

Delegated Report		Analysis sheet		Expiry Date:		07/05/2014	
		N/A		Consultation Expiry Date:		17/04/2014	
Officer				Application Number(s)			
Alex McDougall				2014/1048/P			
Application Address				Drawing Numbers			
67 Bayham Street London NW1 0AA				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Conversion of dwelling into 2 residential units (2 x 2 bedroom maisonettes), excavation to provide basement level and rear lightwell, erection of two storey rear extension at ground floor level, alteration of existing windows and insertion of new front window at basement level.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	03	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	Site Notice 24/03/2014 – 14/04/2014. Press Notice: 27/03/2014 – 17/04/2014.						
Camden Town CAAC:	No response.						
Site Description							
The site is occupied by a 3 storey mid-terrace building on the western side of Bayham Street. The building has an existing single storey rear extension and a low-ceiling basement.							
The area is characterised by residential properties on Bayham Street with a mix of commercial and industrial buildings to the rear.							

The site is located on the eastern terminus of the Camden Town Conservation Area and, while not listed, the building on the site is identified as making a positive contribution to the character and appearance of the Conservation Area.

Relevant History

67 Bayham Street (application property)

2013/4969/P – Planning permission was refused on 14/04/2014 for conversion of existing house into 3 x self-contained units (Class C3) including erection of three storey rear extension, basement excavation to extend existing basement, excavation of rear lightwell, alterations to front elevation and associated landscaping. Reasons for refusal:

- 1. The proposed rear extension, by reason of its height, width, bulk, scale and detailed design, would result in an obtrusive development which would harm the character and appearance of the existing building and the Camden Town Conservation Area, contrary to London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development); and CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 (Securing high quality design); and DP25 (Conserving Camden's heritage).*
- 2. The proposed rear extension, by reason of its height, bulk, scale, and position, is likely to result in an unacceptable level of daylight and sunlight to neighbouring occupiers. The proposal would therefore be contrary to policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.*
- 3. The Basement Impact Assessment fails to demonstrate that the proposed development would maintain the structural stability of the neighbouring properties and would not adversely impact upon the local water environment and drainage, contrary to policies CS5 (Managing the impact of growth and development) and CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy; and to policies DP23 (Water), and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.*
- 4. The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) of the London Borough of Camden Local Development Framework Development Policies.*
- 5. The proposed development, in the absence of a legal agreement to secure a Construction Management Plan, would be likely to give rise to conflicts with other road users, and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.*

2012/4746/P – Planning permission was refused on 31/10/2012 for the erection of three storey rear extension and alterations to fenestration in connection with change of use from single-family dwellinghouse to 3 x 1 bedroom flats (Class C3).

2012/2519/P – Planning permission was refused on 12/07/2012 for the erection of two-storey rear extension, mansard roof extension and alterations to windows/doors all in connection with change of use from a single-family dwellinghouse to 2 x 1-bedroom and 1 x 2-bedroom self-contained flat (Class C3).

2008/1398/P – Planning permission was refused on 13/05/2008 for the erection of a two storey rear extension and a mansard roof extension with front and rear dormer windows together with the change of use from a single dwellinghouse to two self-contained flats and one self-contained maisonette.

55/57 Bayham Street:

35358 – Planning permission was granted on 16/03/1983 for the change of use and works of conversion, including the erection of a 4 storey rear extension, to provide a 14 bed hostel together with a wardens flat.

59 Bayham Street:

J12/17/V/3883 – Planning permission was granted on 10/08/1967 for the erection of a rear addition at first floor level.

61 Bayham Street

32174 – Planning permission was granted on 11/06/1981 for the change of use and works of conversion to provide three self-contained flats including the construction of a three-storey rear extension.

65 Bayham Street

PEX0100681 – Planning permission was granted on 02/10/2001 for the construction of a two-storey rear extension plus railings to the front of property and other minor elevational alterations.

71 Bayham Street

8802051 – Planning permission was granted on 10/01/1989 for the Change of use and works of conversion including the erection of a two storey rear addition to provide two self-contained maisonettes.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

Camden LDF Core Strategy 2010

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

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
DP22 Promoting sustainable design and construction
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
CPG8 Planning Obligations

Camden Town Conservation Area Appraisal and Management Strategy

Assessment

Detailed Description of Proposed Development

The proposal includes the following elements:

- Conversion of the existing building from a 3 bedroom single family dwelling house into 2 x 2 bedroom maisonettes at basement/ground and first/second floor levels respectively.
- Lowering the floor of the existing basement level to provide adequate floor to ceiling height and creation of a new lightwell and terrace to the rear to provide light to the basement level. The lightwell will be secured to the rear via vertical black metal railings.
- Erection of two storey rear extension at ground floor level. The proposal will replace an existing single storey ground floor rear extension. The extension will be 3.5m wide (69% width of site), and 3.3m in depth (1.9m of additional depth at ground level). Timber decking will also be laid to the rear of the site.
- Enlargement of existing window openings to rear and provision of secondary glazing to the front windows.
- Insertion of new high level windows at basement level to front of dwelling.

Principle of Development

Conversion

Policy DP2 seeks to maximise the supply of additional homes on sites that are underused or vacant. The property has been vacant for some time and has been squatted on several occasions. The building was used informally by a charity to house the homeless in the interim. The Council's empty property team support the proposal.

Policy DP5 states that there is a need for additional two bedroom dwellings. The proposal includes 2 x 2 bedroom dwellings.

As such the proposed conversion is considered to be acceptable in principle, subject to an

assessment on the standard of accommodation, traffic impacts, waste storage, and the like.

Alterations and Additions

Alterations and additions are considered to be acceptable in principle subject to an assessment of their design, impact on the conservation area, amenity of neighbours, basement impact and the like.

Design

Basement and lightwell

The proposed basement and lightwell are considered to be of an acceptable design, and have an acceptable impact on the appearance of the building and the character of the conservation area, for the following reasons:

- The area to the rear of the site is not visible from any public place.
- The buildings to the rear of the site are commercial/industrial in nature and do not have significant views to the rear of the Bayham Street properties.
- The lightwell will be secured by a railing to the rear which is considered to be in keeping with the appearance of the building and the character of the area.
- The proposed lightwell windows and door will match the style and size of openings to the rear of the existing building.

Rear extension

The proposed rear extension is considered to be of an acceptable design, and have an acceptable impact on the appearance of the building and the character of the conservation area, for the following reasons:

- The terraces of which the building is a part are characterised by large 2+ storey rear extensions or varying styles and widths.
- The extension, at two storeys, is considered to be adequately subordinate to the three storey building.
- While the proposal is slightly wider than is normally considered appropriate the area is characterised by wide rear extensions and the adjoining building to the south steps back to the rear of the subject building, minimising the perceived bulk of the proposal.
- The walls and windows will be of a high quality in keeping with the existing building. Notwithstanding, a condition of consent is recommended requiring that matching materials and design be used.
- The proposal will maintain 50% of the rear garden as open amenity space.

Alteration of windows

The proposed alterations to the existing windows are considered to be of an acceptable design, and have an acceptable impact on the appearance of the building and the character of the conservation area, for the following reasons:

- The area to the rear of the site is not visible from any public place.
- The buildings to the rear of the site are commercial/industrial in nature and do not have significant views to the rear of the Bayham Street properties.
- The rear elevations of adjoining buildings have undergone extensive change.
- The replacement windows will be of a high quality. Notwithstanding, a condition of consent is

recommended requiring that matching materials and design be used.

- The proposal includes secondary glazing to the front windows to increase the acoustic amenity of several bedrooms. This is considered to be acceptable subject to a condition that the style of secondary glazing does not interfere visually with the glazing bar patterns of the primary windows.

New window to front elevation

The area is characterised by large front lightwells and windows and as such the proposed window, which is below ground level, will have minimal impact on the appearance of the building or the character of the conservation area.

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

Residential Amenity

Basement and lightwell

As most of the works are below ground the proposed basement and lightwell are not considered to have any unacceptable impacts on the amenity of adjoining and nearby properties.

Rear extension

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

- The adjoining building to the south steps back to the rear, and the adjoining building to the north has an existing single storey rear extension, which decreases the perceived depth of the proposal and minimises the loss of light, sense of enclosure and loss of outlook. The first floor window on the adjoining building to the north is off of a stairway and as such the outlook from this window is not considered to be as important to retain.
- The new windows will look out onto commercial and industrial buildings and as such are not considered to result in any unacceptable loss of privacy.
- The extension includes a flat roof that could be accessed via a second floor window. Such use would overlook adjoining gardens and windows. As such a condition is recommended requiring that the roof of the rear extension not be used as a terrace.

Alterations of windows

The proposal will result in several larger windows to the southern rear side of the site. These windows are off of stairways which are transitive spaces and the adjoining building to the south steps back to the rear and is thus slightly screened from the increase in width of the windows. As such the changes to the windows are not considered to result in an unacceptable increase in overlooking.

New window to front elevation

The proposed front window is primarily below ground and as such will not have any impact on the amenity of adjoining or nearby 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.

Standard of Residential Accommodation

The quality of the proposed accommodation for future occupants is considered to be acceptable for the following reasons:

- The proposed units satisfy the CPG and London Plan requirements for overall size.
- The proposed rooms generally satisfy the CPG and London Plan requirements for dimensions and size. Some of the rooms are slightly undersized or under-dimensioned. Given the proposal is a conversion the minor non-compliances are not considered to be reason to refuse the application.
- The basement would have headroom of 2.5m in keeping with the London Housing SPG.
- The habitable basement room to the rear would receive adequate solar access and outlook from the proposed lightwell. The other basement rooms are not habitable rooms.
- The proposed units would receive adequate daylight from a dual east/west outlook.
- The ground floor unit would benefit from outdoor amenity space.
- Secondary glazing has been included to reduce noise to bedrooms on the front elevation along Bayham Street, a busy road. A condition is recommended requiring that this secondary glazing be provided prior to occupation.
- The applicant has provided a Lifetime Homes Assessment which demonstrates that several of the criteria cannot be achieved. Given the proposal is the conversion of a relatively small building this is considered to be acceptable.

Highways

The proposal does not provide any additional off-street car parking. The subject site is located in an area with a Public Transport Accessibility Level (PTAL) of 6b (excellent). The site is located within the Camden Town Controlled Parking Zone (CPZ) which is over capacity. The proposal results in an increase in the number of units on site. In order to ensure that the proposal does not result in an increase in demand for on-street parking a s106 legal agreement for car-free housing is considered to be necessary to ensure that future occupants are not entitled to permits for the CPZ.

The proposal does not include any specific cycle storage. However, given the cramped nature of the existing building it is not considered possible to provide any internal space for cycle storage.

Waste

The proposal demonstrates that there is sufficient space in the front garden for the storage of bins. While this is not ideal, given the cramped nature of the existing building it is not considered possible to provide internal space for bins.

Sustainability

LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. The proposal includes the following elements to contribute to the sustainability of the building:

- The proposed extension will be built in reclaimed yellow London Stock bricks.
- The proposal will employ new double glazed timber windows to the rear of the site, increasing thermal efficiency.
- The decking to the rear will be from sustainable sources.
- The rear extension will be constructed using cavity wall insulation, increasing thermal

efficiency.

- Low energy light fittings will be used where possible to increase the energy efficiency of the building.

The sustainability initiatives are considered to be commensurate with the scale of the works proposed.

Other Matters

Basement excavation

Policy DP27 and planning guidance CPG4 state that developers will be required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and run-off or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.

The application is accompanied by a Basement Impact Assessment (BIA) which has been prepared in accordance with policy DP27 and planning guidance CPG4 – Basements and lightwells. The BIA has been prepared by suitability qualified engineers. The report goes through the screening exercise recommended in CPG4 in respect of ground flow, land stability and surface flooding. Based on the information provided the BIA demonstrates that subject to a defined methodology the proposal will maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and run-off or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.

As the site is located in a conservation area, and is a full width basement to a terrace, a Construction Management Plan and monitoring by a qualified engineer is considered to be appropriate. Pre-commencement conditions have been recommended accordingly. The proposal requires less excavation than the previous scheme and as such it is not considered necessary to secure a CMP through the s106 legal agreement mechanism.

Contamination

The site is identified as being potentially contaminated due to records of historical industrial use. Given the proposal includes excavation it could disturb contaminated soils. The Applicant has provided a desktop assessment which concludes that potential risks are very low to negligible. After review the proposal is considered to represent a 'medium' contamination risk and as such a pre-commencement condition is recommended requiring testing.

CIL

As the proposal results in a new dwelling the net additional 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 £3,100.00 (62sqm 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 car-free housing.