



**Application by Mr Simon Sprecher**

Alterations to first and second floor flats, the erection of a rear dormer window, the insertion of 3 rooflights on the front elevation, the re-siting of 2 rear windows and the creation of an additional self-contained flat within the roofspace  
No 24 Goldhurst Terrace, NW6 3HU

**Planning Report of Mark Williams BA(Hons), MA, MRTPI**

**DLA Ref: 13/172**

**July 2014**

The evidence which I have prepared and provided for this proposal in this report is true and has been prepared and is given in accordance with the guidance of the Royal Town Planning Institute and I confirm that the opinions expressed are my true and professional opinions.

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## 1.0 INTRODUCTION

This report relates to a proposal for alterations to the existing first and second floor flats, the erection of a rear dormer window, the insertion of 3 rooflights on the front elevation, the re-siting of 2 rear windows and the conversion of the roofspace to create an additional one bedroom unit at No 24 Goldhurst Terrace, London, NW6 3HU.

### 1.1 Scope

This document comprises a Planning Report, incorporating a Design and Access Statement, prepared in compliance with the guidelines produced by the Commission for Architecture and the Built Environment (CABE) in 2006. Sections 2 to 4 consider the physical, economic, social and historical context of the site, identifying the relevant local, regional and national planning policy framework; Section 5 sets out the proposal in relation to the factors identified by the CABE guidelines. These sections inform the evaluation of the proposal in Section 6 against the identified planning policy framework. The overall conclusions are set out in Section 7.

### 1.2 Summary

The report will demonstrate that:

- 1) The proposed alterations would provide improved living conditions for the occupiers of the first and second floor flats.
- 2) The addition of a rear dormer window and front rooflights would preserve the character and appearance of the existing building, the conservation area and the surrounding locality,
- 3) A car free scheme would reflect local planning policy.

## 2.0 **SITE & CONTEXT APPRAISAL**

### 2.1 **Site Location**

The application site is located on the western side of Goldhurst Terrace and within the urban area of South Hampstead.

### 2.2 **Site Description**

The application site comprises a four-storey mid-terrace building. The property is currently occupied as 4 one-bedroom flats. Two of the units have their bathroom facilities located on a half landing and which are not accessed directly from within the flats.

### 2.3 **Proposals Map Notation and Other Relevant Designations**

The proposals map of the Camden Local Development Framework shows the site within the South Hampstead Conservation Area.

### 2.4 **Surrounding Area**

The immediate area is residential in character comprising predominantly terraced properties. There is a mix of single family homes and flats. To the north, on Finchley Road, the area has a commercial character with a wide range of Class A1 to A5 uses, often with residential above.

### 2.5 **Accessibility**

The site is located in a very sustainable location with good access to shops, services and public transport links. The site is within 300m of Finchley Road underground station and bus stops. The nearest retail outlets are located within 200m of the site.

### 3.0 RELEVANT PLANNING HISTORY

- 3.1 **LA Ref: PWX0103159** This application for the erection of a rear dormer, the insertion of 3 rooflights on the front roofslope and the conversion of the loft space to habitable accommodation for the existing second floor flat was granted planning permission on the 15<sup>th</sup> February 2002. The permission was never implemented.

## 4.0 POLICY CONTEXT

4.1.0 I consider that the following policies and guidance to be relevant to this application:

### 4.1.0 Camden Core Strategy 2010-2025

Policy No	Title
CS1	Distribution of Growth
CS6	Providing Quality Homes
CS11	Promoting Sustainable and Efficient Travel
CS14	Promoting high quality places and preserving our heritage

### 4.2.0 Camden Development Policies 2010-2025

Policy No	Title
DP2	Making full use of Camden's capacity for housing
DP5	Homes of different sizes
DP6	Lifetime homes and wheelchair housing
DP17	Walking, cycling and public transport
DP18	Parking standard and limiting the availability of car parking
DP24	Securing high quality design
DP25	Conserving Camden's heritage
DP26	Managing the impact of development on occupiers & neighbours

### 4.3.0 National Government Guidance

The National Planning Policy Framework sets out the Government's planning policies for England. Of particular relevance are the chapters; Achieving sustainable development, Delivering a wide choice of quality homes and Requiring good design.

## 5.0 DESCRIPTION OF DEVELOPMENT

### 5.1.0 Design

The proposal is detailed below with reference to the headings identified by the 2006 CABE guidelines, where relevant.

### 5.1.1 Use

The existing Class C3 residential use of the site would be retained. The proposal is for 5 one-bedroom flats.

### 5.1.2 Amount

The proposal would provide one additional bedroom for each of the first and second floor flats and create a new one-bedroom flat in the roofspace. The floorspace figures are detailed below.

Table 5.1.2 – proposed floorspace

Unit	Internal Floorspace	Existing Bedrooms	Proposed Bedrooms
First Floor	66.0m <sup>2</sup>	1	2
Second Floor	63.4m <sup>2</sup>	1	2
Third Floor	43.6m <sup>2</sup>	NA	1

### 5.1.3 Layout

The existing flats located on the first and second floor floors have bathrooms on the half landing. The proposal would raise the floor level of the bathrooms to create fully self-contained units.

### 5.1.4 Scale and Appearance

The only external alterations proposed are the re-siting of two rear windows, the insertion of 3 rooflights and the erection of a rear dormer window. The dormer would have a width of 6m and a height of 2.2m.

### 5.1.5 Landscaping

The proposal would have no impact on any existing landscape features and no new landscaping is proposed.

### 5.2.0 **Access**

There are no off-street car parking spaces for the existing flats and none are proposed as part of this scheme.

## 6.0 EVALUATION

6.1 Based on the analysis set out in sections 2 to 5, I consider that the application proposal raises the following 3 issues, which I will consider in turn below:

- 1) Principle
- 2) Layout and Design
- 3) Parking

### 6.2 Issue No 1. Principle

Both Policies CS1 and DP2 seek to maximise the supply of additional homes within the Borough. CS1 favours high density development in sustainable, town centre locations. The principle of an additional dwelling on a site which has excellent access to public transport links and a wide range of shops and services is therefore acceptable. Increasing the first and second floor flats to two-bedroom units would also comply with local policy. DP5 seeks to ensure that residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table. Whilst the Table indicates that there is additional need for all types of housing; it indicates a particular requirement for two-bedroom homes.

### 6.3.0 Issue No 2. Layout and Design

I will consider this issue with regard to the impact on occupiers of the flats, the impact on neighbouring occupiers and the impact on the character and appearance of the Conservation Area. Taking each of these factors in turn below.

#### 6.3.1 Living conditions for occupiers of the flats

The first and second floors are intended for 3 people and the third floor for a single person. Table 6.3.1 below demonstrates that the proposed floorspace provisions would exceed the requirements of the London Plan.

**Table 6.3.1 Floorspace provision**

Unit	Bedrooms / Persons	London Plan Minimum Floorspace Requirement	Proposed Floorspace
First Floor	2b1p	61	66.0m <sup>2</sup>
Second Floor	2b1p	61	63.4m <sup>2</sup>
Third Floor	1p	37	43.6m <sup>2</sup>



6.3.2 The first and second floor units currently have a bathroom located on a half landing. The proposal would raise the floors levels of these areas and reconfigure the flats such that they become fully self-contained. This would result in improved living conditions for current / future occupiers of the flats.

6.3.3 As the proposal is essentially for a conversion the ability to reflect all of the principles for Lifetime Homes is limited. However, In accordance with DP6, the scheme has been designed with reference to these principles. For example, the amendments referred to above would provide an improved living space for future occupiers.

6.3.4 **Impact on neighbouring occupiers**

The proposal would not result in a significant increase in the number of people occupying the building or the general activity associated with its use. No car parking spaces are proposed such that there would be no additional noise and disturbance by reason of the coming and going of motor vehicles. The only significant external alteration would be the erection of a rear dormer. This would be set below the ridge of the building and away from the eaves. The dormer would not therefore appear as unduly large or obtrusive to neighbouring occupiers in compliance with DP26.

6.3.5 **Impact on the character and appearance of the Conservation Area**

The only alteration to the front of the building would be the addition of 3 rooflights. The proposed rooflights would be relatively small in size and there are numerous similar features located on the front roofslope of buildings in Goldhurst Terrace.

6.3.6 The relocation of the first and second floor windows would provide better balance to the fenestration pattern on the rear elevation. As described above the proposed dormer would be set below the main ridge and away from the eaves. It would not therefore be unduly large and its siting on the rear roofslope would, in any case, ensure that it is not prominent in any public views.

6.3.7 I also note a previous planning permission referred to in 3.1 above (PWX0103159). This provided for a rear dormer and 3 rooflights very similar to that now proposed. Whilst the permission has now expired, there has been no significant change in planning policy. The site was in the Conservation Area when

the previous decision was made and so there would have been the same requirement to preserve the character and appearance of the area.

6.3.8 In all the above circumstances, the proposal would preserve the character and appearance of the existing building, the streetscene and the Conservation Area. The proposal would therefore comply with CS14 of the Camden Local Development Framework Core Strategy and DP24 and DP25 of the Camden Local Development Framework Development Policies.

#### 6.4.0 **Issue No 3. Parking**

There is currently no off-street car parking for the existing flats and no new spaces are proposed. This would comply with local policies which seek to provide the minimum number of parking spaces necessary. CS11 advises that the Council will minimise the provision of parking in new development, particularly through car free schemes in accessible locations. DP18 states that the Council will expect car free schemes in the town centre of West Hampstead.

## 7.0 CONCLUSIONS

- 7.1 This report relates to a proposal for alterations to the existing first and second floor flats, the erection of a rear dormer window, the insertion of 3 rooflights on the front elevation, the re-siting of 2 rear windows and the conversion of the roofspace to create an additional one bedroom unit at No 24 Goldhurst Terrace, London, NW6 3HU.
- 7.2 The principle of an additional dwelling in this highly sustainable location is acceptable and would comply with CS1 of the Camden Local Development Framework Core Strategy and DP2 of the Camden Local Development Framework Development Policies.
- 7.3 The proposal would provide good living condition for occupiers of the flats, would cause no harm to neighbouring occupiers and would preserve the character and appearance of the Conservation Area. The proposal would therefore comply with CS6 and CS14 of the Camden Local Development Framework Core Strategy and DP24, DP25 and DP26 of the Camden Local Development Framework Development Policies.
- 7.4 A zero free car parking scheme would be appropriate for this town centre location and would comply with CS11 of the Camden Core Strategy and DP17 and DP18 of the Camden Local Development Framework Development Policies.