

61 - 63 Holmes Road - 2014/3795/P



55-57 Holmes Road

61-63 Holmes Road



Picture 1. View looking South East along Holmes Road (towards Kentish Town Road)



Picture 2. View looking South (front elevation of 61-63 Homes Road)



Picture 3: View looking West of front elevation to 55-57 & 61-63 Holmes Road

Delegated Report Members' Briefing		Analysis sheet		Expiry Date:	26/08/2014
		N/A		Consultation Expiry Date:	04/08/2014
Officer			Application Number(s)		
Gideon Whittingham			2014/3795/P		
Application Address			Drawing Numbers		
61 - 63 Holmes Road London NW53AN			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of mansard roof extension with front balcony and terrace, to create a 5th floor level and allow change of use of 2 x 1 bed flats to 2 x 2 bed flats, and associated installation of green roof, photovoltaic panels, glazed balustrades and screening.					
Recommendation(s):		Grant Planning Permission subject to a s106 Legal Agreement (Deed of Variation)			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	31	No. of responses	04	No. of objections	04
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 14/07/2014 to 04/08/2014.</p> <p>Objections:</p> <p>55 Holmes Road</p> <ul style="list-style-type: none"> • Higher than those adjacent (see section 3) • Loss on amenity (see section 5) • Materials and finish of building unsympathetic (see section 3) <p>55-57 Holmes Road</p> <ul style="list-style-type: none"> • Negative impact on my daylight and privacy (see section 5) • Adjacent developments to be permitted may cumulatively harm amenity (see section 5) <p>52 Northway (Finchley owner of flat at 55//57 Holmes Road)</p> <ul style="list-style-type: none"> • Adjacent developments to be permitted will cumulatively result in overdevelopment (see section 3) • Increase parking congestion (see section 6) • Amenity (see section 5) <p>55-57 Holmes Road</p> <ul style="list-style-type: none"> • Construction noise (see section 6) • Too tall (see section 3) • Amenity (see section 5) 					
CAAC/Local groups comments:	The site is not located within a conservation area					

Site Description

The site is located on the south side of Holmes Road off Kentish Town Road. The adjacent properties at 55-57 and 65-69 Holmes Road form the south eastern and south western boundaries of the site.

The site is not listed or within a conservation area, but the Inkerman Conservation area lies to the south.

The Kentish Town Industry Area lies immediately to the north of the site and the Kentish Town District shopping and Service Centre is 200m to the east.

Relevant History

Application Site:

2011/0201/P: Permission granted on appeal (ref: APP/X5210/A/11/2163152) on 12/03/2012 – Outline application for the erection of a 5 storey plus basement building comprising light industrial (Use class B1) at basement and ground floor levels and residential (Use class C3) at 1st, 2nd, 3rd and 4th floors (5 x 1bed and 3 x 2bed units) following demolition of existing building (furniture repair Class B1 and residential Class C3) (application seeks permission for scale, layout and access only and not appearance of the building or landscaping).

This decision is addressed in Section 2 of this report. The conclusions reached are material to assessment of the current application.

2013/8317/P: Variation of condition 7, in relation to Class B1 floorspace, of outline planning permission (2011/0201/P & APP/X5210/A/11/2163152) dated 12/03/2012, for the erection of a 5 storey plus basement building. GRANTED 15/05/2014

2014/0440/P: Non material amendment (omission of basement floor level and associated light industrial floorspace) to previous permission dated 12/03/2012 (2011/0201/P & APP/X5210/A/11/2163152) for the erection of a 5 storey building. GRANTED 20/05/2014

65- 69 Holmes Road:

2013/7130/P: Erection of part seven, part three storey building above two basement levels to provide student accommodation comprising 273 units (337 rooms and 439 bed spaces) with ancillary facilities (sui generis), warehouse (Class B8) at basement and ground floor levels and coffee shop (Class A1) at ground floor level following demolition of existing B8 buildings. GRANTED 06/03/2014

55-57 Holmes Road:

2010/6549/P - Revision to planning permission (Ref: 2008/1304/P) granted on appeal dated 18/09/2009 (Ref: APP/X5210/A/09/2104541) for the removal of existing plant room at roof level and erection of two additional storeys to create three new self contained residential flats. Revision comprises alterations to windows to north, west, east and south elevations at fourth and fifth floor levels. GRANTED 22/07/2011

2011/2627/P Change of use and conversion of part ground floor from part office Class B1(a) and part storage and distribution (Class B8) to three (2 x 2 bed & 1x 3 bed) self contained residential units (Class C3) - GRANTED 12/09/2011.

74a Holmes Road (now known as Simone House):

2005/3264/P Demolition of existing vacant vehicle repair workshop & erection of a 5 storey mixed use building comprising flexible Class B1 floorspace on the ground floor and 27 low cost home ownership residential units - GRANTED 3/11/2005

54-74 Holmes Road:

2003/1212/P Demolition of existing (B8) building and erection of new 5 storey building comprising Class B1 business use at ground level, with 4 studios and 27 cluster flats (182 bed rooms / spaces) for students above - GRANTED 23/11/2004.

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012
London Plan 2011

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 and promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)
CS15(Protecting and improving our parks and open spaces & encouraging biodiversity)
CS18(Dealing with our waste and encouraging recycling)
CS19(Delivering and monitoring the Core Strategy)
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 the availability of car parking)
DP19 (Managing the impact of parking)
DP20 (Movement of goods and materials)
DP21 (Development connecting to the highway network)
DP24 (Securing high quality design)
DP26 (Managing the impact of development on occupiers and neighbours)
DP28(Noise and vibration)

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 (2011/0201/P) for the erection of a 5 storey comprising light industrial (Use class B1) at lower level at residential above, consisting of 5 x 1bed and 3 x 2bed units, following demolition of existing building. This permission has been implemented and works are underway on site.

2. Proposal:

- **Revisions**

2.1 During the course of the application, the following matters were revised:

- The form, shape and cladding materials of the roof extension at fifth floor level

2.2 The application, now proposes:

- The erection of an additional storey at fifth floor level of a modern angular form, lead clad and measures 2.8m height x 13m width x 8.6m in depth.
- The extension would provide additional floorspace to existing accommodation - to enlarge 2 x 1 bedroom flats (existing) at fourth floor level to provide 2 x 2 bedroom flats at fourth and fifth floor level.
- The roof extension would also allow a newly created roof terrace at fifth floor level

2.3 The principal considerations material to the determination of these applications are summarised as follows:

- **Character and appearance of the local streetscape**
- **Standard of accommodation and Lifetime homes standards**
- **Adjacent residential amenity**
- **Transport, access and parking**
- **S106 / Other Matters – revise contributions**

3. Assessment

- **Character and appearance of the local streetscape**

3.1 The wider area is characterised by a variety of building sizes and uses, including mixed-use (business and residential) buildings of up to six storeys.

3.2 In terms of immediacy, albeit across the road, No.54-74 Holmes Road is a part 5 and part 6 storey (2003/1212/P) commercial and residential building, Nos. 30-50 and 52 Holmes Road are part 2, part 3 commercial buildings and No.74A Holmes Road (2005/3264/P) is a commercial and residential 5 storey building, the top storey being recessed.

3.3 Directly abutting the site to the south east (rear), 55-57 Holmes Road (PE9800475R1) is a 4 storey plus basement commercial and residential building, approximately 20m in height.

3.4 To the south west (rear), No. 65-69 Holmes Road has extant permission (2013/7130/P) for a part seven, part three storey commercial and residential building, approximately 19.5m in height. With particular regard of this consent and assessment of local streetscape, the officer report noted:

'He [Inspector] concluded that there was a good case in townscape terms for a 7-storey building of the overall height proposed; that it would complement its neighbours without appearing excessive in height in either street elevation or otherwise over-dominant; that there was no necessity in design or policy terms for the upper storeys to be set back from the main elevation; that the building would not have an awkward relationship with Azania Mews; and it would not jar visually or appear out of joint but would present a visually stimulating contrast. He agreed with the applicant that the additional storey would slightly improve the proportions of the main elevations and it would have a more clearly articulated base, middle and top and successfully 'turn' the street corner'

3.5 The terminating height of the application building is 15m; the proposal would increase the buildings height up to 18m. It is considered that development at the application site would therefore remain consistent and proportionate in terms of terminating height with those directly adjacent at 19m (No. 65-69) and 20m (No.55-57).

3.6 In terms of detailed design, the proposal would maintain the vertical form of the building. Contrasting in facing materials, it would continue the fenestration alignment with those at lower level and remain overtly modern as per its host.

3.7 The proposal is considered to be sufficient distance from the Inkerman Conservation Area to ensure that the character and appearance of the conservation area is preserved.

3.8 Within this context, the additional storey providing a 6 storey building would remain consistent and proportionate to the newly formed streetscape at this point on Holmes Road. The resultant terminating height of No.61-63 at 18m, would still remain 1m below those directly adjacent, at 19m (Nos. 65-69) and 20m (Nos. 55-57 – albeit an extant permission) and be of an appropriate architectural composition and detailed design to the host building, complying with Policies CS14 and DP24.

- **Standard of accommodation and Lifetime homes standards**

4.1 The implemented permission (2011/0201/P) provides 2 x 1 bed units at fourth floor level, approximately 55sqm each, with single aspects and balconies facing Holmes Road.

4.2 The proposal would provide 49sqm (GIA) of additional floorspace at fifth floor level.

4.3 The proposal would enlarge the existing units to provide 2 x 2 bedroom flats. A duplex flat (at fourth and fifth floor level) of 82 sqm[unit A] and a flat (at fourth floor level)of 65 sqm [unit B].

4.4 Unit A would enjoy dual aspect accommodation, a marked improvement on the existing flat, aswell as a new terrace at fifth floor level. Both units would retain their respective terraces at fourth floor level.

4.5 All rooms are also sufficiently regular in shape and provide dedicated storage spaces, have access to natural ventilation and would benefit from sufficient solar gain.

4.6 Unit A and B (see table below) would meet the minimum floorspace requirements according to the CPG standards and Greater London Authority Housing SPG floor area guideline level, providing a higher quality of accommodation than that approved.

Unit	Bedrooms/Persons	Floorspace (GIA sqm)	CPG	London Plan
A	2/4	86	75	70
B	2/3	65	61	61

4.7 Policy CS6 identifies market homes with 1 bedroom of low priority and 2 bedroom units of very high priority. The proposal would provide 2 x 2 units of high priority, replacing 2 units of lesser priority.

4.8 The applicant has submitted a Lifetime Homes statement identifying design features which would maximise accessibility and the site constraints. The proposal largely complies with the Lifetime Homes criteria; however the constraints of the site, in particular the inability to provide a parking space in close proximity to the site, restrict compliance with, inter alia, criteria Nos.1 and 2. In the context of those constraints, it is considered that the proposal appropriately meets all applicable standards and is therefore in accordance with policy DP6.

4.9 In accordance with CPG2 Housing, all habitable rooms feature minimum headroom of 2.3m.

4.10 Within this context, the improved quality of accommodation, particular of a higher priority to Camden's housing stock is acceptable.

- **Adjacent residential amenity**

5.1 The closest residential units to the site are on the upper floors of 55 Holmes Road to the south east of the site. There are habitable room windows to the side elevation of this building facing the

application site at first, second and third floor levels approximately 1.5m away from the site boundary; at fourth floor level approximately 3m away from the site boundary and at fifth floor level approximately 4m away from the site boundary.

Daylight/sunlight

5.2 With regard to the consent ref: 2011/0201/P and assessment therein of residential amenity, the officer report noted:

'6.3.2 A daylight/sunlight assessment has been provided to analyse the impact on neighbouring residential properties and in particular on 55 Holmes Road. It shows that the scheme would have an impact on the two second floor windows and the three third floor windows to the side boundary of 55 Holmes Road. The scheme has been amended with the upper floor being set back from the boundary with 55 Holmes Road and this reduces the impact on these windows and means that more of the standards in the BRE guidance are achieved, (but not all of them). It should be noted that on the second floor one of these bedrooms is dual aspect and also has a window facing onto Holmes Road which achieves the standards outlined in BRE guidance. On the third floor one of these bedrooms also has a window facing onto Holmes Road which achieves the standards outlined in BRE guidance and one of the windows serves a study. There are therefore only 3 rooms which do not achieve all of the standards set out in BRE guidance – a study on the third floor, a bedroom on the third floor (which is marginally under the Vertical Sky Component calculation) and a bedroom on the second floor (which is also under on the Vertical Sky Component calculation). The units that are at 55 Holmes Road are all large three bed units whose main aspect is either facing onto Holmes Road or facing the rear of the site. The impact on the two bedrooms and a study on the side elevation is therefore not considered to detrimentally affect the amenity of the residents at 55 Holmes Road enough to warrant refusal of the application.'

5.3 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).

5.4 The level of ambient daylight received by a window is quantified in terms of its Vertical Sky Component (VSC), which represents the amount of vertical skylight falling on a vertical window.

5.5 The daylighting is not considered to be substantially affected when the Vertical Sky Component (VSC) measured at the centre of a window is >27%. A window may be adversely affected if the VSC measured at the centre of the window is less than 27% and less than 0.8 times its former value. A reduction ratio <1.0 and ≥ 0.8 of the baseline value is however considered negligible in terms of harm.

5.6 With regard to 55 Holmes Road, windows at first, second and third floor level on the front elevation which meet 27% VSC, would see a 0.99 (negligible) loss. The 2 windows (first and second floor) on the front elevation which currently do not meet 27% VSC, would see a loss of 0.99 (negligible) their former VSC level.

5.7 On the flank (east facing) elevation, windows at first, second and third floor level all currently fail to meet 27% VSC, but again, the loss would be 0.99 (negligible) of their respective former values. The windows on the fourth and fifth floor all meet 27% VSC and with a 0.99 (negligible) loss would continue to achieve the BRE guidelines.

5.8 In accordance with CPG6, while the Council supports the aims of the BRE methodology (ADF) for assessing sunlight and daylight, the results must be considered flexibly. The BRE makes clear that in highly urbanised areas, the guidance will not always be met, and values should only ever be used as 'guidance', it is not a mandatory or statutory document to be applied rigidly. It is considered however, the adjacent occupiers would receive adequate daylight and sunlight levels as a result of this development, in line with the guidelines of CPG6.

5.9 With regard overlooking the officer report noted:

'6.3.3 The scheme has been designed with no windows on the south east elevation facing 55 Holmes Road or on the south west elevation facing 65-67 Holmes Road. The proposed windows are to be on the two Holmes Road frontages do not directly face any existing residential units and there are therefore considered to be no overlooking issues with existing residents.'

5.10 Introducing a greater potential for close distance mutual overlooking, resulting in a loss of privacy to the occupiers of each building would be contrary to CPG6 (Amenity) and DP26 (Managing the impact of development on occupiers and neighbours). To ensure privacy, there should normally be a minimum distance of 18m between the windows of habitable rooms of different units that directly face each other. In this case, a window will be introduced at to the rear, facing south east at fifth floor level. The window would be set back 10m from the recessed third and fourth floor level of abutting No.55 Holmes Road and would not directly face habitable windows, but rather at an oblique angle (36 and 55 degrees). Therefore it is considered that in this instance no harmful overlooking would occur.

5.11 The newly introduced roof terrace would face north only and not have views to the rear and windows of 55 Holmes Road or 65-67 Holmes Road.

5.12 In the context of the urban constraints and the extent to which an additional storey would have upon the adjacent neighbours, the proposal strikes an acceptable balance between the existing amenity arrangement with the need to make full use of the site to deliver high priority housing.

- **Transport, access and parking**

6.1 The site has a PTAL of 4, which indicates that it has a 'good' level of accessibility by public transport. In accordance with Policies DP18 and DP19, the existing flats have been made car-free, secured by a Section 106 planning obligation. This agreement is recommended to be updated accordingly to account for the additional accommodation to the existing flats.

6.2 The existing cycle storage provision, located at ground floor level would continue to comply with Camden's Parking Standards, with one cycle storage/parking space per new residential unit.

6.3 Given the nature and scale of the proposal and the current construction works on site, it is considered the existing CMP (secured to 2011/0201/P) would ensure that the impact of the construction would be mitigated. This is also true of the financial contribution to repave the footway adjacent to the site.

- **S106 / Other Matters**

7.1 Given the change in residential mix, contributions attributed to the implemented permission (2011/0201/P) shall be updated accordingly.

7.2 Calculated in accordance with CPG6, the contributions of ref: 2011/0201/P for 5 x 1 bedroom and 3 x 2 bedroom units were £7,041.00 (education) and £6,100.00 (open space).

7.3 With an updated mix and subtracting contributions already paid, a payment for education of £4,024 (£7,041.00 - £11,065) and open space £2,871 (£6,100.00 - £8,971) shall be secured.

Recommendation: Planning Permission is recommended subject to a S106 Legal Agreement (deed of variation) covering the following Heads of Terms:-

- Car free
- Financial contribution towards education facilities
- Financial contribution towards open space
- Submission of a full Code for Sustainable Homes report and post construction review

DISCLAIMER Decision route to be decided by nominated members on Monday 3rd November

2014. For further information please click [here](#)

Norton Mayfield Architects
Harland Works
Unit 7
70 John Street
Sheffield
South Yorkshire
S2 4QU

Application Ref: **2014/3795/P**

30 October 2014

Dear Sir

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
61 - 63 Holmes Road
London
NW5 3AN

DECISION
Proposal:

Erection of mansard roof extension with front balcony and terrace, to create a 5th floor level and allow change of use of 2 x 1 bed flats to 2 x 2 bed flats, and associated installation of green roof, photovoltaic panels, glazed balustrades and screening.

Drawing Nos: 1214 PL-002, 1214-E-100, 1214-E-101, 1214-E-102, 1214-E-103, 1214-E-201, 1214-E-202, 1214-E-301, 1214 PL-610, 1214 PL-123A, 1214 PL-124A, 1214 PL-125A, 1214 PL-220A, 1214 PL-221A, 1214 PL-222B, 1214 PL-320B, REPORT No. E1049, produced by Site Sound Ltd, Daylight, Sunlight & Overshadowing Report, prepared by Syntegra Consulting Ltd, dated March 2014.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1214 PL-002, 1214-E-100, 1214-E-101, 1214-E-102, 1214-E-103, 1214-E-201, 1214-E-202, 1214-E-301, 1214 PL-610, 1214 PL-123A, 1214 PL-124A, 1214 PL-125A, 1214 PL-220A, 1214 PL-221A, 1214 PL-222B, 1214 PL-320B, REPORT No. E1049, produced by Site Sound Ltd, Daylight, Sunlight & Overshadowing Report, prepared by Syntegra Consulting Ltd, dated March 2014.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service,

Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Culture and Environment Directorate