

Delegated Report		Analysis sheet		Expiry Date:		29/07/2009	
				Consultation Expiry Date:		01/07/2009	
Officer				Application Number(s)			
Jenny Fisher				2008/5344/P			
Application Address				Drawing Numbers			
161 Drummond Street London NW1 2PB				See decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
		Design Surgery 21/07/2009					
Proposal(s)							
The erection of a rear extension at 1 st – 4 th floor levels to enable the enlargement of four existing self-contained flats, together with the relocation of the extract duct and air conditioning plant serving the restaurant on the ground floor.							
Recommendation(s):		Grant planning permission with conditions					
Application Type:		Full Planning Permission					
Conditions:							
Informatives:		Refer to Decision Notice					
Consultations							
Adjoining Occupiers:		No. notified	17	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		<p>TfL</p> <ul style="list-style-type: none"> request secure cycle space; should be no impact on highway of footway; subject to above TfL feel the proposal would not result in an unacceptable impact on the TfL Road Network. <p><i>Officer comment:</i> <i>The application is for a small rear extension to each existing flat. TfL are not normally consulted on works of this kind.</i> <i>The number of residential units remains as existing. There is a restaurant on the ground floor, no alterations are proposed to the ground floor and access to the residential units is via existing stairs. As a consequence, it would be inappropriate and overly onerous to insist that cycle parking be included on the ground floor.</i> <i>Works will be to the rear where there is a reasonably sized open space that could accommodate any skips or construction materials required.</i></p>					
Local groups comments:		None received.					
Site Description							
<p>The application site is occupied by a 5-storey terraced property located on the south side of Drummond Street with a restaurant on the ground floor and residential use above; comprising 1x 1-bedroom flat on each of the 1st - 4th floors. Similar terraced properties with A3 use on the ground floor adjoin to the west, the Foundry Mews archway entrance with residential above adjoins to the east, and similar terraced properties are situated on the opposite side of Drummond Street to the north.</p> <p>Foundry Mews is immediately to the rear of the property. The Mews is bounded by blocks of flats.</p> <p>The site is not within a conservation area.</p>							

Relevant History

05/04/1990 (8900518) Planning permission granted for the addition of a mansard roof extension to provide one extra floor of residential accommodation in connection with the use of the upper floors as two flats and a maisonette and change of use of the ground floor shop to a restaurant.

163 Drummond Street

05/11/1998 (PS9804376R2) Planning permission granted for erection of a 3-storey rear extension to the basement, ground and 1st floors to provide additional kitchen/restaurant accommodation with residential above.

159 Drummond Street

24/09/2004 (2004/2061/P) Planning permission granted for alterations to 1st floor and the erection of a 2nd floor rear extension to enlarge an existing 2nd floor flat.

25/05/2007 (2007/1157/P) Planning permission granted for the retention of a 3rd floor rear extension to create additional living accommodation for existing flat.

11/12/2007 (2007/4663/) Application for erection of rear extension at 4th floor level to convert existing studio flat into a 1-bedroom flat REFUSED

REASON: The proposed extension, by reason of its height, scale, design and siting, would result in a overly prominent, bulky and incongruous addition to the building to the detriment of the appearance of the host building and its surroundings, contrary to policies B1 (General design principles) and B3 (Alterations and extensions) of the London Borough of Camden Unitary Development Plan 2006 and advice contained within Camden Planning Guidance 2006.

Relevant policies

Replacement UDP 2006: SD1, SD6, SD7, SD8, H1, H8, B1, B3, N8, appendix 1

Camden Planning Guidance 2006: daylight, design, extensions, noise and vibration, overlooking, plant

Assessment

The main rear elevation of the building is set back 3.5m from the rear building line of no. 163 at 1st floor level, at 2nd and 3rd floor levels it is set back 2.5m (partial width) and 3m at 4th floor level (partial width). The staircase enclosure [adjoining no. 159] projects further towards the rear by approx. 2m at 1st-3rd floor levels and 2.5m at 4th floor level. A flue runs along the roof of the ground floor extension to the property; it is then routed up the rear elevation [at the junction with the staircase enclosure] to discharge above the roof of the building. There are also two a/c units adjoining the flank wall of no. 163. There are windows in the rear elevation opening onto Foundary Mews, but none in flank walls that face onto the recessed area of the property.

Proposed

Works:

The recessed rear building line (1st – 4th floors) would be brought forward. The rear elevation would align with the building line of no. 163, and would be set back 0.8m from the rear building line of no. 159 at 1st floor level, 1.9m at 2nd and 3rd floor levels and would project forward by 2.5m at 4th floor level.

The existing flue would be relocated, and routed up against the wall created by the set back from no. 159. Two existing a/c units would remain on the ground floor roof, but would be relocated from their current position adjacent to the flank wall of no. 163 to the central part of the 0.7m section of the roof.

Works described above would not require under-pinning, therefore there would be no impact on a tree growing immediately to the rear of the property. Branches do not overhang the footprint of the building.

Use:

Council tax records show that 1st – 4th floors of the premises have been used as 4 x 1-bedroom self – contained flats since at least 1996; the likelihood is that the four flats existed prior to 1996.

The proposed increase in floorspace would allow the creation of a 2-bedroom self-contained flat on each of the 1st – 3rd floors and a 1-bedroom self-contained flat would be retained on the 4th floor, where the floor space would be increased and layout improved.

The floor area for the 2-bedroom flats complies with CPG. Both bedrooms within each flat would be 6.6m², which would meet single bedroom standards. It is noted that none of these flats would have a double bedroom, but in this location this is considered acceptable. There is plenty of family accommodation in the area, around Foundary Mews and beyond, much of it provided in relatively new local authority housing. The bedroom in the 4th floor flat would be 12.9m², which is an adequate size for a double bedroom.

The proposal is in compliance with H1 (new housing) which encourages the fullest use of a site's potential. It is also in line with H8 (mix of units). The conversion of the property from 4 x 1-bedroom units to 3 x 2-bedroom and 1 x 1-bedroom is welcomed.

Amenity:

The proposed extension would not result in the loss of natural light to or overlooking of neighbouring properties. The applicant's acoustic report is not for the installation of new equipment but for the relocation of the existing system. The current extract duct is 4m from the corner of the building; as proposed it would be 0.5m away. The relocated extract duct would require an additional 9dBA of attenuation. The installation of secondary glazing to limit noise to living rooms within the scheme was originally proposed. However, the Council's Environmental Health Officer [EHO] advised that the applicant should not rely on secondary glazing but should ensure that all items of plant comply with Camden's noise criteria. Due to the proximity of the extract duct to residential windows, it was advised that it will need to be lagged with ROCKWALL Techwrap2 (thickness no greater than 50mm) to minimise noise breakout. The applicant has submitted details of the insulating product as requested. This is acceptable to the EHO. A condition is recommended to ensure that the insulation is applied.

Spreadsheet noise predictions were originally requested but since the two air conditioning units are existing the Council's EHO confirmed that this is not required. The EHO carried out a site visit and described the units, currently adjacent to residential windows to the rear of the application site as reasonably quiet. He had no objection to their relocation. It is noted that there are air conditioning units under residential windows to the rear of the properties on either side of the application site.

It is considered that the relocated mechanical plant would not harm the amenities of occupants of the application premises or adjoining occupiers. They do not currently create a nuisance and would continue to operate in a reasonably quiet manner. The scheme would accord with policies that seek the protection of quality of life and amenity (SD1, SD6, SD7, SD8 and Appendix 1).

Design:

It was considered that the originally proposed render to the extension was unacceptable. Properties either side are brick built. The design was revised and render replaced with facing brickwork. The rear elevation now also aligns with no. 163 as requested. It is considered that the proposed extension would not harm the appearance of the building. The more discrete location of the extract duct, although still visible, would improve the appearance of the property. As such the proposed development complies with B1 (general design) and B3 (extensions).

Recommend approval with conditions: standard noise; attenuation to be applied as approved; materials to match existing.

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