

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>13/04/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		27/03/09	
<b>Officer</b>				<b>Application Number(s)</b>			
Katrina Christoforou				2008/4631/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
149 York Way London N7 9LG				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 roof extension and rearrangement of internal layout to create an additional one bed maisonette.							
<b>Recommendation(s):</b>		Refuse planning permission					
<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>10</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		No representations have been received					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None required to be consulted					

## Site Description

The five storey building is located on the south west side of York Way and comprises a restaurant unit at ground floor level and three residential flats on the upper floors. The site is not within a conservation area.

## Relevant History

**8700257:** The erection of a basement and five storey building for use as a shop on the basement and ground floors and two flats and one maisonette on the upper floors as revised first on 27th March 1987 and subsequently on 24th April 1987 and as shown on drawing numbers 283/01 02 03C 04B 05 06A and 07B. Granted 30/04/1987.

**PE9700759:** Change of use of basement and ground floor to a self-contained residential unit, including alterations to the shopfront, as shown on drawing number> 1859/1A. Refused 18/05/1998. Reason for refusal: The proposal is unacceptable in that it is contrary to guidelines on lighting and ventilation, and the Environmental Code on outlook and orientation. policies HG7 of the Borough Plan 1987 and the associated Environmental Code and HG12 of the Unitary Development Plan as proposed to be adopted. More particularly, the proposed two bed self-contained flat would not receive an adequate level of daylight or sunlight due to the orientation of the windows being almost exclusively in a northerly direction and the proximity of the adjoining wall. The proposal would also be contrary to the Statutory Planning Guidance

An application (**2008/4638/INVALID**) was submitted at the same time as the current application for the change of use of the lower ground and ground floor from restaurant/cafe (Class A3) to residential (Class C3) and conversion of property from 3 self-contained flats into 6 self-contained flats. This application has not been registered as required information has not been submitted.

## Relevant policies

Camden Replacement Unitary Development Plan 2006

SD1- Quality of life  
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  
T3- Pedestrians and Cycling  
T8 - Car free housing and car capped housing  
T9 - Impact of Parking

Camden Planning Guidance 2006

## Assessment

### The proposal

The property currently includes a commercial unit at ground and basement and ground floors and three self contained residential flats on the upper levels- 1x 1bed at first floor level, 1x 1bed at second floor level and 1x2 bed at third and fourth floor level with third floor balcony. All flats are accessed from a separate residential door from the street and are self contained behind their own internal doors from the communal staircase. It would appear that the lawful use of the ground and basement is as an A1 shop but it is currently in use as an A3 café, this may require further investigation by the enforcement team, but it is the upper floors of the property that are the subject of the current application.

The proposal is for the erection of an additional 6<sup>th</sup> storey (ground plus 5 floors) to the building to provide an additional residential flat. The property would then comprise 1x 1bed flat at first floor level (as existing), 1x 2 bed flat at second floor level (as existing), the third floor would provide a further 1x 1bed flat with rear balcony (approx 55m<sup>2</sup>) and the fourth and new fifth floors would provide a 1x 2bed maisonette (approx 67m<sup>2</sup>).

### Creation of additional residential accommodation

The Council welcomes the creation of additional residential accommodation provided that it meets acceptable standards. The proposed flats would exceed the minimum floor standards recommended in the CPG and the proposed head height is an acceptable 2.4m. The mix of units of 3x1 bed and 1x2bed units is considered acceptable in relation to the current mix. A lifetime homes assessment has been submitted with the scheme but as the accommodation is at the upper levels of an existing building the adaptability is significantly constrained. The proposals are considered to be compliant with policies H1, H7 and H8.

### Design & appearance

Viewed from the street the property comprises ground floor commercial unit, plus four upper floors and a recessed mansard-like roof level. To the rear the building projects from the building line of its neighbour number 151 up to third floor level with a further projecting addition up to second floor level with a small terrace above. The recessed roof level has a flat roof and door to a further small terrace. The existing elevation which slopes away from the front building line behind a parapet would be continued upwards to create the additional storey but as per the existing it would not be a traditional mansard as the structure would have a flat roof and a vertical rear elevation. A new window dormer window would be added to the front elevation and another window in the rear at new 5<sup>th</sup> floor level. The large depository building adjoining to the south is a full storey higher than the application site and extends back along the whole south side and west (rear) boundary of the application site. Numbers 151 and 153 adjoining to the other side are traditional four storey Victorian properties that frame the corner with Cliff Road.

The proposed extension would not comply with the Council's design policies and guidance which states that roof extensions will not generally be permitted where a property already has an additional storey/mansard. The property already clearly has a defined roof level and the creation of a double mansard above the main 4 storeys would result in a top-heavy unbalanced appearance.

In relation to its neighbours, the depo building is a full storey higher, which then steps down to the existing application property which then steps down again to the Victorian properties. The depo has a frontage of over four times that of the application site, being much grander in its scale than its neighbours it would follow that this property sets the prevailing maximum height for the frontage. The narrow infill application property is not of the same magnitude so the increase in height to almost that of its neighbour is not appropriate to the scale of the building and therefore does not respect the original architectural form. In addition, the north flank of the double mansard would extend two storeys above its neighbours at number 151 & 153 creating an awkward and unattractive relationship between the two.

The proposed extension is therefore considered to be contrary to policies B1 & B3 and Camden Planning Guidance section 41. Roofs and terraces.

The rear elevation is clearly visible from the public realm on the Cliff Road corner. This view includes a mixture of building types, ages, styles and materials and there is not clear pattern of development. Whilst the extension would create a vertical 2 level roof addition within the context of the surroundings this is not considered to seriously impact upon the appearance of the group of buildings.

#### Amenity

The new roof layer will be completely within the footprint of the existing roof level and would not cause any loss of light or outlook to its neighbours or result in any increased overlooking or loss of privacy.

#### **Recommendation:**

Refuse planning permission.

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