

Delegated Report (Member's Briefing)		Analysis sheet		Expiry Date:	11/06/2014
		N/A / attached		Consultation Expiry Date:	15/05/2014
Officer			Application Number(s)		
Neil Collins			2014/2534/P		
Application Address			Drawing Numbers		
33 Heath Hurst Road London NW3 2RU			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Conversion from three flats to a ground floor one-bed flat and a four bedroom maisonette set over all floors; single storey ground floor rear/side extension; installation of ground floor side facing window, two roof lights on the rear roof slope and three on the side facing roof slope.					
Recommendation(s):		Grant with conditions			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>Press notice published on 24/04/2014, expiring on 15/05/2014. Site notice displayed on 23/04/2014, expiring on 14/05/2014.</p> <p>Two separate letters have been received from and on behalf of the occupants of number 35 Heath Hurst Road and are based on the following grounds:</p> <ol style="list-style-type: none"> 1. The proposed studio unit would provide sub-standard accommodation for future occupiers, and use of the unit would harm the living conditions of the occupants of number 35; 2. The proposed side/rear extension would harm living conditions of neighbouring occupants by virtue an increased sense of enclosure, light pollution and overlooking; and 3. The proposed side/rear extension would harm the character and appearance of the host property and this part of the Hampstead Conservation Area. <p><u>Officer Response:</u></p> <ol style="list-style-type: none"> 1. <i>The proposal has been revised to improve the standard of accommodation provided by the ground floor unit, which now comprises more floor space and a better standard of outlook to the front and side of the building.</i> 2. <i>The proposal has been amended to reduce the depth of the proposed extension and the amount of side-facing glazing. The resulting proposal is considered to have no significant impact upon the amenity of neighbouring occupants at number 35 Heath Hurst Road. All proposed side-facing windows are at ground floor level and would be set away from the common boundary fence. The extension would be set partially below the rising garden levels to the rear, which the boundary fence is set above.</i> 3. <i>This application follows the construction of a number of other extensions in the area, including that of the adjoining neighbour, number 31. Existing extensions vary in design and form; the proposed extension would not be out of keeping with this established character. A condition has been added to ensure that the finished material would be high in quality and appropriate to the building and conservation area.</i> 					
CAAC/Local groups* comments: *Please Specify	<p><u>Hampstead CAAC:</u> Objection</p> <p>Grounds for objection:</p> <ol style="list-style-type: none"> 1. Imbalance in the sizes of the proposed accommodation; 2. The proposal would not accord with Lifetime Homes requirements; 3. The extension is too large and not acceptable; and 4. Garden take up is unacceptable. <p><u>Officer comments:</u></p> <ol style="list-style-type: none"> 1. <i>The proposal accords with policy DP2, which only restricts a loss of two or more residential units.</i> 2. <i>The proposal has been amended so that the front door would be the sole access shared by each of the units. Therefore the access arrangements for the property remain unchanged and are considered to acceptable.</i> 					

- | | |
|--|---|
| | <ol style="list-style-type: none">3. <i>The extension follows the construction of other rear extensions in the vicinity, many of which are very similar in plan form to the proposed. This includes the adjoining building, number 31 Heath Hurst Road. The extension is considered to be subordinate to the substantial host building in line with adopted policy.</i>4. <i>The proposal involves the retention of a good proportion of the rear garden and would incorporate the replacement of the existing swimming pool to improve the usable space in the rear garden. The proposal does not involve the loss of trees and would maintain a verdant appearance to the conservation area.</i> |
|--|---|

Site Description

The application site is located on the southern side of Heath Hurst Road and comprises a three-storey semi-detached building of red brick and tile construction. The building is divided into three flats.

The building lies within the Hampstead Conservation Area and is identified as making a positive contribution to the area in the Hampstead Conservation Area Statement.

Relevant History

12381/1516 - Conversion at 33, Heath Hurst Road, N.W.3 into one 4-room self-contained flat with rear addition, and one 3 and one 2 room non-self-contained flats on first and second floors. GRANTED, 02/07/1964

14851 - Construction of a swimming pool. GRANTED, 07/02/1973

18956 - The erection of a single storey garden room constructed in timber, a single storey brick built ground floor rear extension to the house to accommodate pumping equipment for a swimming pool, and to provide a terrace at first floor level. REFUSED, 22/10/1974

Relevant policies

LDF Core Strategy and Development Policies 2010

CS5 – Managing the impact of growth and development

CS6 - Providing quality homes

CS11 - Promoting sustainable and efficient travel

CS14 – Promoting high quality places and conserving our heritage

DP2 – Making full use of Camden's capacity for housing

DP6 – Lifetimes homes and wheelchair homes

DP16 – The transport implications of development

DP17 – Walking, cycling and public transport

DP18 – Parking standards and limiting the availability of car parking

DP19 – Managing the impact of parking

DP22 - Promoting sustainable design and construction

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden's Planning Guidance

CPG 1 (Design)

CPG 2 Housing)

CPG 6 (Amenity)

CPG 7 (Transport)

Hampstead Conservation Area Statement

NPPF 2012

London Plan 2011

Assessment

1.0 The Proposal

- 1.1 The application seeks permission for conversion of the building from three self-contained flats to provide a maisonette split over all floors, with a one-bedroom ground floor flat.
- 1.2 The application also seeks permission for a rear wrap-around extension at ground floor level with roof terrace above; alterations to fenestration on the side elevation at ground floor level; and the installation of a total of six roof lights to the rear and side facing roof slopes.
- 1.3 The current garden has a usable space of 21sqm which is calculated around the existing swimming pool. The proposal has a useable garden space of 23sqm.
- 1.4 The proposal has been amended during the course of the application to:

- a) Improve the layout, Gross Internal Area and outlook of the proposed ground floor unit; and
- b) To reduce the depth of the extension and the first floor terrace above.

2.0 Principle of conversion of property

- 2.1 The proposal would result in the reduction in the number of existing units. Therefore, policy DP2, which resists the net loss of two or more housing units, is relevant. Given that the application proposes the loss of only one residential unit, the proposal meets the requirements of policy DP2, and is acceptable in principle.

3.0 Standard of accommodation and Lifetime Homes

- 3.1 The proposal has been amended following officer negotiation. The original proposal comprised a studio unit, which was substandard in terms of its Gross Internal Area (GIA). The revised ground floor studio unit would have a GIA of 35 square metres, which would meet the minimum internal floor area of 32 sq metres for a two-person flat, as outlined in CPG2 (Housing). The flat would be well arranged on plan and would be suitable for the intended level of occupancy.
- 3.2 The original proposal was considered to be poorly arranged, providing a poor single outlook to the side of the building only and would not have been well served by light. The revised arrangement addresses these concerns by providing a dual outlook, the principal of which would be towards the front of the building. As a result, light levels within the unit would be suitable.
- 3.3 The maisonette would offer substantial living accommodation, including a good standard of outdoor space. The unit would meet all policy requirements in terms of its residential standards.
- 3.4 The proposal is for the conversion of existing accommodation comprising three self-contained flats within the building. The original proposal incorporated a side access for occupants of the proposed ground floor unit. However, due to concerns of size and outlook, the arrangement has been revised so that only the existing front entrance is used to access both units. This would be no different from the current arrangement and it is accepted that the limitations of the site would not easily allow for all lifetime homes criteria to be incorporated without harm to the heritage asset.

4.0 Design

- 4.1 The application property is one of a number of similar properties in Heath Hurst Gardens. It is substantial in size and, given its location on a bend in the road, affords a large splayed rear garden. The proposed extension would be a sizable addition to the building, but would appear subordinate in relation to the scale of the host building. The Conservation and Design Officer has raised no objection to the proposed footprint and its extension beyond the side and rear walls of the property, which would not be viewable in the street scene of Heath Hurst Road.
- 4.2 Although contemporary in form and architectural detailing, the extension would be high in design quality and would be an appropriate addition to the building in terms of its design and character. Timber facing material is considered to be appropriate subject to approval of samples.
- 4.3 The installation of roof lights is proposed for the rear and side facing roof slopes. All are considered appropriate, given that they are to the rear of the building and would have no impact upon public views within the conservation area. The submitted plans show that the roof light would be flush with the roof (conservation style) and would not appear as abnormal features within the roofscape.

5.0 Amenity

- 5.1 The proposal includes a terrace at first floor level above the proposed extension. This would replace an existing terrace to the same depth but would comprise a square floor plan, instead of the chamfered plan of the existing; resulting in a small increase in the useable floor area. The proposed terrace would have no significant impact upon the amenity of either the occupants of 31 or 35 Heath Hurst Road, both of which are currently overlooked to a degree from the existing terrace.
- 5.2 The proposed extension would comprise side facing windows, which would be mostly be at high level obscuring views towards the neighbouring property. The extension would be partially set below garden level, which rises to the rear. Therefore, with the common boundary fence being set above ground level, it

is considered that both overlooking and light pollution would be adequately screened from neighbouring sensitive windows.

6.0 Transport

- 6.1 The site has a PTAL of 4 (moderate) and is located in the Hampstead Controlled Parking Zone (CAH) which has a ratio of parking permits to spaces of 1.22. As the proposal would result in the loss of one residential unit it is not considered reasonable to secure the proposed dwelling as car-free as the proposal would not add to parking stress.
- 6.2 Cycle storage is not included on the submitted plans. However, it is considered that cycle storage would not be required given the decrease in the number of units and that the property comprises a gated side access and space for cycles to be securely locked at the owners' discretion.

7.0 Refuse

- 7.1 Being a reduction in the number of existing units, it is considered that the existing method of refuse storage at the side of the building would be sufficient for the two proposed units.

8.0 Community Infrastructure Levy

- 8.1 The Mayor of London has introduced a Community Infrastructure Levy for qualifying new development to pay for infrastructure projects. The proposed development would not exceed the threshold of 100 square metres of additional floor space and is not therefore liable for any CIL charge.

9.0 Conclusion and Recommendation

- 9.1 The principle of the conversion is considered acceptable and the proposed external alterations would be appropriate in the context of the host building and the Hampstead Conservation Area. The proposal accords with adopted policy and associated guidance and conditional approval is recommended.

DISCLAIMER

Decision route to be decided by nominated members on Monday 30rd June 2014. For further information please go to www.camden.gov.uk and search for 'members briefing'