

Delegated Report		Analysis sheet		Expiry Date:		12/06/2014	
		N/A		Consultation Expiry Date:		28/05/2014	
Officer				Application Number(s)			
Gideon Whittingham				2014/2998/P			
Application Address				Drawing Numbers			
1 - 2 Wilmot Place London NW1 9JS				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of third floor roof extension to provide a two-bed self-contained flat (C3), alterations to commercial ground and residential first and second floor level elevations with associated ramp access (Alterations to permission ref: 2012/3167/P - dated 17th April 2013).							
Recommendation(s):		Grant Planning Permission subject to a s106 Legal Agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	21	No. of responses	01	No. of objections	00
Summary of consultation responses:		<p>A site notice was displayed from 07/05/2014</p> <p>A letter of comment was received from the occupier of 2 Wilmot Place noting:</p> <ul style="list-style-type: none"> • Critical of management company (Officer Comment: This matter would not justify a refusal of permission on this issue alone) • Construction working hours (See paragraph 8.1) • Damage as a result of building works (See paragraph 8.1) • Increase in rates (Officer Comment: This matter would not justify a refusal of permission on this issue alone) • Lack of social housing on site (Officer Comment: The proposal would not trigger the requirement for social housing on site in this instance) • Concern of traffic increase as a result of residential accommodation (See paragraph 7) 					
CAAC/Local groups comments:		N/A					

Site Description

This application relates to a pair of three storey buildings, located on the north side of Wilmott Place, between the junctions with Rochester Place to the east and St Pancras Way to the west.

The buildings are mid 20th century developments, authorised at ground floor level for offices within Class B1. The upper floor levels comprise 4 x 1 bed flats.

Although the site is not located with a Conservation Area, the Rochester Conservation Area is located beyond Rochester Place to the east. Immediately to the west lie the Jeffreys Street Conservation Area and the Grade II listed terrace along St Pancras Way, namely Nos.108-132 (evens).

Relevant History

1 Wilmot Place:

- CTP/26783 – PP Granted (18/10/1978) for the erection of a three storey building for use as a builder's workshop, store, garage and office on the ground floor with a residential flat on each of the first and second floors.

- CTP/32074 - PP Granted (19/06/1961) for the retention of windows on the ground floor and provision of windows on the first and second floors at the side as an amendment to conditional planning permission granted by letter dated 18th October 1978 (reg. no. 26783(R)) for the erection of a 3-storey building for use as a builder's workshop, store, garage and office on the ground floor with a residential flat on each of the first and second floors.

2 Wilmot Place:

- CTP/6062 – PP Granted (12/12/1968) for the erection of a 3 storey building at No. 2 Wilmot Place, for use as a builder's workshop, store, garage and office on the ground floor with a residential flat on each of the first and second floors. This permission was implemented.

- 2003/1190/P - PP Granted (02/10/2003) for the removal of condition 4 of Planning Approval granted on 12/12/1968 to change the use from builder's workshop, store, garage & office to Class B1. This permission was implemented.

- 2004/0073/P – PP Granted (05/02/2004) for alterations to the existing facade to provide a new shopfront.

1 and 2 Wilmot Place:

EN12/0308: - An alleged breach, namely the change of use from class B1 use to class A2 use was investigated. This enforcement case was closed as no contravention had taken place.

2012/3167/P : - PP Granted subject to s106 (17/04/2013) for the erection of a 3rd floor roof extension to provide two 1 bedroom self-contained flats (Class C3), with associated increase in the height of parapet, installation of 9 rooflights and 6 solar panels and a green roof; creation of a rear roof terrace with glass balustrade at third floor level; alteration of fenestration at first and second floor levels on front elevation and rendering of brickwork on all elevations; retention and alteration of commercial façade at the ground floor level including removal of garage and installation of white painted render plus creation of new ramped access on forecourt. The conclusions reached are material to the assessment of the current application.

(2013/8190/P) Change of use from office (Class B1a) to 6 x self-contained studio flats (Class C3). Grant Prior Approval 17/02/2017

(2014/3339/P) Change of use from office (Class B1a) to 5 x self-contained studio flats (Class C3). Grant Prior Approval 14/07/2017

3 Wilmot Place:

PP Granted (02/12/2008) for the erection of a mansard roof extension to provide additional habitable floorspace for upper maisonette (Class C3), alterations to flank elevation windows and door, and

installation of railings on the flat roof of ancillary garage to enable its use as a roof terrace.

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy:

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS9 (Achieving a successful Central London)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

CS19 (Delivering and monitoring the Core Strategy)

Development Policies:

DP2 (Making full use of Camden's capacity for housing)

DP5 (Homes of different sizes)

DP6 (Lifetime 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)

DP31 (Provision of, and improvement to, open space and outdoor sport and recreation facilities)

DP32 (Air Quality and Camden's Clear Zone)

Camden Planning Guidance 2011/2013:

CPG1 Design; CPG2 Housing; CPG3 Sustainability;

CPG6 Amenity; CPG7 Transport; CPG8 Planning Obligations.

Assessment

1. Background:

1.1 Permission was granted in 2012 (2012/3167/P) for the following works:

- The erection of an additional storey located at third floor level for the provision of 2 x 1 bed flats. The proposal would provide approximately 108sqm of additional residential accommodation. The main flat roof would be a 'green' roof punctuated with 9 rooflights and 6 solar panels. The front elevation would be rendered white with full length aluminium framed windows aligning with the fenestration pattern below. The flank elevations would also be rendered with obscurely glazed windows. The rear elevation would feature 2 narrow roof terraces bounded with glass balustrading, each measuring approximately 4sqm, whilst the rear elevation would feature aluminium windows and doors set within a rendered façade.
- Application of white painted render to all upper floor levels, including renewal and alteration of window openings to front first and second floor level and new doors accessing residential accommodation at ground floor level.
- Retention and alteration of commercial frontage at ground floor level including removal of garage, application of white painted render to façade and associated access alterations from pavement level to provide ramped access.
- Retention of two windows (serving WC) to west elevation at ground floor level.

1.2 The proposal did not include:

- The change of the ground floor from Class B1 use to Class A2 use.
- The removal of trees on or around the site.

2. Proposal

2.1 This application essentially follows the above consent, albeit providing 1 unit, rather than 2.

2.2 This application therefore proposes:

- The erection of an additional storey located at third floor level for the provision of 1 x 2 bed flat. The proposal would provide approximately 106sqm of additional residential accommodation. The main flat roof would be a 'sedum' roof punctuated with 6 rooflights and 6 solar panels.
- The front elevation would be rendered white with aluminium framed windows aligning with the fenestration pattern below. The flank elevations would also be rendered with obscurely glazed windows. The rear elevation would feature a narrow roof terraces bounded with glass balustrading
- Application of white painted render to all upper floor levels, including renewal and alteration of window openings to front first and second floor level
- Retention and alteration of commercial frontage at ground floor level including removal of garage, application of white painted render to façade and associated access alterations from pavement level to provide ramped access.
- Retention of two windows (serving WC) to west elevation at ground floor level.

3. Assessment

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

- Provision and quality of residential accommodation
- Design related issues/townscape
- Adjacent residential amenity
- Transport, access and parking (S106)
- Sustainability - resources and energy
- Other Matters
- Community Infrastructure Levy (CIL)

4. Provision and quality of residential accommodation

4.1 Permission was granted for 2 x 1 bedrooms units, however the officer report associated noted the preference of a large single 2 bed unit, of high priority to Camden's housing stock. This application, whilst 'losing' a single unit in terms of consents, would provide a larger unit of greater priority and would therefore be acceptable.

5. Design related issues/townscape

5.1 In terms of surrounding development, No.3 Wilmot Place to the east is four storeys in height and to the east lay the three storey terrace along St Pancras Way, both of which terminate above the height of the host buildings. To the south lay Nos.104/106 St. Pancras Way, a three storey residential block, also rising above the host buildings. Within this context, the host buildings are either a full storey or approximately 1-2m below the main height of the surrounding buildings.

5.2 In terms of detailed design, the existing mid 20th century buildings are considered of limited architectural merit, particularly when compared to the adjacent buildings to the east, namely a mid 19th dwellinghouse and to the west, a Grade II listed Georgian terrace. Immediately facing the application to the south lay No.104/106 St. Pancras Way, featuring a contemporary glazed additional storey. The host buildings feature simple and relatively plain facades, representing two unassuming buildings adding little by way of character to the street.

5.3 The architectural merit of the existing building and prevailing development are such that an additional storey could be suitably accommodated without undue harm to those buildings which are listed or within a conservation area.

5.4 In terms of appearance, the proposed roof extension, by virtue of its recessed position, would represent a lightweight and subordinate extension. Although the roof level extension would be the subject of clear and direct public and private views, it is considered the proportion of the additional floor and detailing of render and/or timber cladding would represent a significant enhancement to the character of the buildings.

5.5 The associated alterations, including the glass balustrade terraces to the rear, realignment and alteration of fenestration, application of white painted render to the buildings' façade and commercial frontage amendments with new render are also considered an improvement to the appearance of the buildings, replacing the relatively poor quality brickwork façade.

5.6 It is considered the main roof and elevational alterations to the host buildings would not harm the setting of the adjacent listed terrace.

6. Adjacent residential amenity

6.1 It is considered that no undue harm would be caused with regard to the amenity of the neighbouring properties in terms of access to sunlight, daylight, outlook or privacy.

6.2 To the east, the host building's flank wall is approximately 9m from the rear elevation, comprising habitable windows, of terraced buildings' (Nos.108-132) along St. Pancras Way. To the west, the building's flank wall is approximately 3m from the flank elevation, comprising non-habitable windows, of No.3 Wilmot Place. To the rear, the application building faces onto the lower level buildings along Rochester Place, of which no habitable windows with direct views are in situ.

6.3 The applicant has submitted a daylight and sunlight report following the methodology set out in the by the Building Research Establishment's (BRE) guidelines, namely "Site layout planning for daylight and sunlight: A guide to good practice (2011), in accordance with CPG6 (Amenity). The report includes calculations of predicted daylight and sunlight levels enjoyed by the occupiers of the surrounding buildings to support compliance with the Council's standards.

6.4 It is considered that the use of the terrace to the rear would not result in a significant increase in overlooking or associated noise and disturbance to the adverse harm of the occupiers of the surrounding properties. At a depth of 1m, views north would include the flank elevations of buildings

along Rochester Place. Beyond these buildings, the roof terrace would be approximately 37m from the rear elevations of Nos.1-7 Reed's Place. Given its depth, the use of the terrace would only allow oblique views of the rear of No.3 Wilmot Place and the terraced buildings (Nos.108-132) along St. Pancras Way, approximately 15m in distance.

6.5 With regard to the east and west elevation, the proposed glazing shall be obscured and aligned internally with the staircases, thereby mitigating any loss of privacy to the facing properties.

6.6 It is considered the retention of two windows (serving WC) to the west elevation at ground floor level, by virtue of their height and size, would not result in unacceptable loss of privacy for those using the gardens of Nos.108 and 110 St. Pancras Way.

7. Transport, access and parking

7.1 The site has a PTAL of 6a, which indicates that it has an excellent level of accessibility by public transport. Within this context, in accordance with Policies DP18 and DP19, the new residential unit should therefore be made car-free, secured by a Section 106 planning obligation. The applicant has accepted the principle of the car-free housing and payment of the Council's legal fees.

7.2 A development of this type would typically be required to provide a minimum of one cycle storage/parking space per new residential unit. Although the applicant has not included provision for the required amount of cycle storage/parking in the proposed design, given the lack of external space, the constraints of the site indicate this requirement should be waived in this instance.

7.3 The loss of the commercial garage at ground floor level is considered acceptable, particularly in view of policy DP18.

7.4 The Council's Highways Team have confirmed that a highways contribution needs to be secured by way of a S106 agreement, for repaving the footway in front of the premises, particular relating to the unauthorised alterations to the commercial façade and crossover. The applicants have formally agreed to this cost.

8. Other Matters

8.1 An informative shall be attached notifying the applicant that noise from demolition and construction works and sound insulation between dwellings is subject to control under the Building Regulations and/or the London Buildings Acts.

9. Community Infrastructure Levy (CIL)

9.1 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be around £5,300 (106sqm x £50). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.