

DISCLAIMER

Decision route to be decided by nominated members on Monday 01st January 2010. For further information see

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

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	14/12/2009
		N/A / attached	Consultation Expiry Date:	18/11/2009
Officer			Application Number(s)	
Hannah Parker			2009/4691/P 2009/4695/L	
Application Address			Drawing Numbers	
33 Mornington Terrace, London, NW1 7RS			See Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<ol style="list-style-type: none">1. Conversion of two flats and two bedsits into two self-contained flats (Class C3) with associated external stair to provide access from ground level to basement level.2. Internal and external works associated with the conversion of two flats and two bedsits into two self-contained flats (Class C3) with associated external stair to provide access from ground level to basement level.				
Recommendation(s):		Grant Permission Grant Listed Building Consent		
Application Type:		Councils Own Permission Under Regulation 3		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	12	No. of responses	02	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	Objections from 32A and 37 Mornington Crescent as follows. <ul style="list-style-type: none">The layout of the external stair to the basement is inappropriate. It should be configured in one flight adjacent to the building with winders at the top as required.That the property is Grade II listed and is in a deplorable condition externally and in particular the party walls have deteriorated such that material falls into the adjoining propertiesThat any consent should be made conditional on the exterior of the property being restored to the original condition.					
CAAC/Local groups comments:	Camden CAAC: We have no serious objection to this application. however, we would make the following recommendations <ol style="list-style-type: none">Put the soil pipe at the rear into the chimney and clean up the elevationReinstate the iron railings at the front of the front garden.The planner should check the stairs of the upper flat as they do not appear to be the same as the photos.We have concern to the use of the flat roof as a roof terrace.					

Site Description

A basement + 3-storey attic terrace property situated on the east side of Mornington Terrace. The property is within the Camden Town C.A & is listed grade II.

Relevant History

None

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden Unitary Development Plan (2006)

SD6 - Amenity for occupiers and neighbours

B1 - General design principles

B3 - Alterations and extensions

B6 – Listed Buildings

B7 - Conservation areas

H1 New Housing

H3 – Protecting Existing Housing

H6 Protection of houses in multiple occupation

H8 – Mix of units

H7 Lifetime homes and wheelchair housing

Camden Planning Guidance (2006)

Camden Town Conservation Area Statement

Assessment

Proposal: T

The creation of two self contained flats, steps to basement level, entrance door at basement level, replacement of a window and a door to the rear and the cleaning of the brickwork.

Background

The building is owned by Camden Council and in the past has been subdivided into a self contained two storey apartment on the second and third floors with 2 bedsitting rooms with shared facilities at ground and first floor level. The basement flat has been uninhabitable for many years. The proposal is to rationalise the layout to provide two self contained flats, one occupying the basement and ground and the other on the remaining upper floors.

Main Considerations

- Housing
- Impact on listed building and the conservation area
- Neighbourhood Amenity
- Residential Standards
- Transport
- Other Issues

Housing

The present unit mix is a two bedroom unit and 2x bedsits which share a bathroom on the ground floor and an uninhabitable basement flat. The proposed unit mix will be two family sized units, 1x 3 bedroom and 1x 4 bedroom unit.

Policy H3 resists proposals that lead to a net loss of two or more units unless it results in the creation of large affordable housing units. There is a shortage of large affordable housing units in the borough therefore the units of this size are encouraged. The property is owned by the Council and will provide permanent family sized housing in the Council's control. It is intended that the property's current occupants will be return there following refurbishment on permanent Council tenancies. The proposed units would therefore be secured as affordable.

The scheme also sees the replacement of a pair of bedsits. Whilst normally resisted, this is again acceptable under policy H6 as they would be replaced by permanently available affordable housing. The bringing back into use of the basement level is also welcome, providing more residential floorspace in accordance with Policy H1.

Impact on the host building and the conservation area

External works:

New steps are proposed to the front basement area. These are not uncommon features on a building of this age and type and there are numerous other examples of such in the same terrace. A new entrance door is proposed under the front entrance steps. The new door and entrance sets will lie subserviently within the lightwell not detracting from the special interest of the host building or the wider conservation area.

To the rear it is proposed to replace non original doors and a window in the rear closet wings. On the original submission a casement window had been proposed. The scheme has been amended to replace this with a sliding sash. The works to the rear of the property are considered to be sympathetic additions not harming the special interest of the host building.

Mention is made in the schedule of works of cleaning the brickwork. No details have been submitted as to the method proposed and these are required to make an assessment of this element of the scheme. Therefore the details will form part of a condition. Either side of number 33 a number of buildings have been cleaned to varying degrees so there is no objection in principle to the cleaning of the façade as it will not alter the uniformity of the terrace subject to a sympathetic method being agreed.

The external works are considered to be compliant to policy B1, B3, B6 and B7 of the London Borough of Camden Unitary Development Plan.

Internal Works:

Basement: The basement has been stripped of most features in the past and is in a poor condition. However the general floor plan appears to have survived largely unaltered. The stair from ground floor the basement is a modern replacement so its loss is considered acceptable. The proposed replacement is appropriately detailed for a basement, having a closed string although the spindles should be simple square sections without ornamentation.

Ground floor: This area involves the most intervention in the building. In order to connect the basement and ground floor it is proposed to insert a door from the hall to the rear room. The location of the door is dictated by the position of new partitioning under the stair. The partitioning has been pushed back as far as possible so as to minimise the encroachment into the hall space. As the buildings were originally built as houses there is no easy way of linking the two floor together and it is considered that the proposed arrangement minimises the impact on the arrangement of the hall.

Originally the proposal for the ground and basement flat was for bedrooms to be at ground floor level and the kitchen and living room in the basement. This has altered and means that a lobby in the ground floor rear room would not be required, preserving better the special interest of the building.

First floor: Very little is proposed at this level. It is proposed to install acoustic flooring which in principle is not objectionable, however little detail is included. Therefore the following drawings are conditioned in order to preserve the special interest of the building.

- existing and proposed section drawing at scale 1:5 of existing floor build up (showing skirting also) including joists and ceiling below.

Second floor: At this level it is proposed to remove the door at the top of the stairs which is non original and helps to restore the plan form of the building back to its original. A non original door (into proposed bedroom 3) is to be moved but this does not have any greater impact on the building than the existing arrangement.

Third floor: This level is contained within the mansard roof. It is much plainer in character than the rest of the building although the skirting appears to be original. A large opening has been made between the front and rear rooms although curiously the original studwork was left in place. The infilling of this opening is not considered contentious. A new bathroom is proposed in the front room which given the lesser significance of this floor is considered acceptable (the pipework would be boxed in at low level and we thus less damaging to the historic fabric). It would appear from the plans that this would not encroach on the fireplace although drawings are conditioned to ensure this.

- an elevation of the proposed chimney breast wall in bedroom 1, showing the impact of the en-suite on the existing fire place.

It is proposed to install new plumbing, central heating and wiring in the building. These are acceptable but care would need to be taken regarding the installation of these. Pipe routes and annotation should be marked on

the plans. The position of any boiler flues should be carefully marked on as well.

To further ensure the special interest of the listed building the following drawings will be conditioned on this permission.

- elevation and section of new doors at a scale of 1:10 with typical moulding detail and architrave detail at a scale of 1:1

Neighbourhood Amenity

The external works are minor and it not considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

Residential amenity

The flats are considered to broadly meet Camden's residential standards in terms of room sizes and overall flat sizes.

The proposed ground and basement flat has 3 bedrooms and will provide accommodation for 4 people (98sqm) and the upper flat for 5 and 6 people (112sqm). Both flats exceed Camden's overall floorspace requirements. All but one bedroom satisfies the minimum bedroom size requirement. Bedroom three of the ground and basement flat falls short of the minimum size of a single bedroom (6.5sqm) by approximately 0.2sqm. Considering the overall space in the flat which includes separate lounge, dining room and kitchen, the slight shortfall is not considered to be detrimental to the amenity of the occupants.

Transport: The proposal sees the net loss of residential units therefore car free units will not be required.

Other Issues

The CAAC recommendations are acknowledged. Although it is agreed that the railings be reinstated this cannot be insisted upon only encouraged. The elevations are to be cleaned and this is mentioned in the assessment above. The access to the third floor appears to be the same as the pictures. Any application that for a roof terrace will be subject to a separate application.

Recommendation Grant Planning Permission and Listed Building Consent.