

Delegated Report		Analysis sheet		Expiry Date:	11/05/2010
		N/A		Cons. Expire:	29/04/10
Officer			Application Number(s)		
Angela Ryan			2010/1478/P		
Application Address			Drawing Numbers		
164 Chalton Street London NW1 1RM			(Approved plan set: Plans, front elevations, rear elevations, sections AA, BB) site location Plan, 02 Rev A, 10 Rev E, 11Rev E, 12 Rev D, 13 Rev C, 14 Rev C and a planning statement		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Redevelopment of site by the erection of 4-storey (plus basement and roof terrace) building to accommodate: one 3-bed, three 2-bed and one 1-bed residential units (Class C3). [This is an amendment to planning permission (Ref:2007/5931/P) granted 08/09/2008, for the Erection of a roof extension, elevational alterations and reconfiguration of residential units to provide 2 x 1 bedroom, 1 x 2 bedroom and 1 x 5 bedroom self-contained units].					
Recommendation(s):		Grant planning permission Deed of Variation to the Section 106			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Reasons for Conditions:	Refer to Draft Decision Notice
Informatives:	Refer to Draft Decision Notice

Consultations

Adjoining Occupiers:	No. notified	18	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>Transport: The proposals are unacceptable as provision for cycle parking has not been included within the design and this issue cannot be dealt with by condition. If the above matter can be dealt with before a decision is made on the scheme then a S106 for a CMP, Car-free and highways works is also required. <i>The applicant has indicated that 4 cycle spaces will be provided. In accordance with the previously approved scheme a condition will be attached to the decision notice requiring details of the cycle storage area prior to commencement of the development. A deed of variation to the original S106 will also be completed in order to secure car free housing, as per the original S106 agreement.</i></p> <p>Policy: The revised proposals retain a reasonable mix of units across the site. There is a dominance of two-bed units, which, given the evidence of our housing studies, is acceptable. The evidence from our housing studies suggests that the greatest demand in the private market sector is for two-bed units. As the proposals involve an uplift of four to five units from the previous scheme, in line with UDP and CPG requirements, contributions to open space, educational infrastructure and a submission of a Code for Sustainable Homes assessment is required.</p>					
CAAC/Local groups* comments: *Please Specify						

Site Description

The application site comprises a vacant plot situated on the east side of Chalton Street, fronting the road. The site currently comprises over grown shrubs and a corrugated metal gate approximately 2m high enclosing the front boundary.

To the north west is a four storey tower block known as Sussex House, to the south east is a three storey leisure centre building, and to the rear are single storey school buildings. Other residential blocks of similar four storey scale are situated on the opposite side of Chalton Street to the west of the application site.

The site is not in a conservation area nor is it in close proximity to listed buildings. Kings Cross and St Pancras Conservation Area lies to the east over 70 m from the application site.

Relevant History

April 2004: Planning permission refused for the development of the site by the erection of a residential building comprising basement, ground and three upper floors with a roof terrace, to provide 1 x 4 bedroom and 3 x 2 bedroom self contained flats (ref: 2003/3463).

Reasons:

- It is considered that the development would provide substandard residential accommodation by reason of inadequate daylight/sunlight, inadequate overall floor space and inadequate room sizes, and an inadequate light well to the basement*
- The use of part of the terrace to the rear would be detriment to the amenity of adjoining owners by reason of loss of privacy through overlooking.*
- It is considered that the proposed rear window would detract from the privacy levels enjoyed by*

neighbouring occupancies by virtue of their location and relationship with the adjoining buildings.

4. *The proposed creation of additional residential accommodation without the provision of car parking for the development would lead to increased pressure for on street parking in the vicinity of the site.*

March 1989: Planning permission was granted in March 1989 for the erection of a three storey family dwelling house with integral garage and formation of a means of access to the highway and pedestrian crossover. This permission was renewed in 1994 and June 1999.

September 2008: Planning permission granted for Erection of a roof extension, elevational alterations and reconfiguration of residential units to provide 2 x 1 bedroom, 1 x 2 bedroom and 1 x 5 bedroom self-contained units (Class C3) as an amendment to planning permission (Ref: 2005/1180/P) granted 23/08/2005, for the development of the site by the erection of a four storey building with basement level and roof terrace, to provide 1 x 3 bedroom, 1 x 2 bedroom and 2 x 1 bedroom self-contained residential units (2007/5931/P).

Relevant policies

S1/S2 – Sustainable development
SD1 – Quality of life
SD2 – Planning obligations
SD6 – Amenity for occupiers and neighbours
SD8 – Disturbance
SD9 – Resources and energy
H1 – New housing
H7 – Lifetime homes and wheelchair housing
H8 – Mix of units
B1 – General design principles
N5 - Biodiversity
T1 – Sustainable transport
T3 – Pedestrians and cycling
T8 – Car free housing and car capped housing
T9 – Impact of parking
T12 – Works affecting highways
Camden Planning Guidance 2006

Assessment

This applications seeks amendments to planning permission 2007/5931/P

- Internally the mix of units has changed from 1x 2bed units; 2x 1bed; and 1x 5 bed unit to 3 x 2bed; 1x 3bed and 1x1bed units
- Reduced window openings at rear and south east elevation at roof level
- Introduction of a patio door at basement level (flank elevation facing the courtyard
- Low level door at roof level to store room beneath

This report will deal with the proposed amendments to planning permission 2007/5931/P;

The proposal seeks an amendment to the internal configuration to provide an additional self contained unit and also alter the dwelling mix. The extension at roof level is still proposed. The proposed roof extension would be set back from the front building line.

The proposed roof addition would be 1.9m high from parapet level and would have a flat roof. The overall height of the building would be 13m. It would be no higher than the maximum height of the previously approved building. The front building line of the roof addition would be set back from the front elevation by 3m and would have a predominately glazed front elevation. The stair case projecting element would terminate at eaves level rather than projecting to 13 m height as per planning permission 2007/5931/P. The proposed flat roof and it being set back from the front building line would not appear prominent in the street scene. It is considered that the proposal sits comfortably with the adjacent properties and wider streetscene.

The proposed building is considered to be well proportioned. The contemporary design is simple and the rational, relying on the projecting bay to provide visual interest and depth to the elevations relates well to the street scene. The windows should be recessed by at least 100mm to provide further visual interest to the façade. This would be dealt with by way of condition. The use of brick would match the majority of the surrounding buildings and helps the new development to be seen as part of a wider whole and not as an isolated structured. A condition would be attached to any permission granted requesting that samples of materials are submitted to and approved by the council.

The proposed scheme is considered to satisfactorily respect its setting and would improve the character and appearance of the area. The appearance and design of the scheme complies with policy B1 and is considered acceptable.

Amenity

The proposed residential accommodation in the roof addition would have windows to the habitable rooms on the front and rear elevations this would ensure that no detrimental impacts of overlooking in respect of the courtyard to the north-east and the Gym to the south east would occur from the new roof addition. The window opening on the rear and the south east elevations have been reduced and the windows facing Sussex House that were previously approved at second and third floor levels have been omitted from the current scheme. This would ensure that no detrimental impacts of overlooking would occur upon the residential amenity of Sussex House. The previously approved scheme featured windows on the front and rear elevation. It is not considered that any further impacts of overlooking would occur upon the surrounding area compared to the previous planning permission.

The roof terrace to the front of the building would have no further impacts of overlooking than the previously approved roof terrace in the same location, albeit more glazing bars have been introduced to provide a bit more articulation. The area of flat roof to the rear of the building at fourth floor level will not be accessible for amenity space however a low level door has been introduced to the proposed store area beneath the roof. A condition would be attached to any permission granted ensuring that this area is not used as an amenity space. This would ensure that no detrimental impacts of overlooking would occur upon the surrounding area.

The proposed roof addition would be adjacent to the pitched roof of Sussex House. By reason of its

location it would have no detrimental impacts of overshadowing or dominance upon any of the surrounding residential dwellings.

Size and mix of units

The proposed building would continue to provide residential accommodation. However there will be five self contained units as opposed to the four self contained residential units as per planning permission 2007/5931/P. However it would provide more two bed room units (x3- 2 additional) and less one bedroom units(X1- reduced by 1) and a three bedroom unit compared, five bedroom unit proposed in the previous planning permission. Policy H8 encourages an appropriate mix of unit sizes. The council supports the provision of a three bedroom unit in the area and considers that the mix of x1 one bedroom unit and x3 two bedroom units is acceptable in the area.

There is a net increase in the amount of residential units, by virtue of the omission of the five bed unit. The three bed unit is proposed over the third and fourth floors and it is considered more appropriate to allow for a family size dwelling which has private access to a terrace as amenity space should be provided. There has not been any increase in the overall floorspace.

The overall floorspace of the net internal area of the one bedroom unit at basement level far exceeds the 32 sqm required in the CPG (approximately 60 sqm). The bedroom would be 9.6 sqm for the main bedroom and 6.7sqm for an ancillary dressing room. It is considered that the light to the main bedroom area is acceptable and in accordance with CPG. Therefore considering the ancillary dressing room and the 9.6 sqm provided for the bedroom space the internal layout of the basement flat would be acceptable.

The overall floorspace of the two bedroom flat at ground floor level exceeds the 48 sqm required in the CPG (approximately 60 sqm). The main bedroom would be 10.1 sqm. Although the size of the main bedrooms and single bedrooms in the flats situated on the ground, first, and second floor levels are substandard it is considered on balance to be acceptable given the overall size of the units.

Lifetime homes

The scheme complies where practicable with lifetime home standards.

Transport issues

The site is located on Chalton Street, north of Euston Station. There is no vehicular access to the site, and access to public transport is excellent (PTAL 5). The application is considered acceptable in transport terms, subject to:

- A condition requiring provision for 4 cycle storage/parking spaces designed to Council's design specifications and the ongoing retention of this facility, details of which will need to be submitted and approved, and approval should be reserved by condition.
- A section 106 agreement securing the property as car free (deed of variation to the signed s106).

Conclusion

The proposed amendments to the scheme would have no further impacts upon the residential amenity of surrounding properties, and would not have any detrimental impacts upon the streetscene. It is considered that planning permission should be granted subject to a deed of variation to the Section 106 Agreement to secure car-free housing.

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