

Delegated Report		Analysis sheet		Expiry Date:		18/07/2014	
		N/A / attached		Consultation Expiry Date:		26/06/2014	
Officer				Application Number(s)			
Obote Hope				2014/3105/P			
Application Address				Drawing Numbers			
Basement and Ground Floor 27 Tanza Road London NW3 2UA				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of use of basement and ground floors from 1 x 2 bed and 1 x 1 bed flats to 1 x 4 bed maisonette, following erection of a single storey rear/side extension and installation of a new external staircase							
Recommendation(s):		Grant Planning Consent					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 05/06/2014 to 26/06/2014 Press notice displayed from 04/06/2014 to 25/06/2014 No responses received					
CAAC/Local groups* comments: *Please Specify		South Hill Park CAAC – did not comment at the time of this report					

Site Description

The site is located on the north east side of Tanza Road adjacent to Hampstead Heath in the South Hill Park Conservation Area. The semi-detached property consists of 4 storeys plus basement. The property is divided into self-contained flats.

The application site building is, like the vast majority of properties along Tanza Road, one of a pair of semi-detached properties. It is a pair with No. 21 (to the southeast of the application site). The property is located within South Hill Park Conservation Area and identified as making a positive contribution to the character and appearance of the conservation area.

Relevant History

7646 - The conversion of the coal-cellar into a habitable room, and the roofing over of the side passage, at 23a, Tanza Road, Camden. Planning Permission **granted 06/09/1969**.

2014/0273/P - Erection of a rear dormer extension with roof terrace and the installation 2 x 1 roof lights to rear and 1 x 1 roof light to front elevation all in connection with conversion of second floor flat into a maisonette. **Granted 24/04/2014**

2014/0270/P - Erection of a rear dormer roof extension, installation of 2 x rooflights to rear elevation and 1 x rooflight to front elevation, in connection with conversion of 2-bed flat into 3-bed maisonette. **Granted 18/03/2014**

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP2 (making full use of housing)

DP5 (Housing size mix)

DP6 (Lifetimes homes and wheelchair housing) DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2013

CPG 1 - Design

CPG6 - Amenity

South Hill Park Estate Conservation Area Statement 2001

London Plan 2011

NPPF 2012

Assessment

Proposal:

1.1 Planning permission is sought for the erection of a single storey rear extension, an infill extension to the existing rear flank elevation the installation of external staircase from lower ground to ground floor level.

1.2 The key planning considerations associated with the proposals are:

1. *Design;*
2. *Residential accommodation;*
 - *principle of sub-division;*
 - *standard of accommodation;*
 - *Lifetime Homes;*
3. *Transport;*
 - *car-parking;*
4. *Amenity*

1.3 Assessment

1.4 Design / impact on conservation area

1.1.1 Policies CS14, DP24 and DP25 of Camden's Local Development Framework seek to promote high quality places and conserving Camden's heritage. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia '*preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...*' The property lies within the Mansfield Conservation Area, and any alterations/extension to these buildings should *preserve and enhance* the character and appearance of this conservation area.

1.1.2 These policies are reinforced by the advice set out in CPG1 (Design). With regard to rear extensions (para. 4.10), CPG1 states that these should be designed to be '*secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing*', as well as '*respecting and preserving the original design and proportions of the building, including its architectural period and style*'.

1.1.3 Also of relevance is the South Hill Park Estate Conservation Area Appraisal and Management Strategy, adopted in December 2001. This states that all proposed extensions and alterations within the conservation area should be of the highest design quality.

1.1.4 The proposed extension would effectively infill the void gap of the rear closet wing and the side boundary wall with number 25 Tanza Road. There are properties along the row of terraces that have established infill rear addition. Furthermore, It is not anticipated that the infill side and rear extension would impact the existing 2 storey bay window located between the ground and first floors.

1.1.5 The proposed combined infill and rear extension would measure approximately 4.7m in depth, 4.3m in width and 2.5m at its highest point. The extension would be constructed using matching materials to match the aesthetics of the host building .i.e. brick, rooftiles and the proposed timber framed window and door would be installed at ground floor level to match the existing window to the rear elevation.. The single storey side and rear extension to the basement would combine the lower ground floor and ground floor flat into a 1 x 4 Bedroom self-contained maisonette.

1.1.6 The proposed roof terrace would be installed to the rear elevation a metal staircase would be constructed from lower to ground floor level and the flat roof of the proposed extension would be partially used as a roof terrace. The proposed terrace that would measures approximately 1.6m in depth x 3.5m in width, the proposed balustrade would be 1.1m high and would be set back approximately 1.2m from the boundary wall of the neighbouring property.

2.0 Provision of new residential accommodation

2.0 Policy DP5 states that residential development should make contributions to meet the priorities set out in the Dwelling Size Priorities Table. The proposed 4 bedroom maisonette would comply with policy because it is identified as a high priority within the market sector noted in the DSPT.

2.1.1 Policy DP6 states that all new homes should comply with Lifetime homes criteria as far as possible. The applicant has submitted a Lifetime Homes assessment which addresses some of the 16 points of the criteria. The constraints of this conversion scheme are such that not all of the criteria can be met, and the measures (bathroom & electrical fittings) proposed are considered acceptable in this instance

2.1.2 As a result of the proposed works the existing 2 x 1 Bedroom flats at lower and ground floor level would be lost and a 1 x 4 Bedroom maisonette constructed, following the addition of the side and rear extensions. Planning policy DP2 advised (d) advises that the council would protect against development which seeks the loss of more than 1 unit. Therefore, the proposed 4 Bed self-contained flat would be in compliance to DP2.

2.1.3 Development Policy DP26 (h) states that we will require developments to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space. Space standards as set out in the Camden Planning Guidance state a minimum of 87 m² should be provided for a five person unit, with a minimum first bedroom size of 8 m². The plans indicate that the proposed unit has a net floor area of 173 sqm. It would be compliant with CPG standards and comprises 4 x double bedrooms 22.8sqm & 18.86sqm and 19.72sqm, 2 en suite bathroom and 2 shared bathroom on lower and ground floors. The kitchen and living room are located on the ground floor. The floor plans also indicate a satisfactory amount of suitable storage space. At 5.78 m², the internal floor to ceiling height complies with the CPG guidelines and is therefore acceptable.

- Standard of accommodation

2.1.3 Adopted planning guidance CPG2 (Housing) sets out the minimum standards for new residential accommodation. The proposals meet with these standards in all habitable rooms include openable windows that would provide ventilation and sufficient levels of daylight and sunlight. Taken as a whole, the proposals provide a good standard of accommodation and are in general conformity with CPG2.

- Lifetime Homes

2.1.4 Policy DP6 requires all residential proposals to be Lifetime Homes compliant. No LH statement was submitted with the application and as such, the application was assessed on the 16 points contained with the LH statement. The proposal meets a minimum of 13 of the 16 points, and as such, would be built in accordance to lifetime homes standards.

Transport

- Car parking

2.1.5 Policy DP18 seeks to limit the availability of car-parking throughout the Borough and expects development to be car-free in areas with good access to public transport. As the site has a PTAL rate of 1A ("poor") the new residential units would not be car-free. However, the car free development would not be applicable to the proposed scheme as there is not increased in the amount of self-contained flats being proposed.

3.0 Transport

3.1 The proposal is for the provision of 4 bed maisonette; the Council's Parking Standards for cycle's states that 1 storage or parking space is required per residential unit; although no cycle space is actually shown on the plans, there is sufficient space to accommodate one within the unit. However, the application would be within the same residential use class and permission is being sought to combine the 2 x flats into 1 maisonette, and as such, the maisonette is in compliance with the Council's aims in respect of residential mix and would contribute towards meeting the borough's overall housing need, particularly in respect of highly sought 2 bed units.

4.0 Residential amenity

4.1 The single storey nature and position of the extension, the property's location and by setting the rear balustrade back by approximately 1.2m from the neighbouring boundary wall ensures there would not be any significant harm to the amenity of neighbours in terms of loss of daylight/sunlight, privacy or sense of enclosure.