

Delegated Report		Analysis sheet		Expiry Date:		15/04/2014	
		N/A		Consultation Expiry Date:		27/03/2014	
Officer				Application Number(s)			
Alex McDougall				1. 2014/0610/P 2. 2014/0744/L			
Application Address				Drawing Numbers			
31 Mornington Crescent London NW1 7RE				Refer to draft decision notices.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<ol style="list-style-type: none"> Conversion of existing building containing 5 self-contained dwellings (3 x studio, 2 x 1 bed) to 4 self-contained dwellings (1 x studio, 2 x 1 bed, 1 x 2 bed) including excavation for single storey basement extension to rear, erection of a single storey ground floor rear extension and alterations to rear fenestration. Internal works associated with the conversion of existing building containing 5 self-contained dwellings (3 x studio, 2 x 1 bed) to 4 self-contained dwellings (1 x studio, 2 x 1 bed, 1 x 2 bed) including excavation for single storey basement extension to rear, erection of a single storey ground floor rear extension and alterations to rear fenestration. 							
Recommendation(s):		<ol style="list-style-type: none"> Grant planning permission Grant listed building consent 					
Application Type:		<ol style="list-style-type: none"> Full Planning Permission Listed Building Consent 					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	17	No. of responses No. electronic	04 04	No. of objections	04
Summary of consultation responses:		Site Notice 28/02/14 – 21/03/14. Press Notice: 06/03/14 – 27/03/14. Objections have been received from Nos. 30A Mornington Crescent, 27B Mornington Crescent, 30 (Flat 1) Mornington Crescent, and 32 (Flat 1) Mornington Crescent on the following grounds: <ul style="list-style-type: none"> <i>Design</i> – The proposed first floor rear extension would have an unacceptable impact on the appearance of the building and the character of the area (Officer Comment: This element of the proposal has been removed). <i>Design</i> – The width of the proposed rear extension would have an unacceptable impact on the appearance of the building and the 					

	<p>character of the area (Officer Comment: This element of the proposal has been reduced in width to the satisfaction of Council's Design and Conservation Officer).</p> <ul style="list-style-type: none"> • <i>Amenity</i> - The proposed first floor rear extension would have an unacceptable impact on the amenity of adjoining properties (Officer Comment: This element of the proposal has been removed). • <i>Amenity</i> – The works should not be allowed to go ahead on weekends (Officer Comment: The proposal will be subject to the requirements of the Control of Pollution Act 1974, which is considered to reasonably restrict construction hours). • <i>Trees</i> – One of the trees to the rear should be removed (Officer Comment: No tree removal is proposed and it would not be appropriate to impose a condition requiring any trees be removed. It appears that this comment relates to concurrent tree works application 2014/4111/T).
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<p>Camden Town CAAC comments:</p>	<p>Camden Town CAAC have made the following comments:</p> <ul style="list-style-type: none"> • <i>Design</i> – The proposed first floor rear extension would have an unacceptable impact on the appearance of the building and the character of the area (Officer Comment: This element of the proposal has been removed). • <i>Design</i> – The width of the proposed rear extension would have an unacceptable impact on the appearance of the building and the character of the area (Officer Comment: This element of the proposal has been reduced in width to the satisfaction of Council's Design and Conservation Officer). • <i>Design</i> – The depth of the proposed extension is excessive (Officer Comment: Please see section 3.1 below for more information). • <i>Design</i> – The proposed basement level rear opening is too wide (Officer Comment: Please see section 3.1 below for more information). • <i>Design</i> – The proposal does not adequately detail the proposed work to the front elevation (Officer Comment: No work is proposed to the front elevation).
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Site Description

The site is occupied by a 3 storey plus loft and basement Grade II Listed mid-terrace late Georgian building on the western side of Mornington Crescent. The building has an existing single storey ground floor rear extension and first floor rear terrace with stairs down to the rear garden. The area is characterised by residential properties. The building is in use 5 self-contained flats.

The site is located in the Camden Town Conservation Area and has a Public Transport Accessibility Level (PTAL) of 6a 'excellent'.

Relevant History

31 Mornington Crescent (the application site)

8400405 & 8470061: The change of use to 5 self-contained dwelling units including works of conversion. Granted 03/10/1984. Note: The works approved as part of this application appear to have stripped the building of much of its internal heritage significance.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS12 Sites for gypsies and travellers

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS16 Improving Camden's health and well-being

CS18 Dealing with our waste and encouraging recycling

CS19 Delivering and monitoring the Core Strategy

Camden Development Policies 2010

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

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

DP28 Noise and vibration

DP29 Improving access

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG2 Housing

CPG3 Sustainability

CPG4 Basements and Lightwells

CPG6 Amenity

CPG7 Transport

Camden Town Conservation Area Appraisal and Management Strategy

Assessment

1. Detailed Description of Proposed Development

1.1. Conversion of existing building containing 5 self-contained dwellings (3 x studio, 2 x 1 bed) to 4 self-contained dwellings (1 x studio, 2 x 1 bed, 1 x 2 bed).

1.2. Demolition of existing basement and ground floor rear extensions.

- 1.3. Excavation for single storey basement extension to rear and erection of a single storey ground floor rear extension including extension of existing rear lightwell. The basement would have a depth of 6.5m and a width of 3.5m. The rear extension would be flat roofed with a maximum height above ground level of 3.7m, 6.5m in depth and a width of 3.5m. The rear extension would have two side windows at basement level and doors to the rear at ground floor level. The rear garden would be reduced from 104sqm to 81sqm (a reduction of 22%).
- 1.4. The rear lightwell will be expanded slightly, terraced and landscaped to provide an amenity space to the basement flat. Due to the existing hard landscaping in the rear garden, and the proposal for part of the lightwell to be soft landscaping, the proposal will result in a slight increase in soft landscaping on the subject site.
- 1.5. Alterations to fenestration including replacing existing first floor rear doors with window and the existing rear basement window will be replaced with doors to allow access into the rear lightwell.
- 1.6. Internal works:
- Basement – Removal of non-original room partitioning and doors. Introduction of doors between front and rear rooms. Modification of entrance to rear basement outrigger.
 - Ground - Removal of non-original room partitioning and doors. Introduction of doors between front and rear rooms. Modification of entrance to rear extension.
 - First Floor – Introduction of closet to front room.
 - Second Floor – Removal of non-original room partitioning and doors. Introduction of doors between front and rear rooms.
 - Third Floor - Introduction of bathroom in front room. Modification to non-original layout.
- 1.7. During the course of assessment the Applicant submitted amended plans deleting a proposed first floor rear extension and reduced the width of the ground floor rear extension in response to comments from Council planning officers.

2. Principle of Development

2.1. *Conversion*

Policy DP2 states that Council will seek to maximise the supply of homes in the borough. However, the policy only goes so far as to resist development that would involve the net loss of two or more homes. The proposal would result in the net loss of only one home and as such is not contrary to policy in this instance. The proposal will result in the provision of a two bedroom dwelling, which is in high demand in the area. As such the proposed conversion is considered to be acceptable in principle.

2.2. *Alterations and Additions*

Alterations and additions are considered to be acceptable in principle subject to a detailed assessment on the following grounds:

- a) Design
- b) Basement Impacts
- c) Residential Amenity
- d) Standard of Accommodation
- e) Landscaping
- f) Transport

g) Sustainability

3. Design

3.1. Rear extensions

The proposed rear extensions are considered to be of an acceptable design, and have an acceptable impact on the historical significance of the listed building and the character of the conservation area for the following reasons:

- a) The proposal is of the same height, width and depth as the attached rear extension on the adjoining property to the south.
- b) The height is considered to be in keeping with the scale of the original building and would not make the proposal overly prominent when viewed from any adjoining or nearby properties.
- c) The extension will be finished in materials which match the original building, including a segmental brick arch. Notwithstanding, a condition of consent will be included requiring that matching materials be used.
- d) The rear of the building is not readily visible from any public space.
- e) The rear extension is considered to be adequately separated from the original window on the rear elevation.
- f) While the ground floor rear opening is not strictly in keeping with the style of the building, the proposed rear opening is not readily visible from any public area or adjoining or nearby properties. The doors will however be timber, in keeping with the materials of the existing building. As such this is not considered to be sufficient reason to refuse the application.
- g) The proposal maintains 78% of the original rear garden as amenity space, as well as additional amenity space in the proposed lightwell.

3.2. Alterations to fenestration

The proposed alterations to fenestration are considered to be of an acceptable design, and have an acceptable impact on the historical significance of the listed building and the character of the conservation area for the following reasons:

- a) The proposal results in the replacement of an unsympathetic set of doors at rear first floor level with a more appropriate timber sash window.
- b) The new doors at basement level are below ground level and not readily visible from any public place or adjoining and nearby properties.

3.3. Internal works

The proposed internal works have been considered by a conservation officer and are considered to remove unsympathetic internal walls and generally improve the integrity of the listed building.

For the reasons listed above the proposed development is considered to be consistent with LDF policies CS14, DP24 and DP25 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

4. Basement Impacts

The proposal would require excavation to the rear of the site to accommodate the proposed rear extensions and expanded lightwell. The excavation is considered to be acceptable for the

following reasons:

- a) The proposal is accompanied by a Basement Impact Assessment which completes the required screening process and finds that there are no further grounds for investigation.
- b) The proposal would match the rear extension at the adjoining property to the south and as such would not require a significant change in levels.
- c) The amount of excavation required is minimal.

5. Residential Amenity

5.1. Rear extensions

The proposed rear extensions are considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- a) Due to the height and nature of the adjoining extensions the proposal would add no additional bulk when viewed from the adjoining properties. As such it is considered to have no unacceptable impact on solar access, outlook or sense of enclosure.
- b) The construction of such an extension is not likely to be particularly difficult or lengthy and as such a construction management plan is not considered to be required. Any excessive noise or disturbance can be referred to Council's Environmental Health team. An informative will detail the standard hours of construction.

5.2. Alterations to fenestration.

The proposal results in the removal of a first floor rear fire escape and as such is considered to reduce the overlooking impact on adjoining properties. The new doors to the rear are below ground level and as such will not result in any additional overshadowing of adjoining properties.

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.

6. Standard of Accommodation

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

- a) While the proposal will not be readily accessible, and thus fail several Lifetime Homes Criteria, as the building is listed, it is not feasible to retrofit the building to meet all of the criteria in this instance.
- b) The proposal will provide amenity space for two units.
- c) The proposal results in the amalgamation of two substandard units and provides one unit compliant with London Housing SPG and CPG2 size requirements.
- d) The proposal increases the size of two existing small units.

7. Landscaping

The proposal would not result in the removal of any existing trees and is not within the vicinity of any large trees on adjoining or nearby properties. The proposal will maintain an adequately sized rear garden. As such the proposal is considered to be acceptable with regard to landscaping.

8. Transport

The subject site does not currently have any off-street car parking and no off-street car parking is proposed. CPG7 states that, "*car-free or car-capped 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*". As the proposal would result in a reduction in the number of dwellings the proposal is not considered likely to result in an increase of vehicle trips or have a deleterious impact on traffic conditions in the vicinity of the site. As such it is not considered necessary or reasonable for the proposal to be designated as car free or car capped.

9. Sustainability

LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. The proposed rear extension would be built to modern insulation and energy use requirements. Given the proposal relates to a listed building, in which there is limited scope to increase the efficiency of the building, the proposal is considered to adequately respond to the issue of sustainability.

10. Recommendation

- 10.1. Grant Planning Permission.
- 10.2. Grant Listed Building Consent.

DISCLAIMER

Decision route to be decided by nominated members on Monday 6th October 2014. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.