

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		18/12/2006	
		N/A / attached		Consultation Expiry Date:		23/11/2006	
Officer				Application Number(s)			
Matthew Durling				2006/3988/P			
Application Address				Drawing Numbers			
12 England's Lane London NW3 4TG				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date		
Proposal(s)							
Erection of a two-storey rear extension at basement and ground floor level to provide additional floorspace for the existing retail unit, plus erection of a roof extension and change of use of existing maisonette to provide two one-bedroom flats and one three-bedroom maisonette.							
Recommendation(s):		Grant planning permission subject to Section 106 Legal Agreement					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	17	No. of responses	01	No. of objections	01
Summary of consultation responses:		<p>One letter of <u>objection</u> received:</p> <ul style="list-style-type: none"> No consideration is shown for the rear window of no. 7 Elizabeth Mews; proposal could diminish light and air to this window; suggest the gutter is dropped sufficiently to clear both windows or is stepped around it; <p><i>Response: the sloping roof of the rear extension will meet the rear elevation of this property below the existing windows. There will be no loss of amenity to the residents of this building.</i></p>					
CAAC/Local groups comments:		<p><u>Belsize CAAC:</u></p> <ul style="list-style-type: none"> Object to loss of original windows in rear elevation; <p><i>Response: the rear elevation of the property has been substantially altered. There are no views from the public realm and the proposals will not be detrimental to this substantial building.</i></p> <ul style="list-style-type: none"> Consider the rear extension should respect and not obscure the rear windows in Elizabeth Mews; <p><i>Response: the sloping roof of the rear extension will meet the rear elevation of this property below the existing windows. There will be no loss of amenity to the residents of this building.</i></p> <ul style="list-style-type: none"> Consider roof extension should follow pattern of recent extensions in this terrace; <p><i>Response: the roof extension will be set back from the front elevation of the building and will not be visible from the public realm. There will be no harmful impact on the character or appearance of the building or conservation area.</i></p> <p><u>Belsize Residents Association:</u></p> <ul style="list-style-type: none"> Concern about noise and light pollution from the unnecessary glazed roof to the proposed rear extension to residents in Elizabeth Mews; <p><i>Response: the glazed roof has been revised to slate with two rooflights. It is considered that this element of the proposal will not therefore be harmful to neighbour amenity.</i></p> <ul style="list-style-type: none"> Consider adjacent properties are very close, with habitable rooms within a metre or two of where proposed air conditioning equipment would be sited; <p><i>Response: the proposed air conditioning unit has been removed from this application.</i></p>					

Site Description

A substantial 4-storey mid-terrace building located on the northern side of England's Lane. The site lies within the Belsize Park conservation area, and is not listed. The basement and ground floors are in Class A1 (Retail) use and the upper three floors in Class C3 (residential) use.

Relevant History

13/07/1999: PP refused (reference PW9902210) for change of use of the basement and the ground floor from retail (within Class A1) to a wine bar (within Class A3), including the erection of a ventilation duct at the rear.

03/04/1998: PP granted (reference PW9703045) for erection of a single storey rear extension to the existing shop.

28/03/1996: PP granted (reference 9501958) for the construction of dormer roof extension and works of conversion to provide 2 x 1-bedroom flats, and 1 x 3-bedroom maisonette on first, second, third and (new) fourth floors.

Relevant policies

S1/S2 Sustainable development

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

H3 Protecting existing housing

H8 Mix of units

R2 General impact of retail and entertainment uses

T3 Pedestrians and cycling

T8 Car free housing and car-capped housing

T9 Impact of parking

Camden Planning Guidance 2006

Belsize Park Conservation Area Statement

Assessment

Proposal:

The application comprises the following elements:

1. Erection of a 2-storey rear extension to provide additional floorspace for the Class A1 retail unit;
2. Erection of a mansard roof extension;
3. Change of use of the existing maisonette to create 2 x 1-bedroom units and 1 x 3-bedroom unit.

Revisions:

- The proposed roof lantern has been removed from the mansard roof extension;
- The butterfly roof profile at the rear of the property will be retained;
- The glazed roof as proposed for the rear extension will be replaced with a solid roof and two roof lights.
- The proposed air conditioning unit has been removed from the application.

Assessment:

1. As existing, there is a 2-storey partial width rear extension at basement and ground floor level. It is proposed to replace this extension with a full-width 2-storey extension to provide an additional 11m² of floorspace at both ground and basement levels for the existing Class A1 retail unit. The site is located in a Neighbourhood Centre, which is considered to be an appropriate area for Class A1 retail use. There is an established precedent for infilling this void between Englands Lane and Elizabeth Mews (including to the adjacent property, no. 14 Englands Lane) and planning permission was granted in 1998 for a similar development at the application site (see relevant history above). This proposal is therefore considered to be acceptable in principle. The fully glazed sloping roof has been revised and the extent of glazing reduced to two rooflights that will be set into a slate roof. It is considered that this amendment will substantially reduce the potential for light pollution to properties in Elizabeth Mews to the rear. The sloping roof of the extension will be set below the windows to the rear of no. 7 Elizabeth Mews, which will not be affected by the proposal. It is considered that there will be no harmful impact to the amenity of any adjoining residents.
2. A number of properties within this terrace of buildings have erected roof extensions; however portions of it do remain unaltered at roof level. Planning permission was granted in 1996 (see relevant history above) for a roof extension in this location and there have been no significant changes in either policy or the status of the site since then and, as such, this proposal is acceptable in principle. The proposed extension will be set back from the front parapet by 2.1m to incorporate a terrace area at the front. The existing parapet is sufficient in height to comply

with Building Regulations requirements, and thus will not require extending. The front elevation at roof level will comprise sliding glazed doors with a small projecting canopy over. By virtue of the existing parapet and detailing being retained, and also the considerable set back of the extension from the front elevation, the roof extension will not be visible from Englands Lane and will not have any harmful impact on the character or appearance of the building, the streetscene or the wider conservation area. The roof extension will be a traditional mansard at the rear, and has been revised in order to retain the existing butterfly roof profile. Although not prominent in views from the public realm, there are glimpsed views of the rear elevation from Elizabeth Mews. It is considered that the retention of the butterfly roof is important in order to preserve the architectural integrity of the building, and to be consistent with Camden Planning Guidance. The rear elevation will comprise 3 traditional timber sash windows and will be slate hung.

It should be noted that this element of the application has also been revised and the proposed roof lantern removed from the top of the extension. Whilst it would not have been visible from the public realm during the day, the roof lantern would have projected above the party wall and therefore any associated light spillage may have been visible at night.

3. As existing, there is one self-contained 3-bedroom residential unit occupying the first, second and third floors of the property. It is proposed to create 1 x 1-bedroom unit on the first floor, another 1-bedroom unit on the second floor and a 3-bedroom self-contained unit on the third and new fourth floor of the building. The change of use is considered to be acceptable in principle, as it will retain one large unit that is suitable for accommodating a family or other large household. The provision of 2 x self-contained 1-bedroom units is considered to satisfy the policy requirement for a mix of unit sizes.

The 1-bedroom units will have a total floorspace area of 40m² which, whilst below the recommended minimum for a two person unit (48m²) is more than sufficient space for one person. The 3-bedroom unit will have a total floorspace area of approximately 77.5m², which is above the recommended minimum for a family-sized unit (75m²). Whilst the single bedrooms are larger than the minimum recommended in CPG, the double bedroom is approximately 2m² smaller. This could however be overcome by the loss of one of the two bathrooms proposed at third floor level.

The proposed accommodation will be compliant with Lifetimes Homes standards as far as is practicable for an existing building. Internal door widths will be widened where necessary, switches sockets and controls will be at a suitable height and a route for a hoist will be provided from the main bedroom to the en-suite bathroom in the larger unit.

4. Whilst policy T3 requires developments of this nature to provide cycle parking, it is acknowledged that all units are located above ground floor and that the amount of space available at the entrance level is very limited. The physical constraints of this site are therefore considered to make a requirement for the provision of secure cycle parking facilities external to the individual units untenable. The site is however within close walking distance of the Belsize Park Underground Station and the site also has excellent access to bus routes along England's Lane, Haverstock Hill and Adelaide Road. The site therefore has a public transport accessibility level of 4 (good). The area is also within the CA-B (Belsize) CPZ. It is considered that the additional residential units would result in further demand for on-street parking and would contribute to parking pressure within the area. England's Lane has very limited parking capacity and nearby Primrose Gardens is deemed 'heavily parked' and is under severe parking stress. The CA-B CPZ also has a ratio of parking permits to car parks of 1:13, meaning there are more permits issued than there are spaces available. It is therefore recommended that the two additional 1-bedroom residential units should be designated car-free, such that future occupiers will not be eligible to a residents parking permit. This will need to be established by a S106 legal agreement.

Recommend approval subject to S106 legal agreement for car-free development for the 2 x 1-bedroom units.

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