

Delegated Report		Analysis sheet		Expiry Date:		15/10/2010	
		N/A / attached		Consultation Expiry Date:		23/09/2010	
Officer				Application Number(s)			
Rob Willis				2010/4149/P			
Application Address				Drawing Numbers			
3 Erskine Road London NW3 3AJ				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use from a self-contained flat at second floor level and a self-contained maisonette at third and fourth floor levels into one self-contained maisonette, together with the replacement of existing conservatory at rear fourth floor level (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	33	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		No response received.					
CAAC comments:		Primrose Hill CAAC: <ul style="list-style-type: none"> Request to check the height of the proposed new roof structure to ensure accuracy; Objection to the proposed use of brick as the material of the enclosure to the replacement roof. <u>Officer response:</u> The scheme was then amended to include grey stucco on the walls of the extension (rather than brick), in order to match the colour of the roof: the CAAC has since written to confirm that they no longer object to the proposals.					
Site Description							
The site is located on the southern side of Erskine Road directly east of the entrance to Erskine Mews. The property is a 4-storey mid-terrace C19 th property with an A1 retail unit at ground floor level and residential units above. The property lies within the Primrose Hill Conservation Area: the building is identified as making a positive contribution to the conservation area, and contains an identified shopfront of merit. The site is also within the Regent's Park Road Neighbourhood Centre.							
The building comprises retail at ground floor, with three self-contained flats at first, second, third and fourth floor levels.							
Relevant History							
8903117: Planning permission granted on 14-12-1989 for the erection of a roof extension at 4 th floor level provide additional bedroom and balcony to form a 3-bedroom/6 person unit on 2 nd , 3 rd and 4 th floors.							
9003033: Planning permission granted on 11-04-1990 for alterations in connection with the provision of two							

self-contained maisonettes on the 1st and 2nd and 3rd and 4th floors as an amendment to the scheme approved by letter dated 20.12.89. (Reg no.8903117 R3) for the erection of a roof extension at 4th floor level to provide a self-contained maisonette on the 2nd, 3rd and 4th floors

9003483: Planning permission granted on 31-01-1991 for alterations in connection with the provision of a self-contained flat at 2nd floor level and a self-contained maisonette on the 3rd and 4th floors as an amendment to the scheme approved by letter dated 20.12.89 (Reg No. 8903117 R3) for the erection of a roof extension at 4th floor level to provide a self-contained maisonette on the 2nd, 3rd and 4th floors.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers
H3 Protecting existing housing
H7 Lifetime homes and wheelchair housing
H8 Housing mix
B1 General design principles
B3 Alterations and extensions
B7 Conservation areas

LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound.

This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter.

However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

CS5 Managing the impact of growth and development
CS6 Providing quality homes
CS14 Promoting high quality places and conserving our heritage
DP2 Making full use of Camden's capacity for housing
DP5 Homes of different sizes
DP6 Lifetime homes and wheelchair housing
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Assessment

The planning application seeks the conversion of two residential units into a single residential unit, along with the replacement of the existing 4th floor conservatory located to the rear of the premises. The main issues relate to the loss of a residential unit, the design of the proposed replacement conservatory, and amenity.

Revisions

Following discussions with the Council, the applicant has submitted amended plans for the proposed extension to the existing 4th floor conservatory. The walls to the conservatory were originally proposed to be brick: these walls are now to comprise stucco panels painted grey to match the colour of the roof.

Loss of residential unit

The planning application seeks to merge 2 x 1-bed units (one at 2nd floor, the other located over the 3rd and 4th floors) into a single residential unit to create a 3-bed family unit. The existing 1-bedroom flat on the 1st floor would be retained. The proposals would therefore lead to the loss of a single residential unit, whilst retaining the same amount of overall residential floorspace.

Under Camden UDP policy H3 and LDF Development Policy DP2 Camden will resist proposals that would

involve the net loss of two or more residential units. This planning application does not conflict with these policies as it only involves the loss of one unit. The replacement of 2 x 1-bedroom units with a 3-bedroom unit is considered to be acceptable: LDF Development Policy DP5 and the supporting Dwelling Size Priorities Table identify market 3-bedroom properties as a medium priority, whilst 1-bedroom properties are not a priority.

The proposed units comfortably meet the indicative minimum space and room size standards set out in the Camden Planning Guidance SPD.

Under UDP Policy H7 and LDF Development Policy DP6, all new housing should be built to Lifetime Homes standards. The applicants have provided a Lifetime Homes assessment as part of the Design and Access Statement. Given that the proposal is for the conversion of an existing premises, which some constraints on what can be achieved, it is considered that the development is acceptable in the context of the Lifetime Homes standard.

Design

The proposals include the replacement of the existing conservatory at 4th floor level, in order to allow use of the conservatory as a bathroom. The existing conservatory is set back from the edge by approximately 2.5 metres, and is not visible from street level. There are oblique views of the conservatory from the rear windows of properties along Ainger Road, and at a distance from Regent's Park Road, although these views are partially obscured because it is hidden from the side by the outline of the adjacent premises and nos. 2 and 4 Erskine Road.

The roof to the proposed replacement would retain the same height as existing, although it would be flat rather than the current pitched design, and would contain a roof light. The replacement would be approximately 1.2 metres deeper than the existing conservatory: it would therefore be set back from the rear elevation parapet by approximately 1.3 metres. However, the extension would remain hidden from street level due to its elevated position, and would remain partially obscured from the side due to its continued position behind the outline of the adjacent premises. Given the distance and angle of views available to the conservatory, it is considered that the potential impact of the proposals is limited.

The extension would be 1.5 metres narrower than existing, in order to allow access to the terrace from a rearranged internal 4th floor level. This would reduce the visual impact of the replacement conservatory.

The current conservatory is predominantly glazed along the rear elevation. The proposed replacement would have a single full length window to the centre, with stucco panels either side to match the existing grey of the surrounding roofscape. It is considered that this approach is appropriate, and would help the extension to complement its surroundings.

It is therefore considered that the proposed replacement would have a limited visual impact due to its location, and is acceptable in design terms. It would therefore preserve the character and appearance of the conservation area.

Amenity

The proposed replacement conservatory would not introduce any new views that could impact on neighbouring properties in terms of privacy and overlooking, and would not impact on any other properties in terms of daylight or outlook.

Conclusion

The proposed conversion of 2 x 1-bedroom self-contained flats into a single residential unit is considered to be acceptable, and the application does not raise any concerns in relation to design or amenity.

Recommend approval.

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