

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>20/07/2010</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		29/06/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Katrina Christoforou				2010/2152/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Rear Garden of 144-146 Camden Road London NW1 9HP				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of a two storey residential dwelling house (class C3) within rear garden of 144 -146 Camden Road fronting Rochester Square.							
<b>Recommendation(s):</b>		Grant planning permission subject to a section 106 legal agreement					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>33</b>	No. of responses	<b>04</b>	No. of objections	<b>03</b>
				No. Electronic	<b>01</b>		
<b>Summary of consultation responses:</b>		<p>A site notice was erected on the 04/06/2010. Three objections and one comment were received (three from neighbouring residential building Julian Court and one from an unknown address) as summarised below:</p> <p><u>Objection:</u></p> <ul style="list-style-type: none"> <li>- Garden grabbing. There is already a high density of housing in this conservation area. House will cover virtually the whole garden area.</li> <li>- The two sheds are misleading as they are unauthorised and the space was originally a garden with a small shed in the corner.</li> <li>- Viewed from Julian Court, the large flat roof will be no better than the unsightly sheds.</li> <li>- Visual impact of a house rather than gardens.</li> </ul> <p><b>OFFICER NOTE:</b> please refer to paragraph 3.2, 3.4 and 4.1.</p> <p><u>Comment:</u></p> <ul style="list-style-type: none"> <li>- - No objection to the proposal but concern about the execution of the project, future maintenance and use of the proposed building due to the previous enforcement history and condition of the existing buildings at the site.</li> </ul>					

<p><b>CAAC/Local groups* comments:</b> *Please Specify</p>	<p><u>Camden Square CAAC:</u> Do not object as believe it will enhance the conservation area, have the following comments</p> <ul style="list-style-type: none"> <li>- The drawings are technically inadequate.</li> <li>- Floors and roof appear implausibly thin.</li> <li>- Inadequate structure for windows.</li> <li>- Rooflights appear on plan but not in section or elevation. Not clear if they are flush or raised.</li> <li>- No section through atrium.</li> <li>- Height and volume appear to be appropriate.</li> <li>- Beneficial rhythm.</li> <li>- Unacceptable levels of external lighting.</li> <li>- Should be car free.</li> <li>- The application is more realistic and though through than any of the previous planning applications</li> <li>- Although the proposal still needs some working out, it is near to being buildable and through the assistance from Camden Planning the house design is now attractive and would enhance the Conservation Area. More information and credible details need to be submitted.</li> </ul>
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## Site Description

The site is located on the corner of Camden Road and Rochester Square within the Camden Square Conservation Area. The site includes a pair of three storey Victorian properties divided into flats fronting Camden Road. To the rear, part of the gardens has been sectioned off. Two temporary storage sheds, accessed from Rochester Square have been in place since 2007. Beyond the storage sheds the site adjoins the Spiritualist Temple on Rochester Square. The north of the site adjoins the 4 storey residential block of Julian Court and to the south on the opposite side of the road is the 6 storey residential Bassemer Court.

## Relevant History

### 2009/4749/P

Planning application for "Erection of a new two-storey (basement and ground floor level) single dwellinghouse (Class C3) within rear garden of 144 -146 Camden Road." WITHDRAWN.

### 2008/4195/P

Planning application for "Erection of new single -storey dwellinghouse with garage space within rear garden of 144 -146 Camden Road." WITHDRAWN.

### 2007/5945/P

Planning permission granted 14/01/2008 for the "Retention of two sheds for the storage of building materials for a temporary period of 12 months."

### 2007/0763/P

Planning permission refused 29/05/2007 for the "Erection of a roof extension to provide an additional storey to create 2 self-contained flats (Class C3) and rebuild of a single storey rear extension and installation of a side entrance door." Appeal dismissed 01/04/2008.

### 2006/2606/P

Planning permission refused 18/08/2006 for the "Construction of an additional two storeys to the two residential buildings (Class C3)."

### 2006/2605/P

Planning application for "Erection of 2 x new residential dwellings (Class C3) to the rear of nos. 144-146 Camden Road, fronting Rochester Square." WITHDRAWN.

## Relevant policies

### Replacement Unitary Development Plan 2006

SD1- Quality of life

SD2- Planning obligations

SD6- Amenity for occupiers and neighbours

SD9- Resources and energy

H1- New housing

H7- Lifetime homes and wheelchair housing

H8- Mix of units

B1- General design principles

B3- Alterations and extensions

B7- Conservation Areas

T1- Sustainable Transport

T3- Pedestrians and Cycling

T8 - Car free housing and car capped housing

T9 - Impact of Parking

N4- Providing public open space

N5- Biodiversity

## **Camden Planning Guidance 2006**

### **Camden Square conservation area statement**

#### **LDF Core Strategy and Development Policies**

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS1- Distribution of growth

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 Camden's heritage

CS16- Improving Camden's Health and well being

DP2- Making full use of Camden's capacity for housing

DP5- Housing size mix

DP6- Lifetime homes and wheelchair homes

DP12-Supporting strong centres & managing the impact of food, drink & entertainment & other town centre uses

DP17- Walking, cycling and public transport

DP18- Parking standards and the availability of car parking

DP19- Managing the impact of parking

DP22- Promoting sustainable design and construction

DP24- Securing high quality design

DP25- Conserving Camden's Heritage

#### **Assessment**

##### **1. Proposal**

1.1 The proposal is for the erection of a two storey dwelling house to the rear of the site fronting Rochester Square. The proposals have been revised over the course of the application to omit the originally proposed basement and to add a fixed barrier across part of the entrance area.

##### **2. Creation of a residential dwelling house**

2.1 The Council welcomes the creation of additional housing where it meets acceptable standards. The proposed dwelling would provide a spacious three bedroom dwelling over ground and first floors. The development would have an internal floor area of approximately 132m<sup>2</sup>. The ground floor would comprise lounge/snug, kitchen, large entrance hall and WC. The kitchen would have folding doors opening out onto a yard area and the lounge would have large windows and a door to the rear and small window to the side of the snug. The entrance hall would be a partially double height space up to the first floor landing with a rooflight above and glazed link to the side. The first floor would comprise three bedrooms a main bathroom and an en suite. The master bedroom and bedroom three would have windows with louvered hardwood shutters to the front elevation. Bedroom two would have a window facing out to the rear. The daylight to the rear of the dwelling would be limited slightly by its north easterly aspect and the surrounding built form; however, all habitable rooms would receive adequate levels of natural daylight.

2.2 A lifetime homes statement has been submitted with the application. The statement addresses the 16 points and accessibility measures have been incorporated into the design such as level entrances, entry level WC, turning spaces and adequate door width. The accommodation is arranged over two floors but there is considered to be adequate space for an entrance level bed space and a through floor lift. The proposals are considered to be compliant with policy H7.

2.3 The proposed dwelling is considered to be compliant with the Council's residential development standards and it is considered that a good level of residential amenity would be provided. The addition of a family sized unit with outside space to the Council's housing stock is welcomed and the proposals are in accordance with policy H1.

##### **3. Design and appearance**

3.1 At ground floor level the buildings entrance would be stepped back with the majority of the ground floor concealed behind the existing boundary wall with the street. The single storey kitchen element would project to the rear. The upper storey would over-hang the entrance and part of the side elevation, stepping back towards

the rear. The ground floor would be brick work to match the boundary. The entire first floor to the front elevation will be clad with hardwood louvered shutters and part of the side elevation with flush shutters. The rear section would be rendered white. Windows and doors would be timber framed.

3.2 The proposed building would be located to the far end of the site with a sufficient separation distance between the main properties fronting Camden Road and the proposed new dwelling to maintain the pattern of built to un-built space and preserving an adequate area of garden for the existing and proposed dwellings. The neighbouring Spiritualist Temple is an unusual and interesting building within the street scene with a characteristic front gable. The proposed dwelling would adjoin the spiritualist temple via a recessed glazed link. In its alignment and height the dwelling would respond to the frontage and eaves height of the chapel. The proposed materials are textural, in keeping and used effectively to express the form. The Camden Square Conservation Area has a positive history of good quality and imaginative in-fill additions. The proposed flat roof areas would be planted with sedum which will soften the appearance when views from the upper levels of neighbouring flats and would encourage biodiversity. The proposed building is therefore considered to respect the neighbouring buildings, the site and the conservation area in accordance with policies B1, B3, B7 and N5.

3.3 The quality of the finished dwelling would be highly dependent on that of the materials used. It is therefore recommended that a condition be attached requiring the submission of details relating to all external materials and the sedum roof.

3.4 It is noted that the temporary permission for the existing storage sheds has expired and that these structures are technically unauthorised. The sheds are not considered to make a positive contribution to the character and appearance of the conservation area and their removal is welcomed. However, the existence of the sheds on the site is not considered to form part of the justification for the erection of a dwelling house. The Council could take enforcement action to ensure that the sheds were removed and the land restored to gardens, this remains an option. The proposed dwelling is considered to be compliant with Council design policy and this is not dependent on the presence of the storage sheds.

#### **4. Amenity of neighbours**

4.1 The exiting properties at numbers 144 and 146 would retain an adequate area of garden with a length of approximately 12m. No windows would be located in the proposed side elevation of the proposed dwelling facing back onto numbers 144 and 146. The separation distance and limiting of the height to two storeys ensures that the building would not have an over-bearing impact on its neighbours.

4.2 The proposed rear first floor bedroom window would face out towards the neighbouring residential block at Julian Court. The facing distance between this window and Julian Court is approximately 16m. This falls slightly short of the recommended distance of 18m to prevent overlooking, however, the properties would have the perceived separation of the retaining wall and garden space. The gardens of Julian Court are densely planted with trees providing a significant degree of screening and the window would be recessed 4m into the application site. Within this urban context the proposed rear window is not considered to result in a significant increase in overlooking.

4.3 The basic 25 degree angle daylight test as outlined in the CPG confirms that the proposed house would not impact upon the daylight of Julian Court or numbers 144 and 146. The dwelling would be located to the south of Julian Court and to the south east of 144 and 146 but due to the recess from the boundary of the two storey element and the surrounding context it is considered that sunlight would not be adversely affected to a significant degree.

#### **5. Trees**

5.1 The neighbouring garden of Julian Court includes trees which are considered to be of some quality and contribute to the character of the conservation area. No details of these trees have been submitted with the application. The proposals have been viewed by the Council's Tree officer who has advised that it would be acceptable for details of these trees and their protection during construction to be controlled via a condition.

#### **6. Transport**

6.1 The site has a Public Transport Accessibility Level of (PTAL) of 5 (very good) and is within a Controlled Parking Zone. Rochester Square is listed in Camden's Planning Guidance as suffering from parking stress. It is therefore recommended that permission be subject to a section 106 Legal Agreement Securing the development as car free.

6.2 No parking is proposed as part of the application; however, the original plans included an area of forecourt which occupiers may have attempted to use for parking despite there being insufficient space to safely accommodate a vehicle. The plans have therefore been amended to include a fixed barrier to prevent car

parking. It is recommended that a condition be attached requiring the provision of this barrier prior to occupation and the retention of this barrier.

6.3 Cycle parking has not been included in the proposals, however, the dwelling would have level entry from the street and it is considered that there is sufficient space internally for a minimum of two cycles to be stored. The proposal is therefore compliant with policy T3.

6.4 In order to mitigate the impact of the increase in trips this development will generate, to tie the development into the surrounding urban environment and to provide safe pedestrian facilities for the occupiers of this house, a financial contribution should be required to create a new footway on the north-east side of Rochester Square from the end of the existing footway at the junction of Rochester Square to the south eastern extent of the development site. This is in line with UDP policies T1, T3 and T12. An estimate of the cost of such works has been produced by the Council's Highways Engineering Team at a figure of £12,000. It is recommended that this contribution be secured through a section 106 agreement.

#### **7. Recommendation:**

Grant planning permission subject to a section 106 legal agreement with the following heads of terms:

- Car free
- Highways contribution of £12,000

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 13<sup>th</sup> September 2010.**

**For further information see**

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