

Delegated Report		Analysis sheet		Expiry Date:		02/07/2014	
		N/A		Consultation Expiry Date:		09/06/2014	
Officer				Application Number(s)			
Alex McDougall				2014/3264/P			
Application Address				Drawing Numbers			
116-134 Bayham Street London NW1 0BA				Refer to Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey third floor roof extension to provide 2 x 3 bedroom residential units (Class C3) with plant enclosure to new roof, introduction of third floor roof terraces, alterations to front entrance, and alteration to fenestration of rear elevation of existing office building (Class B1a).							
Recommendation(s):		Grant planning permission subject to S106 legal agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	35	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		N/A					
CAAC/Local groups comments:		N/A					
Site Description							
<p>The subject site is occupied by a 3-storey plus basement mid-20th century brick building with flat roof on the eastern side of Bayham Street. The building was originally used for industrial purposes but was converted to its current use as offices (Class B1a) in the 1980s.</p> <p>The site is bookended by 3 storey residential terraces. The area is generally characterised by mixed use buildings. The area directly to the rear of the site is occupied by industrial workshops. Several buildings in the vicinity of the site, on Bayham Street, have roof extensions. The site is directly adjacent to, but not within, the Camden Town Conservation Area.</p>							

Relevant History

116-134 Bayham Street (the application site)

9003074: Erection of an additional storey at third floor level to be used for purposes within Class B1 of the Town and Country Planning (Use Classes) Order 1987. Granted 01/03/1990 (not implemented).

9401729: The erection of an additional storey at third floor level for Class B1 business use. Granted 20/04/1995 (not implemented).

0300133: The erection of an additional storey at 3rd floor level to provide offices (Class B1) floor space; re-siting of air conditioning unit on roof. Granted 19/09/2003 (not implemented).

2013/5757/P: Addition of third floor level, with plant room above (above existing roof) and alterations to rear elevation of existing office building (Class C3). Granted subject to s106 agreement 02/04/14 (not yet implemented).

95-111 Bayham Street (nearby site)

9100521: Alterations and extensions including the erection of an additional storey to provide offices and plant at fourth floor level and alterations to the rear elevation. Granted 17/10/1991.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

Camden LDF Core Strategy 2010

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS18 Dealing with our waste and encouraging recycling

Camden Development Policies 2010

DP1 Mixed use development

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP13 Employment sites and premises

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

DP21 Development connecting to the highway network

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

DP29 Improving access

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG2 Housing

CPG3 Sustainability

CPG6 Amenity

CPG7 Transport

CPG8 Planning Obligations

Assessment

Detailed Description of Development

The proposal is detailed as follows:

- Erection of a single storey contemporary glazed roof extension for use as 2 x 3 bedroom flats (Use Class C3). The extension will be set 0.6m behind the existing parapet. The existing parapet will be raised by approximately 5 brick courses. A 1.1m glass balustrade will be included to part of the rear elevation and the northwest and southwest roof elements to provide terraces.
- An additional part level will be included to the middle/rear roof of the proposed roof extension for the storage of plant.
- Replacement of the existing ground floor front entrance
- Installation of new windows on the rear elevation.

Principle of Development

While similar applications have been granted at least 4 times in the past, the proposal has been assessed against current planning policy.

Residential Use

The proposal would result in an additional 506sqm of C3 residential space. The remainder of the buildings would maintain its B1 use. However it should be noted that there is currently an application for a prior approval (2014/3470/P) under assessment for change of use of the remainder of the buildings from B1 to C3.

With regard to this currently application, it is located in an area with a Public Transport Accessibility Level (PTAL) of 6b (excellent) and is thus in keeping with Core Strategy policy CS1 which seeks to site new residential accommodation in highly accessible locations. As such the additional residential floor space is considered to be acceptable in principle, subject to other material planning considerations such as standard of accommodation.

Additional storey

Additional storeys and roof alterations are likely to be acceptable where there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape. A number of roof extensions at the proposed level exist in the immediate vicinity of the site, as evidenced by 114 Bayham Street, 95-111 Bayham Street, and 115-123 Bayham Street, creating an established pattern. As such a roof extension would not be out of keeping with the character of the area and is thus considered to be acceptable in principle subject to an assessment on the following grounds.

Design

Roof extension, plant enclosure and associated terraces

The proposed roof extension is considered to be of an acceptable design, and have an acceptable impact on the curtilage of the adjoining conservation area, for the following reasons:

- While the area was traditionally characterised by 3 storey buildings the adjoining building to the south, and several of the buildings opposite the site have roof extensions at the level proposed.
- Due to the relatively narrow width of the street, the setback of the addition from the existing parapet, and the proposed increase in height of the existing parapet the extension will not be read as an overly dominant element of the building when viewed from the street.
- The proposed modern design and lightweight materials do not conflict with the architectural style of the existing building.
- The extension is considered to be of a scale in keeping with the size of the existing building.
- A condition is recommended requiring details of the proposed glazing be provided prior to construction to ensure a high quality of materials is maintained.
- The proposal includes a louvered plant enclosure to the middle/rear of the roof. Based on its size and location it will not be readily visible from Bayham Street and not be visually dominant when viewed from the rear.
- The proposal includes approximately 5 additional brick courses to the existing parapet. In order to ensure that the proposed brick matched the existing building it is considered appropriate to require that sample bricks be submitted for assessment prior to construction.
- The proposed terraces are enclosed in a glass balustrade, in keeping with the materials used in the extension. Notwithstanding, it is considered appropriate to require that samples be submitted for assessment prior to construction.

A very similar glazed roof extension was recently approved for use as offices (2013/5757/P). While there was some concern that the amount of glazing was inappropriate for residential use the proposal is considered to be acceptable as the internal design is open plan, the few internal walls are minimal in width and align with the spacing of the windows, and the kitchen is central, ensuring that there will not be large cabinets up against the glass.

As the proposal would make the roof more prominent, a condition of consent is recommending restricting the placement of plant (such as air conditioner condensers) on the roof of the proposed extension other than within the enclosure proposed.

Front entrance

The new front entrance is considered to be acceptable as it will be more in keeping with the opening pattern of the existing ground floor front elevation.

Alterations to rear elevation

The proposed alterations to the rear elevation are considered to be of an acceptable design, and have an acceptable impact on the curtilage of the adjoining conservation area, for the following reasons:

- Due to the presence of a large industrial building to the rear of the site the section of rear elevation affected is not readily visible from any public place.
- The new windows are considered to simplify and consolidate what is otherwise a crowded rear elevation.

For the reasons listed above the proposed development is considered to be consistent with LDF policies CS14 and DP24 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

Residential Amenity

The proposed roof extension and associated terraces are considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- Based on the orientation of the site and the distance from adjoining sensitive windows, the proposed additional bulk is not considered likely to result in unacceptable overshadowing, loss of light, loss of outlook, or sense of enclosure to adjoining and nearby properties.
- Given the 21+ meter separation of the proposed windows from the adjoining residential windows to the front and rear, the increase in height of the building and terrace are not considered to result in a material increase in overlooking of adjoining and nearby properties.
- The proposal consolidates the existing mechanical plant in the centre of the roof, and places it within an enclosure. A noise report has been submitted which concludes that the noise generated by the proposed plant would meet Council standards. Council's environmental health officer is satisfied that the proposed plant would meet the Council's standards with the mitigation measures stated in the report and has recommended a standard noise condition.

For the reasons listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

Standard of Accommodation

The proposal is considered to provide an adequate standard of accommodation for the following reasons:

- The proposed units far exceed the London Plan and Camden Planning Guidance minimum requirements for dwelling size and room sizes.
- The proposal includes a Lifetimes Homes assessment which demonstrates that the units achieve 14 of the criteria and 2 don't apply (as they relate to parking).
- The units would benefit from dual east/west outlook and cross ventilation.
- The units would both have access to large private balconies to the rear of the units and small balconies to the front of the units.
- The units would be accessed via a lift increasing the accessibility of the proposal.

Transport and highways impacts of the development

Highway Network

Paragraph 29 of the NPPF encourages sustainable transport. Camden's strategy and policies seek to encourage car-free and car-capped developments in areas of moderate or good public transport accessibility. The site has a PTAL of 6a (excellent), and as such it is considered that the proposed residential units should be secured as car free. The applicant has indicated that they would be willing to enter into an agreement to secure the new units as car-free. As such it is considered that the proposal would have an acceptable impact on the highway network.

Walking, cycling and public transport

The Council actively encourages sustainable and efficient transport and supports the provision of high-quality cycle parking in line with national planning policy. The London Plan Revised Early Minor Amendments (October 2013) cycle parking standards require the provision of 2 spaces for units such as that proposed. The proposal does not include details of any cycle parking. However, given the size of the units occupants could easily store their bicycles internally. Furthermore, the concurrent change

of use application currently under assessment for the remainder of the building includes cycle parking well in excess of that required and as such will provide alternative options for future occupants if granted. As such the proposal is considered to be acceptable with regard to cycle parking.

Construction

Given the scale of the works and that the site benefits from an off-street loading area the construction phase is not considered likely to have a detrimental impact on the highway network.

Waste

The proposal does not include any additional waste storage. Given the scale of the existing building and the amount of basement storage space, the relatively minor additional floor space, and the minimal generation of waste from the proposed use, the lack of additional waste storage is considered to be acceptable.

Sustainability

LDF Policy DP22 requires developments to incorporate sustainable design and construction measures and expects proposed development to achieve at least 'very good' in BREEAM assessments. The proposal includes an energy assessment which concludes that 'very good' can be achieved. A S106 agreement is recommended to secure the proposed sustainability measures.

CIL

The proposed floor space would be liable to the Mayor's Community Infrastructure Levy (CIL). The contribution for developments within Camden is set at £50 per square metre. As such this development would be liable for a contribution of £25,300.00 (506sq.m x £50). A standard informative is attached to the decision notice drawing CIL liability to the Applicant's attention.

Recommendation

Grant conditional planning permission subject to a S106 agreement for sustainability measures (post construction certificate to ensure the proposed development would meet the BREAAAM 'very good' standard) and car-free housing.