

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>23/06/2014</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	29/05/2014
<b>Officer</b>			<b>Application Number(s)</b>	
Sally Shepherd			2014/2955/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
3 Downside Crescent London NW3 2AN			Refer to 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>				
Erection of rear single story extension, installation of rear dormer window and installation of 3 x rooflights in connection with the conversion of 5 x studio flats to 2 x 1 bed flats, 1 x 2 bed flat and 1 x 3 bed flat.				
<b>Recommendation(s):</b>	<b>Grant Planning Permission</b>			
<b>Application Type:</b>	<b>Full Planning Permission</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	17	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed from 07/05/2014 to 28/05/2014 A press notice was published from 08/05/2014 to 29/05/2014  No responses received					
CAAC/Local groups* comments: *Please Specify	The Parkhill CAAC objected to the application: <ul style="list-style-type: none"> <li>• Replacement of window with additional front door disrupts the balance and proportion of the front elevation. <b>Officer's response</b> – see section 2.1 of the assessment below</li> <li>• Rear extension extending across the rear bay is badly positioned in relation to both the house and garden <b>Officer's response</b> – see section 2.2 of the assessment below</li> <li>• Rear dormer too large and badly positioned <b>Officer's response</b> – see section 6.3 of the assessment below</li> <li>• Proposal does not relate to form, character and proportion of the building and would be harmful to the street and the conservation area. <b>Officer's response:</b> the scheme has been revised throughout the course of the application and the revised scheme is considered to be acceptable.</li> </ul>					

## Site Description

The site is a three storey semi-detached house that has been sub-divided into five self-contained flats. It is located on the north of Downside Crescent, close to the junction with Haverstock Hill.

It lies within the Parkhill Conservation Area and although the building is not listed, it is identified as making a positive contribution to the character and appearance of the conservation area.

## Relevant History

Application site:

**F8/7/4/8942** – Planning permission granted on 16/07/1970 for change of use of 3 Downside Crescent, N.W.3. from Students' Hostel to six self-contained flats.

**2004/4173/P** – Planning permission granted on 19/11/2004 for conversion of property from five studio flats to a single family dwellinghouse.

**2013/0393/P** – Planning application withdrawn on 27/03/2013 for conversion of property from five self-contained flats to single family dwelling house, erection of front boundary wall and bin enclosure in front garden, alterations to fenestration at rear ground floor (Class C3).

**2013/7650/P** – Planning application withdrawn on 17/03/2014 for conversion of property from 5 studio flats to 1 x Studio Flat, 1 x 1 Bed Flat, 1 x 2 Bed Flat & 1 x 3 Bed Flat, single storey extension to rear and loft conversion.  
(This application is a revised re-submission of the above application)

5 Downside Crescent (adjacent property):

**2010/0611/P** – Planning permission granted on 20/04/2010 for erection of a rear dormer roof extension, single-storey ground floor rear extension (following demolition of existing single-storey ground floor rear extension), installation of two windows on south side elevation and associated alterations to single family dwellinghouse (Class C3).

## Relevant policies

### National Planning Policy Framework 2012

### London Plan 2011

#### LDF Core Strategy and Development Policies

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 (Lifetime homes and wheelchair homes)

DP17 (Walking, cycling and public transport)

DP19 (Managing the impact of parking)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

#### Camden Planning Guidance 2011/2103

CPG 1 (Design)

CPG 2 (Housing)

CPG 6 (Amenity)

CPG 7 (Transport)

#### Parkhill and Upper Park Conservation Area Appraisal and Management Strategy 2011

## Assessment

### 1. Proposal

1.1 Planning permission is sought for the following:

- Conversion from 5 x 1 bed flats to 2 x 1 bed flats, 1 x 2 bed flat and 1 x 3 bed flat.
- Demolition of existing rear extension and erection of a new ground rear extension with a pitched roof
- Installation of rear dormer window
- Installation of 1 x rooflight to front roofslope, 1 x rooflight on side roofslope and 1 x rooflight on top of flat roof

### 2. Revisions

2.1 An additional front door was originally proposed adjacent to the main front door which would have replaced the existing sash window. This was removed from the scheme as it was not considered to be an acceptable.

2.2 The design of the rear extension was revised and reduced in size so that it was more in keeping with the original pitched roof extension.

2.3 The front roof light was reduced in size from 1.5m (w) to 1m (w).

### 3. Assessment

3.1 The principal considerations material to the determination of this application are summarised as follows:

- Residential conversion
- Transport
- Design (visual impact)
- Amenity (impact on the amenity of adjoining occupiers)

### 4. Residential conversion

#### Loss of residential unit

4.1 Policies DP2 and CS6 of the LDF seek to protect existing housing by resisting development that would involve the net loss or two or more homes. As the proposal would only result in the net loss of one unit, the proposal is considered to comply with these policies.

#### Standard of accommodation

4.2 The proposed unit sizes and comparison with the residential development standards set out in CPG 2 are set out in the table below. All of the units comply with CPG minimum standards and are considered to be acceptable.

Proposed unit size	Proposed unit size	CPG unit size standard	Compliance
1 bed	32.7m <sup>2</sup>	32m <sup>2</sup> (1 person)	Yes
1 bed	35m <sup>2</sup>	32m <sup>2</sup> (1 person)	Yes
2 bed	104m <sup>2</sup>	61m <sup>2</sup> (3 people)	Yes
3 bed	110m <sup>2</sup>	75m <sup>2</sup> (4 people)	Yes

#### Mix of units

4.3 Policy DP5 seeks to secure a mix of unit sizes across the borough. The proposed mix of 2 x 1 beds, 1 x 2 bed and 1 x 3 bed is considered to comply with policy DP5 and are improvement on the current mix of 5 x studio flats.

#### Lifetime homes

4.4 Policy DP6 requires all new residential accommodation, including conversions, to meet Lifetime Homes standards. It is acknowledged that conversions may not be able to meet all of the criteria due to existing physical constraints. The applicants have provided a Lifetime Homes Statement which indicates that the proposal will comply with the criteria where relevant.

### 5. Transport

5.1 There is one off-street parking space currently and it would not be retained as part of the proposal. As the proposal would result in a decrease in the number of housing units it is considered that a car-free development would not be required in this instance as it is envisaged that there will be no increase in car parking levels at the site.

### 6. Design

#### Rear extension

6.1 There are a number of different rear additions to the existing rear elevations along this side of Downside Crescent (at nos. 5, 9, 11, 13). The pattern of original rear extensions remains visible, however some have been demolished and re-built, namely at no. 5 (next door) and no. 15. The proposal includes the demolition of the original rear extension and the principle is considered to be acceptable in this location.

6.2 It is proposed to erect a new single storey pitched roof rear extension of a similar design to the existing extension which would be demolished, with a single storey addition to the south elevation. The proposed extension would be 0.3m deeper, 0.9m wider and the same height as the original. The small single storey projection to the south elevation would measure 4.1m (d) x 1.8m (w) x 2.7m (max height). The proposed extension would be constructed out of London stock brick to match the existing dwelling with pitched slate roof and aluminium framed folding doors. The smaller extension would be fully glazed. The proposed extension is considered to be of an appropriate scale and size so that it is subordinate to the main house. The design of the pitched roof with a hip would match the original extension and the proposed glazed extension would read as a separate addition. The extension is considered to preserve and enhance the conservation area and comply with policies DP24 and DP25.

#### Rear dormer window

6.3 It is proposed to erect a rear dormer window which would measure 1.6m (h) x 3.3m (w) x 2.6m (d). The dormer would have 3 x timber sliding sash windows. The dormer is set back 0.5m from the eaves, 1.1m from the hip and 0.3m from the ridge. An objection has been raised regarding the size and positioning of the dormer and whilst it is acknowledged that the set back from the ridge is marginally below the 0.5m guidance figure in Camden Planning Guidance, it is considered that the dormer is of an appropriate size to appear as subordinate addition and the detailed design and positioning of the dormer is considered to be appropriate, particularly as it would be of a similar size to the recently approved dormer at no. 5 (see planning history). The dormer would have timber sliding sash windows and glazing bars to match those on existing windows on the rear elevation and would be finished in hanging tiles which would match the existing in terms of colour and appearance. Within this context, the proposed dormer window is considered, on balance, to be appropriate addition to the host property which preserves and enhances the character and appearance of the conservation area.

#### Rooflights

6.4 Three rooflights are proposed which would all be conservation style and so would sit flush with the roof. The front rooflight would measure 0.7m (l) x 1m (w), the side rooflight would measure 1m (w) x 0.7m (l) and the top rooflight would measure 0.9m (l) x 1.4m (d). The top rooflight (on the flat section of the roof) and side rooflight would not be visible from the street or any public views. The front rooflight would be visible from certain views short views; however it would be hidden from long views further down the street behind the front gable. There are two other properties on this side of the street with front rooflights and so the principle has been established and the rooflight is considered to be acceptable.

### **7. Amenity**

7.1 The proposed roof alterations are not considered to raise any amenity issues. Given the location of the works at roof level, it is considered that there would be limited opportunities for overlooking or loss of privacy at this point. No outlook or sunlight/daylight concerns are envisaged.

7.2 The proposed rear extension is not anticipated to exacerbate any existing amenity issues at the site. The proposed replacement extension is the same height as existing and is of a similar overall size and therefore access to sunlight/daylight, outlook or overlooking/privacy to the adjacent properties (nos. 1 and 3) would not be exacerbated as a result of the proposals.

7.3 The proposed works are considered to improve the quality of residential accommodation at the building for present and future occupiers and the floor to ceiling heights of the roof level works are satisfactory (all 2m and above).

### **8. Recommendation**

8.1 Grant Planning Permission

#### **DISCLAIMER**

***Decision route to be decided by nominated members on Monday 30th June 2014. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'.***