

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 16<sup>th</sup> February 2009. For further information see

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

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>03/09/2008</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>26/08/2008</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Sara Whelan			2008/2435/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
165 York Way London N7 9LN			Please see draft 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>				
Demolition of ground floor rear wing of laundrette and erection of new basement and two storey dwelling house with rear entrance from Camden Mews and internal courtyards; conversion of first and second floor maisonette to 2 x 1-bedroom self contained flats and alterations to shopfront to include new residential entrance to upper floors.				
<b>Recommendation(s):</b>	Grant full planning permission			
<b>Application Type:</b>	Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>						
<b>Informatives:</b>	Refer to Draft Decision Notice					
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>10</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was erected between 01/08/2008 and 22/08/2008</p> <p>One objection has been received from Dale Loth Architects, 1 Cliff Road;</p> <ul style="list-style-type: none"> <li>- natural lighting of the proposal is very poor (paragraph 2.3)</li> <li>- the bedrooms and living room would face onto my boundary wall which I would not be happy to remove, therefore their outlook and lighting would be poor (paragraph 2.3)</li> <li>- the layout is too cramped for a three-bedroom house (paragraph 2.3)</li> <li>- the proposed planted roof is shown to be 300mm thick, this is too thin to provide structure, insulation and planting bed (paragraph 3.5)</li> <li>- the proposal does not meet building regulations (not a planning consideration)</li> <li>- the proposed basement might have an impact upon a mature lime tree in my garden (paragraph 3.8)</li> <li>- a smaller house could be viable and attractive on this site but the proposal is unrealistic and should be rejected (please see assessment section of report)</li> </ul>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>Camden Square Conservation Area Advisory Committee – Objection</p> <ul style="list-style-type: none"> <li>- the increased height of the wall between 165 and 163 has been increased, this may have an impact of over-shadowing (paragraphs 4.1 and 4.2)</li> <li>- the proposed bedrooms may overlook the neighbours at no. 1 Cliff Road</li> </ul> <p>there are inaccuracies on the drawing, the existing wall on the rear boundary is twice as high as illustrated on the drawings this would overshadow the main habitable rooms of the proposed unit (paragraphs 2.3 and 4.4)</p> <ul style="list-style-type: none"> <li>- contrary to the assertion in the design and access statement the proposed first floor drawing would actually exceed the envelope of the existing structure (the drawings are accurate)</li> <li>- we question whether it would be feasible to build a three bedroom house on this small site it may be possible to build a smaller house on this site. (please see assessment section of report)</li> </ul>					
<b>Site Description</b>						

The application building is part of a terrace of three storey buildings with shop fronts at ground floor level and residential above. The basement and ground floor has a Laundrette, with ancillary storage at rear and a non-self contained maisonette at first and second floors above, which is only accessible through the shop. The rear wing covers the entire rear yard and has large projecting roof lanterns.

The buildings are stock brick with slate roofs and have stucco decoration at first and second floor. The terrace including nos. 155-179 (odd) are identified as making a positive contribution to the Camden Square Conservation Area. In addition the site lies within Brecknock Road neighbourhood Shopping Centre.

### **Relevant History**

2007/6026/P - Erection of rear extensions at basement, ground and first floors with roof terrace at first floor and erection of mansard roof with roof terrace, change of use of the basement and ground floors from laundrette (sui generis use) to shop (A1 use) on the front section, and to residential (C3 use) at the rear in association with creation of a new two storey plus basement house in rear courtyard area with access from Camden Mews, conversion of first and second floor maisonette to two self-contained flats; installation of new recessed shopfront, creation of front lightwell at basement level – **withdrawn**  
20/03/2008

### **Relevant policies**

S1/S2 – Sustainable development  
SD1 – Quality of life – Community safety  
SD6 – Amenity for occupiers and neighbours  
B1 – General design principles  
B3 – Alterations and extensions  
B7 – Conservation Area  
H1 - New housing  
  
H7 - Lifetime homes and wheelchair housing  
H8 – Mix of units  
N5 - Biodiversity  
N8 - Ancient woodlands and trees  
T1- Sustainable transport  
T3 - Pedestrians and cycling  
T8 - Car free housing and car capped housing  
T9 - Impact of parking  
R6 – Other town centre uses (e.g. Laundrette)  
R7 – Protection of shopping frontages and local shops

Camden Planning Guidance (July 2006)

Camden Square Conservation Area Statement

## Assessment

This application seeks full planning permission for the following works;

- construction of a new pedestrian entrance fronting York Way to new residential flats above existing commercial unit
- conversion of a non self contained maisonette to x2 self contained residential units on upper floors of existing building
- change of use of ancillary storage space to laundrette at the rear of the site to residential use
- replacement of ground floor wing by new basement ground and first floor rear extensions to accommodate new three bedroom house accessed from Camden Mews

The main planning considerations are;

- the principle of change of use from ancillary storage space of Laundrette to residential use
- acceptability of new housing
- impact upon the character and appearance of Camden Square Conservation Area
- impact upon the residential amenity of surrounding area
- transport issues

Amended plans have been received providing a cycle parking space at ground floor level and amending the link between the main part of the new single family dwellinghouse and rear wing extension. The link has been amended to be lower and predominately glazed.

### **1. Principle of change of use from ancillary storage space of Laundrette to residential**

1.1 The application site lies in the Caversham Neighbourhood Renewal area and a neighbourhood designated shopping frontage. Policy R7b states that at ground floor level in the Neighbourhood Centres the Council will only grant planning permission for development that it considers will not harm the character, function, vitality and viability of the centre and will not grant planning permission for development that would prevent the centre from being capable of providing a range of convenience shopping.

1.2 The existing basement and ground floor Laundrette has an internal floorspace of 197 sqm. The proposed change of use of ancillary Laundrette floorspace (Sui-generis) to residential (Class C3) would result in a loss of 105 sqm of commercial floorspace, currently used as storage ancillary to the Laundrette use. The proposal would result in a self-contained Laundrette at ground and basement levels with an internal floorspace of 92 sqm. The proposed Laundrette is considered to have an adequate overall floor space to allow for a viable Laundrette use or other commercial use in the future.

1.3 It is considered that the proposed ground and basement commercial unit would be of an adequate

size to function as a viable commercial unit. Therefore the character, function, vitality and viability of the neighbourhood centre would be preserved. Increasing the amount of residential units in the borough is a key priority of the UDP in policy H1, therefore the proposed change of use is considered acceptable.

**Acceptability of new housing**

2.1 The proposal would provide 2 x 1 bedroom flats and 1 x 3 bedroom house. This is considered to be an appropriate mix of units for the site and would make efficient use of land by utilising one floor plate for each of the 1 bedroom units. A Lifetime Homes assessment has been submitted as part of this application. The Council encourages all new residential units to comply as fully as possible with the Lifetime Homes criteria. The statement takes account of all areas which can comply with the Lifetime homes criteria; where the proposal does not comply with Lifetime Homes, a justification as to why not has been provided.

2.2 Please see the table below which summarises the proposed floor space for the units;

Residential unit	Bedroom size	Amount of people	CPG suggested floorspace	Proposed floorspace
1 (1 Bedroom)	11 sqm	2	48 sqm	48 sqm
2 (1 Bedroom)	11 sqm	2	48 sqm	52 sqm
3 (3 Bedroom)	11 sqm, 11 sqm & 7sqm	5	84 sqm	125 sqm

2.3 The internal arrangement of the proposed residential units would comply with the overall internal floor spaces and the individual bedrooms as laid out in the Camden Planning Guidance 2006. The habitable rooms of Flats 1 and 2 would have windows on the front and rear elevations of the original building. These windows would achieve natural light and provide adequate ventilation to the residential units. The single dwellinghouse at the rear of the site would have living room and bedroom windows facing onto a rear courtyard and dining/kitchen windows and a bedroom window in the corner of the room facing onto a central courtyard. It is considered that the windows to these rooms would provide adequate light and ventilation. Although some of the windows would face onto courtyards it is considered that adequate outlook would be provided especially if attractive landscaping is incorporated.

2.5 Flats 1 and 2 each have an internal store cupboard and an adequate sized kitchen/living space. It is considered that the residential units would have sufficient space to store their waste ready for the weekly local collection. The dwellinghouse would have an internal central courtyard area and communal access to a shared entry from Camden Mews. It is considered that the dwellinghouse has sufficient external space to provide refuse storage for the dwellinghouse. Each of the residential units would be able to deposit their waste in the designated highway area on collection day and ideally

within 30 minutes of the allocated collection time. The refuse storage and collection arrangements are considered to be acceptable.

### **3. Character and appearance of Camden Square Conservation Area**

#### Insertion of new door on front elevation

3.1 The existing shopfront features an attractive traditional shopfront with timber horizontal and vertical details. There is a door in the centre of the shopfront providing access to the commercial unit. The proposed front elevation would include a new door providing entry to flats 1 and 2 on the upper levels. The proposed door would correspond with the existing fenestration pattern. It would follow the width of the existing bar details on the shopfront. It is considered that the appearance of two doors and their proposed positions would be appropriate in design and would preserve the character and appearance of the attractive traditional shop front and wider conservation area.

#### Basement, ground and first floor rear extensions

3.2 The proposed rear extensions would replace an existing basement which covers half of the rear ground floor element and a ground floor rear element which covers the rear of the site. The proposed two storey plus basement dwelling would cover a similar footprint to the existing ground floor rear element. It would be attached to the main building at ground floor and by a half width first floor element. The main bulk of the first floor element would be separated from the main building by 6.3m. The element of the new family dwelling house connected to the main building would be half width and is considered to be of a similar form to the main building. It is considered to preserve the character and appearance of the host building and wider conservation area.

3.3 Amended plans have been received illustrating that there would be a predominately glazed link between the extension adjoining the building and the main two storey part of the dwelling house. It is considered that the proposed link provides a distinct differentiation between the two rear forms. This link has a lower height than the adjoining elements. This has ensured that the perceived bulk and mass of the proposals from the neighbouring properties and wider conservation area would be minimised.

3.4 The proposed main two storey plus basement element of the single dwellinghouse would be screened from Camden Mews by a recently constructed two storey building immediately adjacent to the application site. This development is of a similar height to the proposed building and has covered the adjacent site to the west. The proposed dwellinghouse would occupy a similar footprint and site coverage to the existing development to the rear of the property. It would have a green roof and be linked to the main building by a half width extension between the rear of the property and the proposed dwelling. It would be approximately 1m higher than the flank wall adjacent to the side of no. 163 York Way. The appearance of the green roof and the expressed two forms of the rear elements would ensure that the proposal would not appear as a dominating form of development in the area. It is considered that the proposal would preserve the character and appearance of the conservation area and would not create an overdevelopment of the site.

3.5 It is proposed that the main part of the dwellinghouse to the rear of the site would have a green roof. A condition would be attached to any planning permission granted requiring further details of the

green roof to be submitted to the Council. This would ensure that the planted roof would have a long survival period.

3.6 A condition would be attached to any planning permission granted removing permitted development rights to the dwellinghouse in the rear part of the site. This would ensure that no alterations could occur to the building without prior approval from the Council. This would protect the amenities of the Conservation Area and adjacent residential dwellings.

3.7 The proposed dwellinghouse would be accessed via a pedestrian gate fronting Camden Mews. Camden Mews is characterised by a cobbled road and various entrances and exits onto industrial and residential properties. The appearance of a gate fronting Camden Mews would be in keeping with the surrounding garage entrances on the road and would not detract from the character and appearance of the conservation area.

3.8 There are trees located in the rear gardens of neighbouring properties. A neighbour has raised concern regarding a Lime tree in a rear garden adjacent to the application site. It is considered that the existing development on the site would have restricted the growth of the Lime tree and that the proposal would not have any further impacts upon any of the adjacent trees. In addition the proposal is not to excavate in close proximity to the adjacent Lime tree as a rear courtyard is proposed at the rear most area of the site. Therefore it is not considered that any detrimental impacts would occur upon any of the adjacent trees. However, a condition would be attached to any permission granted ensuring the protection of the adjacent tree.

#### **4. Residential amenity of surrounding area**

4.1 The proposed rear extensions would replace an existing ground floor rear element which currently covers the rear of the site. The existing rear element is between 3.5-4.6m high; the proposal would be 5.7m high from ground level. The adjacent property to the east 163 York Way has a bedroom window in close proximity to the proposal. The proposed extension would be located to the north west of this window. The habitable room windows on the rear elevation of 163 York Way would continue to achieve acceptable levels of daylight and sunlight. The proposal may slightly reduce the amount of direct sunlight achieved in the building in the late evening. However this is not considered to result in a significant impact upon the residential amenity of no 163 and would not warrant refusal.

4.2 The proposed building would be 1.1m higher than the existing building. It is not considered that this increase in height to one side would result in any detrimental impacts of dominance or increased sense of enclosure upon number 163. The proposal would not include windows directly facing no. 163. Therefore it is not considered that any detrimental impacts of overlooking would occur upon this adjacent property, no. 163.

4.3 The proposal would sit adjacent to a newly constructed residential unit to the rear of no. 167 York Way. The proposed building would be of a similar scale, height and have no windows directly looking onto the adjacent building. A small terrace to the rear of no. 165 York Way would be screened on all sides details to be submitted by condition. Therefore it is not considered that any detrimental impacts would occur upon the residential amenity of the adjacent property at no. 167.

4.4 The proposed family dwellinghouse would include first floor windows on the rear elevation, these

would face onto the rear most parts of rear gardens belonging to properties fronting Cliff Road. The proposed windows would have no direct impacts of overlooking upon surrounding residential properties. The adjacent property no. 110 Camden Mews has no windows on the rear elevation or facing the application site. It is considered that no detrimental impacts of overlooking would occur upon the surrounding area and that therefore the proposal is acceptable.

## **5. Transport Issues**

5.1 The application site does not lie in a Controlled Parking Zone that suffers from parking stress and has a PTAL of level 2 which is considered to be poor. Therefore it is not considered appropriate to require this site to be car capped or car free.

5.2 The proposal would result in three separate residential units; as existing there is one residential unit on the site, therefore the proposal would result in a net gain of two residential units. The Council would ideally require three cycle parking spaces to be included in the scheme. However, considering there is an existing residential dwelling on the site the Council would accept two cycle parking spaces, one allocated to the new flat and one for the new single family dwelling.

5.3 It is considered that the single family dwelling house to the rear of the site would have ample space to store cycles in the courtyard located in the centre of the dwellinghouse at ground floor level. One cycle parking space has been proposed in the hall way leading to the residential flats on the upper floors. This cycle space has been provided in a low level cupboard area accessed from the hall. The space above the cupboard would be utilised by the shop unit as a shelf or additional storage. The cycle space is considered to provide a safe, secure and accessible cycle storage area. The proposed cycle provision for the scheme is considered to be acceptable.

## **6. Recommendation**

6.1 Grant full planning permission