

Delegated Report		Analysis sheet		Expiry Date:	16/05/2014
		N/A		Consultation Expiry Date:	24/04/2014
Officer			Application Number(s)		
Tessa Craig			2014/1142/P		
Application Address			Drawing Numbers		
73 Canfield Gardens London NW6 3EA			A100 Revision B, A200 Revision B, A302 Revision B and A2000.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Conversion of a loft space into self-contained 2 bedroom flat, with 10 roof lights, a rear dormer windows and a inset terrace to the rear.					
Recommendation(s):		Grant Subject to a Section 106 Legal Agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	34	No. of responses	03	No. of objections	03
			No. electronic	00		
Summary of consultation responses:	<p>Thirty-four neighbours were notified of the proposal by post. The application was advertised in the Ham & High on the 03/04/2014 and a site notice was erected on 03/04/2014.</p> <p>3 letter of objection have been received.</p> <p><u>Responses were received from:</u> First floor flat, 75 Canfield Gardens - dormers affects privacy of immediate neighbours and those in Greencroft Gardens, roof terrace abuts extension at 75 Canfield Gardens which may cause noise disruption. Ground floor conservatory at 75 may be endangered if something drops from roof terrace.</p> <p>Garden flat, 75 Canfield Gardens (two occupants objected with same comments) - development will ruin appearance of house and block of 73/75. Dormer windows and inset terrace will cause overlooking and impact on neighbours enjoyment of their garden, overdevelopment of site with roof terrace approved for first floor level. Similar proposal for number 75 refused dormer windows but allowed roof lights instead.</p> <p>71 Canfield Gardens - object to side dormer due to impact on conservation area and overlooking/loss of privacy to their property. Staggered roof lights preferred.</p> <p><u>Officer Comment</u> <i>The proposed side dormer has subsequently been removed from the proposal and replaced with rooflights. The rear dormer and roof terrace do not directly overlook any neighbours windows and therefore there are no concerns in terms of impact on privacy. Noise created by occupants and the potential for things to be dropped from the roof terrace are not material planning considerations.</i></p>					
Local groups comments:	<p>CRASH- Object to side dormer.</p> <p><u>Officer Comment</u> <i>The side dormer has been removed from the proposal.</i></p>					

Site Description

The subject property is located on the south side of Canfield Gardens and comprises a two storey, brick, semi-detached property which has been subdivided into flats. The flat which is subject of this planning permission is the second floor flat which includes the second floor and loft space.

The property is not listed, but lies within the South Hampstead Conservation Area.

Relevant History

None relevant.

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution and growth)
CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS14 (Promoting high quality places and conserving our heritage)

DP2 (Making full use of Camden's capacity for housing)
DP5 (Homes of different sizes)
DP6 (Lifetime Homes Standards)
DP18 (Parking standards and limiting the availability of car parking)
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

CPG1 (Design)
CPG2 (Housing)
CPG6 (Amenity)

South Hampstead Conservation Area Appraisal and Management Strategy 2011

London Plan 2011

NPPF 2012

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the conversion of the loft space in the second floor flat to create a two bedroom, four person unit. The proposal includes four roof lights in the front roof slope, two in the side roof slope and four in the roof top, a rear dormer and a rear inset roof terrace. The unit will have a gross internal area of 80.7sqm. Access to the new flat would be via the existing entrance door and communal staircase.
- 1.2 The proposal has been revised since its original submission to remove a large side dormer (replaced with two roof lights) and to remove a second rear dormer.

2.0 Principal of the use

- 2.1 Housing is the priority of the LDF and the proposal would provide one additional unit. The ground, first, and second floors of 73 Canfield Gardens are currently in residential use as flats. In principle, the proposal to create one new residential dwelling is encouraged in order to provide additional housing in accordance with policies CS6 and DP2 of Camden's LDF.

3.0 Housing mix and standard of accommodation

- 3.1 Policy DP5 (Homes of different sizes) seeks to provide a range of unit sizes to meet demand across the borough. Policy DP5 includes a Dwelling Size Priority Table and the expectation is that any housing scheme will meet the priorities outlined in the table. The proposal includes 1 x 2 bedroom unit. The housing priority is for units with 2 bedrooms or more, the proposal is therefore considered acceptable in this regard.
- 3.2 An appraisal of the lifetime homes standards has been submitted with the application as required by policy DP6. As a conversion scheme the potential for achieving all of the relevant Lifetime Homes standards is limited. It is therefore considered that the details submitted are sufficient.
- 3.3 In terms of the standards of accommodation, the proposal seeks to provide one residential 2 bedroom unit. The unit is considered to meet the minimum standards set by Camden and the London Plan.

no. of bedrooms	Floorspace	Camden Standards	London Plan
2 (2 person)	80.1sqm	75sqm (4 persons)	70sqm (4 persons)

4.0 Amenity

- 4.1 Development Policy DP26 requires all developments to provide adequate standard of amenity for neighbours and future occupiers.
- 4.2 The nearest residential windows would be below the proposed loft level flat and adjacent at number 71 and number 75 Canfield Gardens. Due to the location of the proposed dormer window, rooflights and roof terrace, there would be no direct overlooking or loss of privacy for neighbours, nor would any loss of daylight or sunlight result from the proposal.

5.0 Design

- 5.1 Policy DP24 says that extensions and alterations should respect the form, proportions and character of the building and should be subordinate to the original building in terms of scale and situation. Under Development Policy DP25, Camden will only permit development within conservation areas that preserves and enhances the character and appearance of the area.
- 5.2 The proposed rooflights will be a sympathetic addition to the host building and consistent with the surrounding character and streetscene. Similar examples of roof lights are located along Canfield Gardens. The rear dormer and roof terrace addition would be visible from Fairhazel Gardens, but are considered an acceptable addition with material used to match the roof slope and fenestration detailing of the lower floor windows. The dormer and roof terrace will comply with the design CPG in terms of siting within the roofslope.
- 5.3 The proposed design changes are considered to be acceptable in the context of Development Policies DP24 and DP25.

6.0 Transport

- 6.1 The site is located Canfield Gardens and has a public transport accessibility level of 6A. There is an existing vehicular access for the site which is used by the ground floor flat. As the site has a high PTAL, the Applicant has agreed to enter into a S106 legal agreement in order that the development is car-free for the additional residential unit.
- 6.2 Camden's Parking Standards for cycles states that 2 parking spaces are required for 4 person residential units. Although the applicant has not included provision for the required amount of cycle storage/parking in the proposed design, given that no changes to the ground floor level are proposed, with no accessible external space, it is considered that the constraints of the site indicate there should be no requirement for cycle spaces in this instance.

7.0 Conclusion and recommendation

- 7.1 It is recommended that the application is approved subject to conditions and subject to a legal agreement for the following terms:
- To ensure the development is car-free.

DISCLAIMER

Decision route to be decided by nominated members on Monday 2nd June 2014. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.