

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>15/09/2006</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>23/08/2006</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Paul Wood				2006/3158/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
67 Greencroft Gardens London NW6 3LJ				Site Location Plan; 0607-04A; 05A; 06A; 11A; 12A; 30; and 01 Photo Sheet.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date</b>		
<b>Proposal(s)</b>							
Erection of a dormer window, inset roof terrace and 1 rooflight to the rear roofslope of the building, installation of 7 rooflights to the front roof form and 2 new windows one in front elevation of gable and one at third floor level on flank elevation all in connection with the creation of a self-contained 3-bedroom residential flat (Class C3) within roof storey.							
<b>Recommendation(s):</b>		Grant conditional permission subject to a Section 106 Agreement					
<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>08</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		A site notice was erected from 02/08/2006 to 23/08/2006.  One representation has been received noting that they do not object to the proposal provided that there is no work occurring at ground floor level. <u>Response:</u> All work is contained within the existing roof of the property.					
<b>CAAC/Local groups comments:</b>		None consulted					
<b>Site Description</b>							
The subject site is located on the south side of Greencroft Gardens and lies within the Swiss Cottage Conservation Area. The subject building is a semi-detached property over three levels and is currently used as four flats/maisonettes (Class C3). The application does not propose to alter the use of the existing flats/maisonettes. Although, it is intended to amend the layout of the second floor level flat resulting in the provision of an additional bedroom (increase from 2-bed to 3-bed).  Greencroft Gardens is a heavily parked street with limited on street parking available within the surrounding area, however, the site is within close proximity to the Finchley Road Underground Station and is well serviced by buses.							
<b>Relevant History</b>							
There is no relevant planning history for this site.							

## **Relevant policies**

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### **London Borough of Camden Replacement Unitary Development Plan 2006**

- S1 & S2 – Strategic policy on sustainable development
- SD1 – Quality of life
- SD6 – Amenity for occupiers & neighbours
- B1 – General design principles
- B3 – Alterations and extensions
- B7 – Conservation areas
- H1 – New housing
- H7 – Lifetime homes and wheelchair housing
- H8 – Mix of units
- T3 – Pedestrians and cycling
- T4 – Public transport
- T8 – Car free housing and car capped housing
- T9 – Impact of parking

### **Supplementary Planning Guidance 2002**

Section 2.3 – Internal arrangements

Section 2.7 – Alterations and extensions

Section 2.8 – Roofs and terraces

### **Swiss Cottage Conservation Area Statement**

## Assessment

### PROPOSAL:

The current application seeks planning permission for alterations and extensions including the erection of a dormer window, inset roof terrace, and 1 rooflight to the rear roofslope of the building and the installation of 7 rooflights to the front roof form, all in connection with the creation of a self-contained 3 bed residential unit within the roof storey. Details of the unit are as follows:

#### 3-bedroom self-contained flat with terrace.

Living/kitchen:	45 m <sup>2</sup>
Bedroom 1:	15m <sup>2</sup>
En-suite	5 m <sup>2</sup>
Bedroom 2:	12.5m <sup>2</sup>
Bedroom 3:	11m <sup>2</sup>
Bathroom:	5m <sup>2</sup>
Hallway/other:	8.5m <sup>2</sup>
<b>Total floorspace:</b>	<b>102m<sup>2</sup></b>
Private open space:	2m <sup>2</sup>

The new residential unit would be provided with its own entry via a communal hallway accessed from the principle entry door to the front of the site.

### Discussion:

#### **Alterations and additions – dormer, roof terrace and rooflights:**

- While it is acknowledged that in some instances roof additions can have an adverse impact upon the character and appearance of buildings, it is considered that the proposed works have been appropriately sited and designed to have a minimal impact on the integrity of the building and the surrounding street scene.
- The proposed dormer is appropriately proportioned and is consistent with requirements of the Diagram 2.10 of the SPG, being setback more than the minimum of 0.5 metres from the rear eaves line, below the ridge of the roof, and from the side boundaries. The dormer is modest in scale (2.2m wide by 1.15m high) and relates well to the fenestration below.
- The proposed inset roof terrace is 1m in depth and is located behind a 1.1 metre high apron covered in roof tiles to match existing. Access to the roof terrace will be via glazed double doors. The 1.1m high apron complies with SPG and will not adversely harm the character and appearance of the building or the conservation area.
- The proposed rooflights on the front and rear roof slopes are all conservation style and flush with the existing roofline. The rooflights are consistent with the nature of development along Greencroft Gardens, compliant with SPG and Swiss Cottage CAS requirements, and do not detract from the design of the building or affect the character or appearance of the conservation area.
- While the 2 rooflights on the flat roof are slightly raised, they are sufficiently setback from the ridge of the roof to ensure that they will not be visible from any vantage point in the public realm. The additional circular window on the front elevation of the gable is similar to others along the street. The window in the flank elevation will not be visible from the street.
- The additions are considered acceptable in design terms, as they would be subservient to the parent building, would respect the original design of the building and will not have a negative impact on the character and appearance of the conservation area, and thus are consistent with Policy B1, B3 and B7.
- The new dormer would be setback from any neighbouring property so as not to result in an adverse impact on the adjacent properties with regard to access to sunlight, daylight, or sense of enclosure. Additionally, the provision of the inset roof terrace would not result in an unreasonable level of overlooking to neighbouring properties, largely give the screening from the existing roof form and the significant vegetative growth surrounding the property. As such, the alterations and extension are considered to be consistent with Policy SD6 of the UDP.

#### **Conversion of loft to provide an additional residential unit:**

- The application seeks permission to convert the loft space into a new three bedroom self-contained unit. The main issues requiring assessment include the acceptability of the conversion in land use policy terms

and the implications of the conversion on amenity.

- Policy H1 identifies the need to increase the amount of floorspace in residential use whilst Policy H8 identifies the need for a mix of residential units, including family sized units, within the Borough. The existing building provides 4 self-contained residential units with a larger family sized unit at ground floor level and three, 1-2 bedroom units on first and second floor level. The application proposes to increase the number of residential units, through the conversion of the roofspace to provide a third family sized unit. The second floor level unit will also be reconfigured to create a 3-bed unit.
- The proposed flat on the third floor level is considered to be a family sized unit, as it would be provided with three large bedrooms, all of which are respectively above the minimum main bedroom and other double bedroom standards of the SPG; a proposed floor area of approximately 102m<sup>2</sup>, which satisfies the SPG minimum requirements to accommodate 6 people; and access to a small inset roof terrace allowing an albeit small area of private open space. With consideration to the combined floor area and available external terrace area, it is considered that the proposal is consistent with Policy H8, retaining the provision of a family sized unit.
- The proposal is considered to provide a good level of amenity for future occupants of the site, bedrooms and living areas are generous in size and well proportioned, would have good access to natural light, and be provided with good outlook. The floor to ceiling height would be 2.3m which complies with the SPG. The proposal is considered to have appropriate regard to the SPG and SD6 and thus allows for increased residential floorspace in the form of a well sized unit with a high degree of residential amenity, compliant with Policy H1.
- Policy H7 encourages new housing to be accessible to all and built to lifetime homes standards. Although some of the standards are capable of being met here, such as installation of a stairlift and corridor and bathroom dimensions, it is impossible to meet all the standards due to the limitations provided by the unit being on an upper floor and subject to the conversion of an existing building.
- Greencroft Gardens is identified as having limited parking opportunities, and the addition of another residential unit will add to pressure for limited parking in surrounding streets. It is considered appropriate that the permission be subject to a S.106 agreement, ensuring that the new flat would be car free.
- Policy T3 and Appendix 6 of the UDP states that for C3 (Residential Development), one cycle storage space per unit is required. The need for secure cycling parking in accordance with the Council's Parking Standards has not been acknowledged in the submission. As such, a condition should be placed on any permission granted ensuring provision be made for 1 cycle storage space, and that such cycle storage should be provided and maintained in perpetuity to ensure ongoing compliance with Policy T3.

#### **Conclusion:**

The proposal works are considered to have appropriate regard for relevant policies of the London Borough of Camden Replacement UDP (Policies S1, S2, SD1, SD6, B1, B3, B7, H1, H7, H8, T3, T4, T8 and T9), Supplementary Planning Guidance and Swiss Cottage Conservation Area Statement, and therefore is recommended for approval subject to a Section 106 Agreement.

#### **Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***