

DISCLAIMER

Decision route to be decided by nominated members on Monday 23rd March 2009. 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:	27/03/2009
		N/A	Consultation Expiry Date:	02/03/2009
Officer			Application Number(s)	
Elizabeth Beaumont			2009/0317/P	
Application Address			Drawing Numbers	
6 St Thomas's Gardens London NW5 4EX			Please refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Change of use and works of conversion from a single dwellinghouse into two flats (1x1bed, 1x3bed); including erection of a mansard roof extension, single storey extension to the rear at lower ground floor level, and the installation of a terrace at upper ground floor and first floor levels.				
Recommendation(s):	Grant subject to a Section 106 Agreement			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	19	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p><u>7 St Thomas's Garden</u> – Object - the proposal will abut the rear extension to my property; this extension is proposed at basement level and will involve excavation to a depth well in excess of 1metre below existing ground level right up to the party wall with my property. I am very concerned about the adverse effect that this will have on the stability of my property.</p> <p><i>Officer comment: This is a civil matter subject to Party Wall Agreement and will be addressed by an informative.</i></p>					
Other comments:	N/A					

Site Description

The site is located on the south side of St Thomas's Gardens. The site comprises a two storey single family dwelling house with lower ground floor level, and is a mid terrace property in a row of 7 properties. The property is not listed and is not in a Conservation area.

Relevant History

22.05.00 – p.p. approved for the erection of an additional storey with front terrace and a single storey rear extension with a roof terrace to provide additional residential accommodation for a single family dwelling.

05.05.05 – p.p. approved for the renewal of un-expired planning permission granted on 20/05/2000 (PE9901042) for the erection of an additional storey with front terrace and a single storey rear extension with a roof terrace to provide additional residential accommodation for a single family dwelling.

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

SD6 (Amenity for occupiers and neighbours)

B1 (General design principles)

B3 (Alterations and extensions)

H1 (New housing)

H3 (Mix of units)

H7 (Lifetime homes and wheelchair housing)

T3 Pedestrians and cycling

T8 Car free housing and car capped housing

Camden Planning Guidance 2006

Assessment

1. Proposal

- 1.1 Planning permission was approved in 2005 for the renewal of an un-expired planning permission granted on 20/05/2000 (PE9901042) for the erection of an additional storey with front terrace, single storey rear extension with a roof terrace at ground and first floor level. The revised scheme proposes to lower the entire rear addition by 1m to the same level as the internal floor level and the proposed conversion.
- 1.2 Permission is sought to convert the property from a single dwelling family house into two flats with a one bedroom flat at lower ground floor level with access to a small courtyard and a three bedroom maisonette at ground, first and second floor levels.
- 1.3 The proposed external alterations include a mansard roof extension to create an additional floor. The extension would have a part vertical front face with a set of doors to access the balcony that would be formed between the front parapet wall and the proposed roof extension and either side the extension would slope at a 70 degree angle with rooflights and three sliding folding windows on the rear.
- 1.4 A single storey rear extension with sliding glazed doors is proposed at lower ground floor level with a terrace on the flat roof with a glass balustrade and stairs accessing the garden. Two new windows are proposed on the side wall of the rear addition at ground floor level.

2. Revision

- 2.1 The proposal has been revised to remove the extension at first floor level from the scheme.

3. Land use

Policy H8 identifies the need for family sized units within the Borough; paragraph 2.62 states *“schemes for conversion of residential properties will generally be required to retain at least one unit with three or more bedrooms, as these are suitable for families and other large households, and a mix of smaller units”*. The proposal would retain one generous sized three bedroom unit, with access to a rear garden, and a one bed unit at lower ground floor level, again with access to a small terrace. The scheme therefore retains a family sized unit, and is in accordance with policy H8. The provision of the increase in residential units is welcomed.

4. Design

- 4.1 There are many examples of mansard roof extensions within the street including all of the other properties on the south of the street and six on the north. Planning permission for mansard roof extensions in 2004 at No.1, and 2007 at No. 11a. There is no pattern to the number or style of rooflights/windows. The majority of mansards are flat topped. The general pattern to the rear elevations is of a mixture of sloped roofs of varying degrees and vertical extensions to follow the line of the existing building giving the appearance of a 4 storey building.

4.2 There is an established form of roof additions within the street. It is considered that any further development of this nature would not cause any additional harm and would aid to restore the unity of the terrace. In this example the rear mansard slopes from behind the rear parapet wall at angle of 85 degrees. While this is not in keeping with true mansard style, the appearance would be commensurate with other developments and the previous planning permission approved in 2005. It would therefore be difficult to sustain a refusal for the roof extension on grounds that it is not in accordance with design guidance given that it the extension aligns with the surrounding context. It is considered that the proposed mansard roof extension and the proposed materials would not harm the character of the building or the character or appearance of the surrounding area.

4.3 The existing property has a two storey half width extension with a roof terrace at first floor level. The general pattern for properties within the terrace is rear additions at lower ground and ground floor level with none higher than first floor level.

4.4 The proposed lower ground full width extension is mostly glazed with sliding doors. It is considered the large areas of glazing would reduce the visual bulk of the extension. The extension is set down in line with the lower ground level and is within the boundary walls of neighbouring extensions. It is considered the proposed extension would be subservient to the building in terms of its bulk and form. In accordance with guidance the proposal would allow for the retention of a reasonable sized garden. The proposed glazed balustrades would reduce the visual bulk of the proposed terrace and are considered to be acceptable in terms of their design. It is considered the proposed extension and roof terraces would not harm the character of the building or the character and appearance of the wider area.

5. Amenity

5.1 The proposed units would be in accordance with Camden Planning Guidance on the minimum areas for overall floorspace for a 2 and a 5 person bedroom unit. The proposed bedroom sizes of both units would also be in accordance with the guidance.

5.2 The proposed lower ground floor extension and terrace would not extend further than the neighbouring extension and therefore would not result in harm to neighbouring amenity. The roof terrace would be lower than the neighbouring terrace and would not result in any undue loss of privacy. It is considered the proposal would therefore have no impact upon the amenity of the surrounding neighbours and occupiers in terms of loss of privacy, sunlight and outlook compared to the existing situation.

6. Pedestrians and Cycling

6.1 Camden's Parking Standards for cycles (*Appendix 6 of the Unitary Development Plan*), states that 1 storage or parking space is required per residential unit. The proposal is for 2 residential units; therefore 2 cycle storage/parking spaces are required. The applicant has not included provision for the required amount of cycle storage/parking in the proposed design. However, there is sufficient space within the proposed layout to adequately include the required cycle parking in the forecourt of the site. Therefore a condition should be placed on the planning

permission ensuring provision for a minimum of 2 cycle storage/parking spaces designed to Council specifications.

7. Car and cycle parking

7.1 The proposal will result in the increase of 1 residential unit. This unit will not have access to off-street car parking. It is considered that the additional residential unit should be designated car free to prevent any significant increase in on-street parking. The site has a Public Transport Accessibility Level of (PTAL) of 2 (poor). The proposal site is within an area which is listed in Camden's Planning Guidance as suffering from parking stress and an additional unit would increase demand for on-street parking in the Controlled Parking Zone (CPZ).

8. Other

8.1 Conditions were imposed on the original permission requiring that natural slate be used on the roof extension, that sliding door in the roof extension be timber or slender aluminium joinery and that the balustrade on the roof terrace be erected prior to commencement of use of the roof terrace. It is recommended that same conditions be imposed on the renewed planning permission.

9. Recommendation

9.1 Grant planning permission subject to a section 106 agreement