

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 22<sup>nd</sup> March 2010. For further information see

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

<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b>	<b>Expiry Date:</b>	11/11/2009
		N/A / attached	<b>Consultation Expiry Date:</b>	16/10/2009
<b>Officer</b>			<b>Application Number(s)</b>	
Hannah Parker			2009/4080/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Land at rear of 303 West End Lane London NW6 1RD			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 1.5 storey dwelling house (Class C3)				
<b>Recommendation(s):</b>		Grant Permission subject to a section 106 agreement		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	27	No. of responses	05	No. of objections	05
			No. electronic	00		
Summary of consultation responses:	Neighbours were notified by letter and a site notice placed on West End Lane. Five letters of objection were received raising the following concerns: <ul style="list-style-type: none"><li>• The site would be overcrowded and overbuilt</li><li>• Light and Noise pollution to no.303 West end lane</li><li>• Object to air conditioning units</li><li>• Overlooking towards no.303 West End Lane</li><li>• Concern over construction noise</li><li>• Loss of daylight and sunlight</li><li>• Loss of privacy</li><li>• Building starting at 8.am on Saturdays on other developments unacceptable</li><li>• Potential harm to tree on neighbouring site</li></ul>					
CAAC/Local groups comments:	West End Green CAAC object on the following grounds:  (1) The proximity of this site to the adjoining properties. The ground floor properties to no, 303 will be too close causing overlooking and obstructing views. (2) The only openings to the development will have no aspect to open space. (3) Overdevelopment of the area (4) Detracts from the conservation area (5) The development itself will be overlooked.					

## Site Description

The application site refers to a vacant piece of land to the rear of 303 West End Lane. The terrace at West End Lane consists of commercial premises on the ground floor with residential units above. The plot is accessed via a back alleyway from the private road at West Cottages, which is also used to access the rear of no.301, 303, 309, 311 and 315 West End Lane.

Between the site and West Cottages is a vacant site, currently being re-developed to provide three flats.

The site is located in the West End Green conservation area.

## Relevant History

### Application site

**9005269.** Erection of a two storey extension (60 square metres) at the rear of 303 West End Lane for use within Class B1.

### Neighbouring sites

2008/1287/C

Demolition of existing two-storey office building (Class B1a).

2008/0978/P

Erection of a building comprising basement, ground, first and (part) second floor level to provide 1 x 1-bedroom, 1 x 2-bedroom and 1 x 3-bedroom flat (Class C3).

Granted 05/05/2008

2009/4163/P. Erection of a part 2-storey and part 3-storey residential building comprising basement, ground, first, second and third floor levels to provide 3 x 2-bedroom and 1 x 3-bedroom flats (Class C3).

## Relevant policies

### Replacement UDP 2006

- SD6 – Amenity for Occupiers & Neighbours
- H1 – New Housing
- H7 – Lifetime Homes and Wheelchair Housing
- B1 – General Design Principles
- B7 – Conservation Area
- T1 – Sustainable Transport
- T3 – Pedestrians and cycling
- T8 – Car Free Housing and Car Capped Housing
- T9 – Impact of Parking

### Supplementary Planning Guidance

#### West End Green Conservation Area Statement

## Assessment

### Proposal

The construction of a new detached dwelling is proposed. The building would be single storey, with accommodation in the roofspace, and would have a footprint of 5m by 5.2m approx. The ground floor would consist of a living room/kitchen and shower room whilst upstairs would be a single bedroom. The total floorspace of the house would be 49sqm.

It would only be possible to access the building by foot once completed, with a right of way running from the private road at West Cottages to the site. The end of this passageway would also accommodate storage for a bicycle and refuse/recyclables.

The building as amended would be completed in brick, with a pitched slate roof and south facing dormer.

### Main Considerations

- Principle of scheme
- Visual impact
- Neighbourhood Amenity
- Amenity for future occupiers
- Transport

### Principle of Scheme

In terms of the provision of new housing, the Council's policy H1 seeks the fullest use of underused sites and buildings for housing and provided that the accommodation reaches acceptable standards. This proposal would provide a single residential unit and thereby complies with policy H1.

### Visual impact

The character of this part of the West End Green conservation area is of tightly-packed mews type development. Some of the buildings are residential in feel and some more commercial. The predominant materials are brick, with timber windows, and some render detailing.

The proposed building would be separated from the rear of the terrace at West End Lane by a narrow right of way, and it is positioned adjacent to the site at 25 West Cottages, where construction of a block of three flats has commenced. When completed the proposed scheme would read as an addition to this development. The building would be 1.5 storeys with a pitched, slate covered roof and brick walls. Its form appears to take cues from the historic mews buildings and more recent developments within West Cottages, such as the round window within the gable end, and the use of a parapet upstand at the gable ends.

At roof level, a lead-clad dormer is proposed on the south eastern side and two rooflights on the north. The dormer window to the south east side is has been amended and reduced in size which helps the window to be read as an secondary element within the roofscape. Two white glass rooflights and a round window are also proposed at roof level. These are not considered to raise any design issues.

The ground floor would be served by three near full length glazed timber window frames. The house would be accessed via a solid wooden door. The timber window frames and door are considered acceptable. (It was originally proposed that the windows and door would be aluminium: this was not considered desirable.) The scheme has been amended so that brick is used rather than render, making it more appropriate in its

immediate context. The overall size and scale of the development respects it's the small plot size and its immediate surroundings.

The building is considered to preserve the character and appearance of the conservation area and is compliant with policies B1 and B7 of the London Borough of Camden Unitary Development Plan. Permitted Development rights would be withdrawn by condition to prevent any overdevelopment of the site.

### **Neighbourhood Amenity**

As already mentioned, the proposed building is located in a tightly packed Mews area. The proposed dormer window does not look directly towards any habitable room. However, it would overlook land to the rear of no.301. The main outlook of the house would be over land to the rear of a kebab shop and a pub garden. It is not considered that such an outlook would result in loss of significant loss of privacy to any property contrary to policy SD6.

It is acknowledged that potential overlooking has been eliminated from ground floor level by obscure glazing the top portion of the glazed doors. The round window on the upper floor which is white glass will prevent direct overlooking to the windows on the first floor level to the rear at no.303 West End Lane, which would be secured by condition.

There would be no significant loss of light to any neighbouring residential property, the nearest of which are above ground floor level in the terrace at West End Lane and would consequently be level with or above the proposed building.

### **Amenity for future occupiers**

At 49sqm, the dwelling would be of a sufficient size to accommodate two people, in accordance with Camden's Residential Development Standards.

The outlook from the ground floor would overlook the narrow back alleyway, which is approximately 1.2m in width. Views towards the sky at ground floor level are limited by high level obscured glazing. The upstairs bedroom would have a better outlook and natural light, being served by a large south facing dormer window, two white obscured roof lights and a small round white glass window. External amenity space for the dwelling would be very limited. It is acknowledged that these factors would constrain the standards of amenity enjoyed by future occupants. However, it would be the choice of any future occupant as to whether to live there and in is not considered that these constraints are so severe as to warrant refusal of the application.

### **Transport**

There is no vehicular access to the site and none is proposed. The site has a Public Transport Accessibility Level (PTAL) of 6a (excellent).

Cycle Parking: The applicant has provided 1 secure cycle parking space, which would comply with Policy T3 and Camden's cycle parking standards.

Card Free Development: The site is in an area very well served by public transport, whilst the local Controlled Parking Zone is considered to be highly stressed. This location is within the Fortune Green CPZ, where 102 parking permits have been issued for every 100 estimated parking bays within the zone. IN accordance with Policy T8, a section 106 agreement would be required ensuring that the development will remain car free.

Construction Management Plan: UDP Policy T12 seeks to protect the safety and operation of the highway

network, which includes public and private highway. For some development this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP) secured via a S106 agreement. The proposal is for the construction of a completely new dwelling house at the rear of 303 West End Lane. Access to the site is very restricted and via a pedestrian route from West Cottages (a private road) along the rear of 309 to 315 West End Lane. As West Cottages is a private road the Council has no control over where vehicles park or load. Therefore, the developer would need to demonstrate to the Council, by seeking agreement from neighbours and relevant land owners, that it will be acceptable to use West Cottages for the delivery of materials and pick-up of waste as well as any required storage of materials or skips etc. Without a CMP covering such matters the Council cannot ensure the safety and operation of the highway and as such, a S.106 agreement covering this matter is necessary.

### **Other Issues**

The objections regarding overdeveloped are acknowledged. However, the area is characterised by small infill dwellings. Back land developments are not always appropriate but it would be hard to argue the harm of a dwelling in this location considering the immediate context.

The objections regarding construction noise are again acknowledged. This development will be subject to a construction management plan which should minimise disputation. An informative has been placed on this application which stipulates the hours of construction under the Pollution Act 1974.

The objection regarding the tree is acknowledged. However, it was not deemed necessary for the applicants to submit a tree survey given the distance between the tree and the application site. The application does not include any air conditioning units.

### **Recommendation Grant Permission**