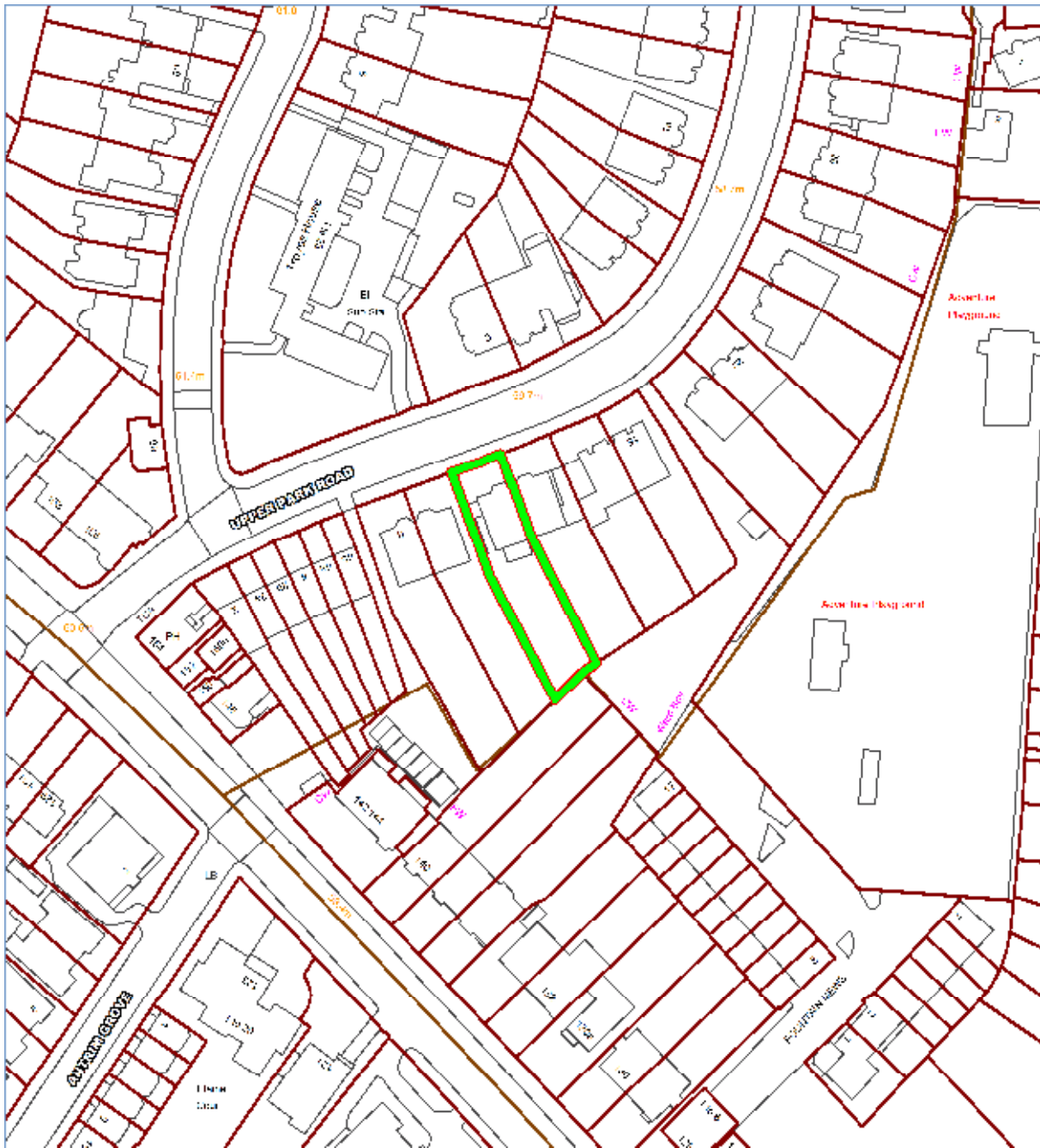


10 Upper Park Road – 2014/4098/P



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Photo 1 – Front elevation showing garage and parking.



Photo 2 – Front elevation



Photo 3 – rear elevation



Photo 4 – Rear garden



Photo 5 – Buildings to side of property



Photo 6 – Location of proposed extension



Photo 7 – Neighbouring property

Delegated Report		Analysis sheet		Expiry Date:	01/09/2014
(Members Briefing)		N/A / attached		Consultation Expiry Date:	28/07/2014
Officer			Application Number(s)		
Mandeep Chagger			2014/4098/P		
Application Address			Drawing Numbers		
10 Upper Park Road London NW3 2UP			Refer to decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Conversion to provide new 1 x 1 bed self contained maisonette at lower ground and ground floor levels, including erection of single storey rear and 2-storey side extensions, and installation of rear metal spiral staircase to access garden.					
Recommendation(s):		Granted Subject to a Section 106 Legal Agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	18	No. of responses	06	No. of objections	06
			No. Electronic	00		
Summary of consultation responses:	<p>Site notice 09/07/2014 – 30/07/2014 Press advert 10/07/2014 – 31/07/2014</p> <p>Six letters was received from a neighbouring property with the following comments:</p> <ol style="list-style-type: none"> 1. Loss of privacy 2. Loss of light 3. Spiral staircase in the garden will create noise. 4. The design of the new coach house shows that the lower stair well window of No.10 will be cut in half- hence reducing the light into the stairwell and destroying the original proportions of the window. 5. Working hours, noise and dust from building work. 6. Rain water, fowl water/sewage, and gas pipes running up/down the outside of the building. If the route of these were unaltered they would run through the internal parts of the coach house making it difficult to carry out any maintenance. 7. Japanese knotweed growing in rear garden should be removed. <p>Officer comment:</p> <ol style="list-style-type: none"> 1. Concerns raised about loss of privacy from the spiral staircase would not be materially worse than from the existing balcony. There are no windows proposed in the side elevation of the proposed extension and would therefore not overlook adjoining properties. 2. The proposed extension, by reason of its overall size, height and position would not result in a loss of light to the adjoining property. 3. It is common to have metal stairs in a rear garden setting and their use is considered not to result in level of noise that would constitute harm to neighbour amenity. 4. The stairwell window to the existing building would be reduced in height. Along this side elevation are windows with different shapes and sizes and would therefore not detract from the character and appearance of the existing building and surrounding area. Furthermore the window would still be an adequate size to allow light into the stairwell. 5. Environmental Health control the hours of construction work. 6. Issues 6 and 7 are not planning considerations in determining this application. 					

CAAC comments:

Parkhill CAAC

1. The side extension should be set back at least 600mm.
2. The glazing to the roof of the rear extension should be reduced to minimise light pollution.

Officer comment:

1. The side extension to the front is existing.
2. The plans have been revised removing the rear conservatory extension.

Site Description

10 Upper Park Road ('the Property') is a four-storey, semi-detached dwelling over garden, upper ground, first and second floors and roof space, set back from the road with a two-storey garage and store room side wing attached to its neighbour at no. 8, at garden and upper ground floors. It has a substantial front area with large steps up to the house proper and a sloping side driveway to the garage and a long, large garden to the rear.

The building is divided into a self-contained 3-bedroom maisonette flat on the garden and raised ground floor level floor incorporating the garage side wing. Until very recently this maisonette had a large conservatory at its rear, which has been since demolished because it became a dangerous structure, falling down and dilapidated. The rest of the house is separated into two separate flats on the first and second floors.

The property is not listed but is within the Parkhill Conservation Area of the London Borough of Camden.

Relevant History

There is no relevant planning history.

Relevant policies

LDF Core Strategy and Development Policies

National Planning Policy Framework 2012

London Plan 2011

Camden LDF Core Strategy 2010

- CS1 Distribution of growth
- CS4 Areas of more limited change
- CS5 Managing the impact of growth and development
- CS6 Providing quality homes
- CS11 Promoting sustainable and efficient travel
- CS14 Promoting high quality places and conserving our heritage
- 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
- DP17 Walking, cycling and public transport
- DP18 Parking standards and limiting the availability of car parking
- DP19 Managing the impact of parking
- DP20 Movements of goods and materials
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (updated 2013)

Parkhill and Upper Park Conservation Area Character Appraisal and Management Strategy (July 2011).

Assessment

1. Proposal

- 1.1 Conversion to provide new 1 x 1 bed self-contained maisonette at lower ground and ground floor levels, including erection of single storey rear and 2-storey side extensions, and installation of rear metal spiral staircase to access garden.
- 1.2A single storey rear extension measuring 3.65m deep, 4.43m wide and 3m high with a flat roof would create a third bedroom for the existing lower ground floor.
- 1.3 A metal spiral staircase is proposed from the existing balcony leading down to the garden for the ground floor flat.
- 1.4 The proposal has been revised following comments from the conservation officer. The single storey side/rear conservatory and part of the first floor side extension has been omitted from the scheme resulting in a one bedroom flat.
- 1.5 The one bed flat measure approximately 42sq.m.
- 1.6 There is one existing off-street parking on site for the existing ground floor flat.

2. Main issues

2.1 The main issues are:

- Principle of development
- Design and impact on conservation area
- Standard of accommodation
- Residential Amenity
- Highways and parking

3. Principle of development

3.1 The proposal is in compliance with DP2 as it seeks to make the best use of sites for additional homes. The proposal would see the conversion to provide a new one bedroom flat. The increase of flats is acceptable in terms of DP2 which aims to maximise the supply of additional homes.

4. Design and impact on conservation area

4.1 Policy DP24 expects alterations and developments to be of the highest standard of design. Policy DP25 permits development in conservation areas that preserves and enhances the character and appearance of the area. In addition, CPG 1 ensures extensions are designed to be secondary to the building being extended, in terms of location, form, scale, proportions,

dimensions and detailing and respect and preserve existing architectural features. Materials should be chosen that are sympathetic to the existing building wherever possible.

4.2 The proposal has been reduced in size. The side extension which replaces an existing extension of similar scale has been reduced in depth at ground and lower ground floor level. It will preserve views from the street of the rear garden and greenery beyond. The rear extension would appear subordinate to the existing building and is much smaller than the conservatory which was originally in this location. The proposal by reason of its design, size and position is considered to have an acceptable impact on the appearance of the streetscene and would not detract from the Parkhill and Upper Park Conservation Area.

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

5. Standard of accommodation

5.1 Housing is a priority of the Council and the provision of new residential floorspace is welcomed as long as it complies with other policies and guidance.

5.2 CPG2 states a one person property should have a minimum internal floorspace of 32sq.m. The one bed flat measure approximately 42sq.m. Overall, it is considered that the size is adequate and would provide a good standard of residential accommodation.

5.3 Policy DP6 requires all new housing developments to comply with Lifetime Homes Standard criteria as far as is reasonably possible. The proposal would not change the existing access arrangement to each floor in the building. Given that the building already exists and the location of the proposed flat on the side of the existing building, it would be unreasonable to expect the new flat to comply with all Lifetime Homes Standard criteria.

6. Residential amenity

6.1 The proposed creation of a self-contained flat to the side of the existing property and the rear extension to create a third bedroom to the existing lower ground floor flat is considered to have an acceptable impact on the amenity of adjoining and nearby properties. Based on the orientation of the site and the distance from adjoining sensitive windows, the proposal, by reason of its size, height and position is not considered likely to result in unacceptable overshadowing, loss of light, loss of outlook, or sense of enclosure of adjoining properties.

6.2 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.

7. Highways and parking

7.1 The Council as a Highways Authority has recognised that there are significant pressures on the current parking facilities throughout the borough, especially in dense residential areas close to Town Centres. In the interest of sustainable transport practices, the Council has established highways policies that strongly discourage the use of private motor vehicles and aim to control any future unnecessary increase in off street parking (CS11 – Core Strategy, also DP16, DP17, DP18, DP19 – Development Policies).

7.2 Policy DP18 states that the Council expects new developments in areas of high on-street parking stress to be either car free or car-capped. The reasons for this are to facilitate sustainability and to help promote alternative, more sustainable methods of transport and stop the development from creating additional parking stress and congestion. This is also in

accordance with policies CS11, CS19, DP18 and DP19.

7.3 The application site has a Public Transport Accessibility Level (PTAL) of 3 (moderate) and currently has one existing parking space serving the existing ground floor flat. In light of the above, a car free development should be secured by the means of a Section 106 legal agreement as a planning obligation is considered the most appropriate mechanism for securing the development. This is because it relates to controls that are outside of the development site and the ongoing requirement of the development to remain car free. The level of control is considered to go beyond the remit of a planning condition. This obligation is worded to comply with S106 of the Town and Country Planning Act.

7.4 Cycle parking is not shown on the submitted plans, however in this case there is sufficient space for cycle parking within the property.

8. CIL

8.1 The proposal would be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm or one unit of residential accommodation. Based on the MoL's CIL charging schedule and the information given on the plans the charge is likely to be £1,200.00 (24sqm (additional floorspace) x £50). This would be collected by Camden after the scheme is implemented.

Recommendation

Grant planning permission subject to a S106 Legal Agreement.

DISCLAIMER: Decision route to be decided by nominated members on 17th November 2014. For further information please go to www.camden.gov.uk and search for 'members briefing'

White Table
81 Harbour Street
Whitstable
Kent
CT5 1AEApplication Ref: **2014/4098/P**

12 November 2014

Dear Sir/Madam

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:

**10 Upper Park Road
London
NW3 2UP**

Proposal:

Conversion to provide new 1 x 1 bed self contained maisonette at lower ground and ground floor levels, including erection of single storey rear and 2-storey side extensions, and installation of rear metal spiral staircase to access garden.

Drawing Nos: Lifetime Home Statement, 192 P/02, 192 P/05, Design & Access Statement, 192 P/03 rev.C, 192 P/04 rev.C.

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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans

Lifetime Home Statement, 192 P/02, 192 P/05, Design & Access Statement, 192 P/03 rev.C, 192 P/04 rev.C.

Reason:

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

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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 With regard to condition no. 3 you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 5 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.
- 6 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.

- 7 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) 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

DRAFT

DECISION