at ground floor level and has large projecting roof lanterns.

The buildings are stock brick with slate roofs and have stucco decoration at first and second floor. The terrace including nos. 155-179 (odd) are identified as making a positive contribution to the Camden Square Conservation Area. In addition the site lies within Brecknock Road neighbourhood Shopping Centre.

Relevant History

2007/6026/P - Erection of rear extensions at basement, ground and first floors with roof terrace at first floor and erection of mansard roof with roof terrace, change of use of the basement and ground floors from laundrette (sui generis use) to shop (A1 use) on the front section, and to residential (C3 use) at the rear in association with creation of a new two storey plus basement house in rear courtyard area with access from Camden Mews, conversion of first and second floor maisonette to two self-contained flats; installation of new recessed shopfront, creation of front lightwell at basement level. Withdrawn 20/03/2008.

2008/2435/P - Demolition of ground floor rear wing of laundrette and erection of new basement and two storey dwelling house with rear entrance from Camden Mews and internal courtyards; conversion of first and second floor maisonette to 2 x 1-bedroom self contained flats and alterations to shopfront to include new residential entrance to upper floors. Granted 16/02/2009.

2011/0699/P - Erection of replacement basement and part-two, part-three storey building comprising retail (Class A1) at part basement and part ground floor level and three residential units (maisonette at rear part basement to first floor; 1 bed flats at first and second floors) and associated works following demolition of existing building which comprises a laundrette (sui generis) at basement and ground floor level and maisonette (Class C3) on upper floors. Withdrawn 24/03/2011.

2011/0817/C - Demolition of existing building. Withdrawn 24/03/2011.

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
- CS7 - Promoting Camden's centres and shops
- CS11 – Promoting sustainable and efficient travel
- CS14 – Promoting high quality places and conserving our heritage
- CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

Development Policies

- DP2 – Making full use of Camden's capacity for housing
- DP5 – Homes of different sizes
- DP6 – Lifetime homes and wheelchair homes
- 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 the availability of car parking
- DP20 – Movement of goods and materials
- 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

Camden Planning Guidance (CPG) 2006 / CPG 2011 (Phase 1 Adopted 06/04/2011)
Camden Square Conservation Area Appraisal and Management Statement

Assessment

1. Introduction

1.1 Planning permission is sought for amendments to permission 2008/2435/P, dated 16/02/2009. This granted permission for the demolition of ground floor rear wing, erection of new basement and two storey dwelling house with rear entrance and internal courtyards; conversion of first and second floor maisonette to 2 x 1-bedroom self contained flats and alterations to shopfront but has not been implemented. The revised scheme now sought differs from the previous in the following respects:

- Access alterations to the rear dwellinghouse; the separate access from Camden Mews is no longer proposed and instead the rear dwellinghouse will be accessed via the already approved entrance on York Way and will in part share access with the two upper floor flats;
- As a result of the alterations to the access arrangements the previously approved ground floor internal courtyard is no longer proposed and instead this area will comprise a kitchen;
- At basement floor level the storage area for the existing laundrette is being reduced in order to provide additional storage space for the proposed dwelling house;
- A small extension (compared to that approved) is proposed to the ground floor level and fenestration alterations are proposed at the rear of the building;
- At first floor level a small roof terrace area is proposed in place of the previous courtyard and a further terrace is also proposed above the small extension at the rear of the building at ground floor level. The internal layout has also changed, resulting in some fenestration alterations.
- Various other internal alterations are proposed, such as the reconfiguration of the staircase to the upper floor flats.

1.2 During the course of the application the applicant has submitted a Structural Engineer's Report including a Basement Impact Assessment Screening Report (BIASR) and also clarified the plans in respect of the existing levels of the rear wall and trellis. Furthermore, the size of windows in association with bedroom 2 and bedroom 3 at first floor level has also been increased after officer comments.

1.3 To clarify, this application is seeking amendments to an already approved scheme. Many of the elements of the original scheme, such as changes to the shopfront, the provision of two flats on the upper floors of the main building and the substantial size of the scheme remain identical to those already approved. However, since the original permission the UDP has been superseded by the LDF and thus certain elements (such as a BIASR) have been submitted to reflect the updated policy context.

2. Land use issues

2.1 The previously approved scheme involved the change of use of 105sqm (out of the total 197sqm) of the existing basement/ground floor laundrette (Sui Generis) floorspace to residential purposes. It was previously considered that the remaining 92sqm would be sufficient in preserving the character, function, vitality and viability of the neighbourhood centre. The current scheme seeks to convert an additional 20sqm at basement floor level to residential, reducing the laundrette floorspace to 72sqm. Given the alteration is at basement floor level it is considered that such a reduction is unlikely to be harmful to the character, function, vitality and viability of the neighbourhood centre. Moreover, a 72sqm unit in these circumstances is considered to be suitable and appropriate. As with the previous scheme the principle of residential accommodation at the site is both welcomed and encouraged in terms of LDF policies.

3. Quality of residential accommodation.

3.1 Both the upper floor flats remain unaffected by the proposed changes. The dwellinghouse to the rear continues to provide three bedrooms of sufficient size and adequate layout. Following revisions during the course of the application bedrooms 2 and 3 are considered to provide sufficient outlook for future occupiers and thus provide a good standard of accommodation for future occupiers. A ground floor internal courtyard is no longer proposed, but two new first floor terraces are now provided to allow an element of external space for future occupiers. The ground floor living room is considered to provide adequate outlook and access to daylight/sunlight. This would be irrespective of alterations indicated on the drawings to the rear boundary wall which may require a party wall agreement. A lifetime homes assessment has again been submitted, which is considered to be sufficient to demonstrate that these standards will be met where possible.

4. Design

4.1 No alterations are proposed in comparison with the approved scheme in relation to the front elevation. To the rear there are some minor fenestration alterations and a reconfiguration of the space at ground floor level to in-fill the previously approved internal courtyard. Given there is an existing ground floor extension covering the full coverage of the ground floor the infilling of this space is not contentious in design terms. Above ground floor level the works are largely similar to those already approved, barring some fenestration alterations and the two external terrace areas. As before, the rear works are considered to be suitable in terms of height and mass, owing to the context of neighbouring buildings surrounding the site. In overall terms the proposed works are considered to preserve the character and appearance of this part of the conservation area.

5. Amenity

5.1 As intimated above, the proposed scheme in terms of height and mass is no different from that already approved. Previously it was considered that the amenity of all neighbouring occupiers would be maintained, in terms of sunlight/daylight, overlooking, outlook/sense of enclosure and noise/disturbance matters. The Council's policies and the context at the site has not changed significantly in the intervening period, meaning this continues to be the case. The only major change in the scheme is the provision of two terrace areas at first floor level. These small areas are not considered to lead to a significant loss of amenity to neighbouring occupiers which would warrant a sustainable reason for the refusal of the application.

5.2 Since the original permission was granted the LDF has been adopted, which includes more stringent control over basement excavations. In this instance there is an existing basement level and this is proposed to be extended to the rear of the site (covering an area 8.5m in length, 5.8m in width and 2.7m in depth). Thus under new LDF policies (DP23 and DP27) the proposed basement requires an assessment on the scheme's impact on drainage, flooding, groundwater conditions and structural stability. As such a Basement Impact Assessment Screening Report has been submitted. This demonstrates that the proposed development is unlikely to have a significant impact on local conditions, with the site located outside of areas identified within the Arups study as susceptible to slope instability, groundwater flow or surface water. As such, I do not anticipate that the Screening report needs to be especially detailed. The report also indicates that borehole investigations (in the form of 6 test boreholes) have already taken place at the site. In light of the scale and type of development in this location, the information submitted is considered to be satisfactory in addressing the relevant LDF policies.

6. Transport

6.1 It has previously been considered that none of the residential units should be designated as car free. The site has a PTAL score of 3, which indicates that it has a medium level of accessibility by public transport (it was previously calculated as 2, which indicates a low level of accessibility). The surrounding Controlled Parking Zone, CA-N, is not classified as suffering from parking stress (2007 surveys). It is therefore considered that it would be inappropriate to seek a car free designation at this point in time.

6.2 Consistent with the previous permission, it is not considered that a construction management plan is required in this instance. At this point York Way is wide enough for construction vehicles to stop and load/unload without blocking traffic and the scheme is unlikely to cause significant highway disturbance. The applicant will at a later date need to liaise with the Council's Highways Management team in order to secure licences required for any occupation of the highway.

7. Other matters

Given that the proposal is for an alternative revised scheme to that already approved there would be a need to carry over all the conditions as relevant from that permission. These relate to the standard materials condition, details of the green roof, permitted development rights for the dwelling house, provision of cycle parking, privacy screen details and protection of on-site / nearby trees. Each of these conditions is considered to continue to apply. An additional condition would be required regarding minor material amendments, which was not in force at the time of the original permission.

8. Recommendation

8.1 Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 13th June 2011.

For further information see

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