

Delegated Report		Expiry Date:	08/05/2014	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
15 Iverson Road London NW6 2QT		2013/8270/P			
Proposal(s)					
Rear extension at lower ground floor level involving excavation of garden and conversion from 1-bed flat into 2 studio flats.					
Recommendation(s):		Refuse planning permission			
Application Type:		Full planning permission			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice	n/a		Site notice	n/a	
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	24/3/14	14/4/14	15	0	0
Consultation responses (including CAACs):	No responses received				
Site Description					
The site is a 4 storey (with lower ground floor) terrace property on the north side of Iverson Road. The property does not fall within a conservation area and nor is it listed.					
Relevant History					
PWX0202447: Roof alterations, including the installation of a dormer window and a roof light to each of the front and rear roof slopes, to enable the extension of a two bedroom second floor flat into the loft to create a three bedroom maisonette, together with the enlargement of a rear extension at second floor level. <u>Granted</u> 16/12/2002					
34303: Change of use and the erection of extensions at basement, ground, and second floor levels at rear to provide a self-contained maisonette on basement and ground floors and a self-contained flat on each of the first and second floors. <u>Granted</u> 21/01/1981					
21514: The construction of rear additions at basement, ground and second floor levels and the construction of a double garage in the rear garden. <u>Refused</u> 27/11/1975					

Relevant policies

LDF Core Strategy and Development Policies

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)
CS19 (Delivering and monitoring the Core Strategy)
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)
DP22 (Promoting sustainable design and construction)
DP23 (Water)
DP24 (Securing High Quality Design)
DP26 (Managing the Impact of Development on Occupiers and Neighbours)
DP27 (Basements and lightwells)

Camden Planning Guidance

London Plan 2011

NPPF 2012

Assessment

Proposal: Permission is sought to convert the existing lower ground one bedroom flat into 2 studio flats. A rear extension is also proposed which would involve excavation of the garden. The rear extension would project 3m beyond the existing rear elevation and would have a stepped profile.

Assessment:

It is noted that the drawings are unclear and do not include elevations of the front and rear windows unobstructed by walls or railings. No proposed roof plan and no existing section have been submitted. Whilst a site visit has enabled an assessment of the application, the lack of adequate drawings does not allow certain measurements of the proposal. Nevertheless an assessment has been made based on the submitted drawings and aided by photographs taken during the site visit.

Basement excavation:

The lower ground floor sits 1.22m below garden level. The proposal therefore involves the excavation of approximately 40sqm area of garden to provide an extension (19.33sqm) and lightwell and steps (21.22sqm). Policy DP27 requires applications for basements to demonstrate they will not cause harm to the built and natural environment and local amenity, including to the local water environment, ground conditions and biodiversity. Camden Planning Guidance (CPG4 Basements and lightwells) applies to all developments that propose an extension to existing basement accommodation and indicates that the information required by policy DP27 should be contained in a Basement Impact Assessment (BIA). As no BIA has been provided the Council is unable to assess whether any predicted damage to neighbouring properties and the water environment is acceptable or can be satisfactorily ameliorated by the developer. In the absence of a BIA, the rear extension cannot be supported.

Housing Mix:

Policy DP5 seeks to ensure that all residential development contributes to meeting the priorities set

out in the Dwelling Size Priorities Table, including conversion of existing residential floorspace. Paragraph 5.6 of the supporting text states that the Council will resist development proposals for self-contained general needs housing that contain only one-bedroom and studio flats. The proposed development provides 2 studio flats which are a lower priority in the Borough.

Quality of accommodation:

Residential Development Standards

The rear studio flat provides approximately 44.6sqm of floorspace. The front studio flat would provide approximately 42.4sqm of floorspace. Both flats provide the minimum floorspace for a flat for 1 person (32sqm) as set out in the CPG2. Residential developments are required to maximise sunlight and daylight, within any new development. As both flats are at lower ground level it is not evident that they would receive sufficient daylight or sunlight. In particular, the front studio flat would have a kitchen which is 9.2m from the bay window. This bay window is itself obstructed by a wall (2.34m in height from lower ground floor level) sited 1.7m from the window. Given these obstructions and the significant depth of the room it is not considered that the front studio would receive adequate daylight. The rear studio is less deep (7.11m) and the lightwell is significantly wider so this unit is more likely to have adequate daylight and sunlight.

No proposed front elevation or rear elevation drawing has been submitted which clearly shows the windows of the proposed studios. Without the elevation drawings it is not possible to confirm that a window with an area of at least 1/10 of the floor area of the room has been provided for the front studio. This is a requirement of the Council's residential development standards.

The proposed front studio would have poor outlook. As noted above, the bay window is obstructed by a 2.34m wall which is sited 1.7m away from the window. This wall provides a balustrade to the raised bin area, beyond which is the front boundary wall of the property. Camden planning guidance (CPG 6 amenity) provides guidance on outlook. Developments should be designed to ensure the proximity of any structures do not have an overbearing or dominating effect that is detrimental to the enjoyment of their properties by residential occupiers. Given the wall between the bin enclosure and the window, the front studio has an unacceptable outlook.

Lifetime homes

All residential development should meet the 16 Lifetime Homes standards. In the case of conversion of an existing building it may not be possible for new homes to meet all 16 criteria. In this case, the development should still seek to meet Lifetime Homes Standards as far as possible to maximise accessibility and demonstrate to the Council's satisfaction why it is not possible to meet particular criteria. No lifetime homes statement has been provided. In the absence of a lifetime homes statement the development is not considered to accord with policy DP6 (Lifetime Homes)

Design:

Given the inadequacy of the elevation drawings (which do not clearly show the windows) it is difficult to assess the external design of the proposed studio flats.

No alterations are proposed at the front of the property. At the rear two sets of windows/ doors are proposed. The size of the lower ground floor extension and the location of the windows/ doors are considered acceptable. It is noted that the rear elevation of the host property has a number of unsympathetic extensions and additions which give the rear elevation an incoherent appearance. In this context, the full width extension and the detailed design is considered acceptable.

Amenity:

The extension is at lower ground floor level and would not be significantly higher than the existing boundary walls between the properties. Therefore, it would not have a significant impact on the amenity of the occupiers of neighbouring properties in terms of loss of daylight, sunlight or harmful overlooking.

Transport:

The site has a PTAL of 6a (excellent) and is very close to the West Hampstead Town Centre. Policy DP18 requires car free development in areas with high public transport accessibility and in the town centres to be car free. CPG 7 Transport states that car-free housing may be sought wherever development involves the creation of one or more additional dwellings – whether newly built, or created by a conversion or change-of-use. In this case, as one new unit is being created it should be secured car free by legal agreement.

Cycle parking

The lower ground floor studio flats should each provide a cycle parking space in accordance with the Council's cycle parking requirements. If approval was recommended, the details of cycle parking would be sought via condition.

Recommendation: Refuse planning permission