

Delegated Report		Analysis sheet	Expiry Date:	22/05/2009
		N/A / attached	Consultation Expiry Date:	06/05/09
Officer			Application Number(s)	
Katrina Christoforou			2008/5771/P	
Application Address			Drawing Numbers	
121 - 123 Castlehaven Road London NW1 8SJ			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
The erection of an additional third storey at both properties and a rear extension at 1st floor level to number 121 plus the conversion of non-self contained residential accommodation at number 121 into a self-contained 4/5 bedroom flat; conversion of 4 bedroom self contained flat on the upper floors of number 123 into 1x1 bedroom and 1x3 bedroom self contained flats plus alterations to and replacement of ventilation ducts at rear.				
Recommendation(s):		Refuse planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	34	No. of responses	03	No. of objections	02
Summary of consultation responses:	<p>A site notice was erected on the 10/04/09 and 34 neighbours were individually consulted. Three responses were received, two objections from residential neighbours at number 122 and one support from the occupants of a commercial premises at 125. The responses are summarised below:</p> <p><u>Objections</u></p> <ul style="list-style-type: none"> - The proposed extension of the first floor would result in the complete blockage of light to the flats at number 122. - It will affect the privacy of neighbours. - There will be a lot of noise during construction (<i>not a material consideration</i>). <p><u>Support</u></p> <ul style="list-style-type: none"> - No reason to object to the third storey next door as long as nobody bangs or walks on our roof as we work with radios 24 hours a day. - Also, that there are no works at the front as customers use our facilities to get taxis from us. 					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The application site comprises two adjoining properties in a terrace of three on the west side of Castlehaven Road by the junction with Prince of Wales Road. The terrace appears to be a post war replacement/infill development with commercial units at ground floor level and residential above. To the north number 123 adjoins the single storey commercial unit at 125 which links into the rear of the terrace fronting Prince of Wales Road. To the rear (east) the properties back onto the side of the modern residential development at numbers 1 & 2 Grafton Crescent.

Relevant History

121

CTP/G11/24/15/22740: Erection of an additional storey to provide a self-contained first and second floor maisonettes. Granted 10/06/1976.

123

CTP/G11/24/11/19945: Replacement of existing extension to ground floor shop and the erection of a first floor rear extension and the addition of a second floor to provide a 3-bedroom maisonette. Granted 13/03/1975.

9401015: The change of use of the ground floor from retail shop to restaurant and the erection of a ventilation duct at rear. Granted 15/09/1994.

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD1- Quality of life
SD6- Amenity for occupiers and neighbours
SD7- Light, noise and vibration pollution
SD8- Noise and disturbance
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
T3- Pedestrians and Cycling
T8 - Car free housing and car capped housing
T9 - Impact of Parking

Camden Planning Guidance 2006

Assessment

The proposal is for the erection of an additional third storey to both properties, a rear extension at 1st floor level to number 121 plus various works of conversion to form residential accommodation. Number 121 currently contains a non self-contained three bedroom flat at first and second floor levels accessed through the commercial unit at ground floor. The proposal is to separate the entrance from the shop and create a 4/5 bed flat over first, second and new third floor levels. Number 123 currently contains a 4 bed self-contained flat accessed via a separate front door from street level. The proposal is to divide the internal space providing a one bed self contained flat at first floor level and a three bed flat at second and new third floor levels.

The works also include the replacement of 3 ventilation ducts on the rear elevation with two new ducts.

Residential development

The Council welcomes the creation of additional residential accommodation provided that it reaches acceptable standards. Conversion of larger units is generally only considered to be acceptable where at least one 3 or 4-bed unit remains after conversion, as would be the case with the proposed. The proposals are therefore compliant with policy H8 (Mix of units).

Proposed accommodation:

121- 4/5 bed floor area = 80m²

123- 1 bed floor area = 38m²

123- 3 bed = 63m²

All areas approximate and exclude landings and staircases. The head height in each floor would exceed 2.2m. The proposed flats exceed the minimum space standards outlined in the CPG.

Ideally residential accommodation would include an area of external amenity space, particularly where family sized units are concerned. The only available external amenity space is the existing roof terrace at first floor level of number 121. However, this area would be largely lost due to the proposed rear extension. It would be considered that this external space should remain given the proposed size of the flat (4/5 bed). Failure to retain this space would reduce the residential amenity of the property contrary to policy SD6.

A brief lifetime homes report has been submitted with the application. Given that the flats are at the upper levels of the property accessed only by stairs there is a limit to the extent to which the standards can be accommodated. The proposals are considered to be in accordance with policy H7.

Due to the scale of the proposals there is no requirement for the works to meet the standards for the Code for Sustainable Homes, although this is encouraged. No significant sustainability measures have been included in the proposals other than a description in the design and access statement inferring that insulation would be improved and recycled materials could be used where appropriate during the construction phase. The proposals are considered to be in accordance with policy SD9.

Arrangements for refuse storage have not been included in the proposals but given number of units involved and the relatively small increase in the overall residential floor space it is considered that suitable arrangements could be made.

Design & appearance- Roof level extension

The proposal includes the erection of a mansard like extension at roof level of both properties and a rear extension to the rear of number 121 at first floor level. The roof extension would be set behind the small existing parapet of 0.25m at an angle of 78 degrees with two dormer windows to each property in line with those at the lower levels. The extension would add 2.5m to the height of the building with a flat roof. To the rear the extension would not be recessed or pitched but would effectively extend the rear elevation upwards to third floor level. The proposed form is not that of a

traditional mansard and whilst it is accepted that the host property date from the 20th century and is not a character building, the proposed extension is not considered to be acceptable in design terms.

The proposed third storey would be of equal height as the existing second floor of the host buildings. This combined with the steep pitch to the front and minimal parapet implies that the extension will appear overly high in relation to the host property giving a top heavy and bulky appearance. From the rear the roof extension would appear as a full additional storey rather than a supplementary addition as it will not be articulated or distinguished from the lower levels in any way. The rear elevation is clearly visible from the public realm in Grafton Crescent.

The two properties form a group of three with the number 119 adjoining to the south on the corner of Grafton Crescent. The buildings are not considered to be of any particular architectural merit but they do create a uniform set. To add an additional storey to two of the buildings would unbalance this relationship and would appear incongruous. The flank of the new mansard would be visible in 180 degree vistas from the south looking north and would have an uneasy relationship projecting above the roof of number 119.

The additional height would be read in conjunction with the other surrounding properties. The adjoining building to the north at number 25 is only single storey and links the terrace with that facing onto Prince of Wales Road. The corner property, number 127/128 is the first in the traditional Victorian terrace which has been subject to alterations but is primarily formed of three stories with a butterfly roof formation. In views southwards the neighbouring properties to the other side of Grafton Crescent are traditional early Victorian two storey cottages which lead onto the three storey London stock brick terrace. The later 19th century properties opposite consist of three stories plus recessed roof level but these properties are of an entirely different style and materials and are not considered as relevant to the setting of the application site as the neighbouring properties. The short terrace which is the subject of this application was added later and whilst reflecting the traditional properties in its proportions and style the terrace is not considered to contribute to the character of the street scene. The more attractive character properties are considered to take precedence in the hierarchy of the urban form. To increase the application properties to a similar or greater height than the more traditional neighbours would fail to respect this relationship and would provide the application properties with an undue level of dominance within its context. The extra fourth storey would be overly high in relation to its immediate neighbours i.e. number 125 immediately adjoining (single storey), numbers 119 immediately adjoining (3 storey), 127 (3 storey), 117 and 115 (two storey) plus to the rear numbers 1 & 2 Grafton Crescent (2/3 storey).

The existing roof appears to include some small service enclosures (visible from the rear); these are not shown on the submitted drawings. Neighbouring property number 119 has also erected railings around the perimeter of the roof. This unattractive addition appears to have occurred without the benefit of planning permission but these elements are not considered to have any particular bearing on the current proposals.

The proposed roof level extension is therefore considered to be contrary to policies B1, B3 and the supplementary guidance.

Design & appearance- Rear extension at first floor level to number 121

Number 123 already benefits from a small partial width extension at first floor level where as number 121 does not but has access to the flat roof which is in use as a terrace. The proposed extension would be slightly deeper and wider than that next door measuring 3m by 3.3m but would be of the same height at 2.8m. The extension would be constructed in brickwork to match the existing that would include a upvc window and door in the rear elevation and one to the side. The door would provide access to the remaining very limited external terrace. The extension would be visible in views from the rear with a degree of screening from trees and the other surrounding buildings. The extension would be relatively small in size, would be a full storey below the existing eaves level and the materials would match the existing. The rear extension is therefore considered to be acceptable in design terms.

Fenestration

The windows at front first and second floor level at number 123 would be replaced with sets of two side hung upvc framed windows with fixed panel above to match those at number 121. It is considered that this would not have a significant impact upon the overall appearance of the property

Ventilation equipment

There are three extraction ducts at the rear of the property, two at number 121 and one at number 123. It is proposed to replace the ducts with one at each property extended above the newly proposed fourth storey and wrapping them onto the flat roof. The reduction from three to two ducts is welcomed. However, with the extension to the new fourth floor level, the building itself will project above the roof line of its neighbours. With the ducts extended up to this level and beyond the overall visibility and dominance would be significantly increased to the detriment of the appearance of the host property and the surrounding area contrary to policies B1 & B3.

The submitted acoustic report indicates that the revised ducts would meet the Council's noise standards. However, it is not considered acceptable to wrap the ducts around the building onto the flat roof. To ensure adequate fume dispersal it is recommended that the vents extract vertically at 1.5-2m above eaves level. Two of the existing ducts are of the wrap around design, but if they are to be replaced a more suitable alternative should be considered to safeguard residential amenity. Fume extraction is an Environmental Health matter rather than planning and an informative is recommended to advise the applicant to consider a redesign. Overall, the ducts in their proposed form are considered to be harmful to the appearance of the building and this is recommended as a reason for refusal.

Daylight/sunlight

No day/sunlight study has been submitted with the application but the site is positioned in close proximity to neighbouring buildings which include residential accommodation. A desktop BRE daylight/sunlight study was therefore conducted to assess the potential impact of the proposed roof extension on the rear windows at first floor level of number numbers 127/129 Castlehaven and number 15 Prince of Wales Road. The study concluded that daylight to the residential windows concerned is already limited but that the erection of the proposed roof extension would significantly worsen the situation resulting in a reduction in residential amenity contrary to policy SD6 Amenity for occupiers and neighbours.

Due to the south facing aspect of the rear elevation of these properties the study shows that sunlight to the rooms concerned would not be significantly affected.

The rear extension faces onto the side elevation of number 1 Grafton Crescent. It is unlikely that there are any windows in the side elevation of this property but this is not clear from the information submitted and could not be seen on site. On this basis the rear extension would not result in a loss of light to this property. To the side of the extension would be the residential windows of number 119 Castlehaven Road. The proposed extension would be clear of this window by a 45 degree angle in terms of height and adjacent positioning. This implies that no significant loss of light to this window would occur.

Outlook

The rear elevations of number 15 Prince of Wales Road and numbers 127/129 Castlehaven Road face onto the side of number 123. The outlook from the windows in this elevation is already limited by the positioning of number 123. The distance between the two elevations is approx 6m. The additional roof storey is not considered likely to seriously decrease the quality of outlook from these windows beyond that relationship which already exists. The rear extension would not significantly affect the outlook of neighbours.

Privacy

The proposed windows at new roof level would not result in an increase in the overlooking of residential neighbours. The neighbours to the opposite have the perceived separation of the road and are at some distance. To the rear there are no immediately facing residential windows.

However, the proposed window in the side of the proposed extension at first floor level would be adjacent to that in the rear elevation of number 119 at a distance of only 3m (approx). Due to the oblique angle and the fact that this area used to be a roof terrace the impact is not considered to be significantly worse and is considered acceptable.

Transport

There is no parking on-site currently, none is proposed and the area is a controlled parking zone. The site has a Public Transport Accessibility Level (PTAL) of 5 (very good). If planning permission were to be granted it is therefore considered acceptable to require the additional residential unit to be car-free. This should be secured through a section 106 agreement. The applicant would need to indicate which of the two units in number 123 would be car free. Subject to a car-capped agreement the proposals would comply with policy T8 and T9. In the absence of such an agreement it is recommended that this be included as a reason for refusal.

Generally the Council would seek one cycle storage place per residential unit. No provision for cycle storage has been made as part of the scheme. However, the flats are at the upper level of the property with an absence of ground floor space available for such purposes. It is therefore considered that to insist upon cycle storage in this case would be onerous and the requirement should therefore be waived in this case.

Recommendation:

Refuse planning permission.

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