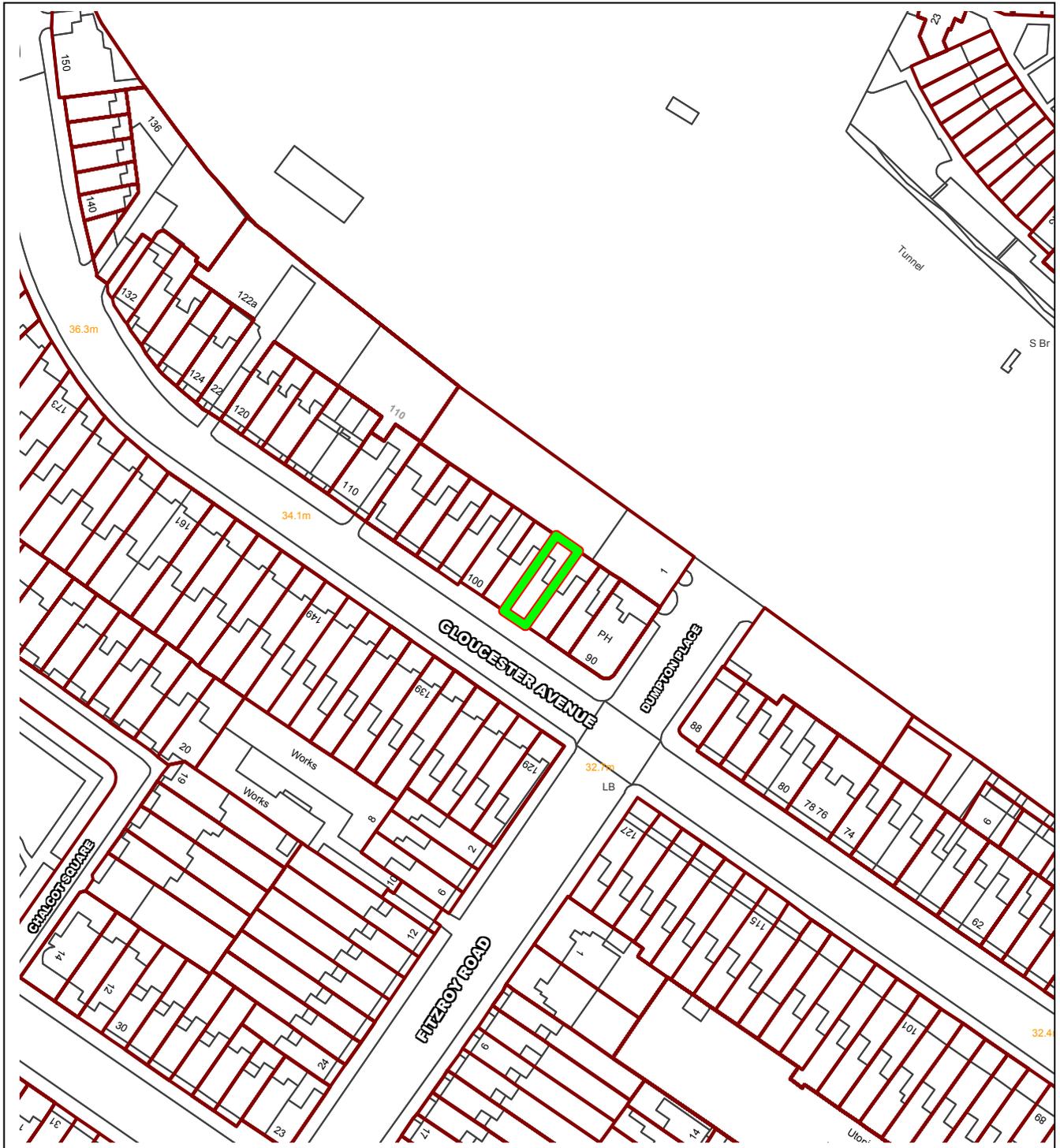


96 Gloucester Avenue



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Photos



1. Front Elevation



2. Front elevation and existing roof area



3. Properties across the road have roof extensions and these are all residential



4. Two storey rear extension at neighbouring property.

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	27/11/2014
		N/A / attached	Consultation Expiry Date:	27/11/2014
Officer			Application Number(s)	
Olivier Nelson			2014/6219/P	
Application Address			Drawing Numbers	
96 Gloucester Avenue London NW1 8HX			See attached decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Change of use of lower ground and ground floor from retail (Class A1) to a single family dwelling with alterations to the shop front, a first floor rear extension and a mansard roof extension.				
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	06	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	Site notice: 05/11/2014 – 26/11/2014 Press notice: 06/11/2014 – 27/11/2014 No responses were received.					
Primrose Hill CAAC	Primrose Hill Conservation Area Advisory Committee commented as follows: <ol style="list-style-type: none"> 1. We have no objection to the change of use, noting that the shop here is isolated not part of a group of shops, and this change of use provides no precedent for other shops in the conservation area. (noted) 2. We have no objection to the proposed front elevation at ground floor level. All details should be reserved by condition for detailed approval. (noted) 3. While we do not object to the main roof extension, we are concerned that its form is disruptive of the pattern of roof extensions on this terrace. The introduction of a painted fascia between slate clad mansards neither preserves nor enhances the character or appearance of the conservation area. Another solution should be found to resolve this objection. (see paragraph 4.3) 4. We are concerned that the rear extension will harm natural light to habitable rooms in adjacent houses, and allows overlooking. Both need appropriate assessment to ensure that there is no harm before any consent is granted. (see paragraph 5.2) 					

Site Description

The site is occupied by a three storey plus basement building on the north-eastern side of Gloucester Avenue. The use at ground floor is retail and is trading under the name "Keys Galore" and there is ancillary office space at the lower ground and the upper floors. The property is located within the Primrose Hill Conservation Area. The building is considered to be a positive contributor to the special character and appearance of the area.

The adjacent properties at numbers 94 has an existing two storey rear extension

Relevant History

PL/37326 – Change of use of two first floor rooms from residential to office ancillary to the use of the ground floor and basement for workrooms and shop purpose. Granted 09/02/1984.

Schemes Nearby

98 Gloucester Avenue

2014/3957/P - Erection of single storey first floor rear extension. **Granted 06/11/2014**

This first floor rear extension was recently given permission and would extend up to the boundary with the application property.

144 Gloucester Avenue

2014/5421/P - Change of use from office use (Class B1) at basement and ground floor levels to office (Class B1) at ground floor level and to residential (Class C3) at basement level to provide a 2bed flat, including single storey rear extension at basement level, reintroduction of front lightwell, and installation of front staircase and railings. **Granted 01/12/2014**

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

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

CS13 Tackling climate change through promoting higher environmental standards

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

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

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG2 Housing

CPG3 Sustainability

Primrose Hill Conservation Area Statement 2001

Assessment

1. Detailed Description of Proposed Development

1.1 The proposal is for the change of use of the lower ground and ground floor from retail to residential. The proposal would see changes to the front elevation with the loss of the shopfront and the creation of a doorway and large window at street level. The proposal would also include railings on the front elevation which would be just in front of the glass walk on the pavement area at street level. At roof level there would be the addition of a roof extension and front terrace area which would be similar to the adjoining neighbours at no. 94 and 98. The ridge line would be in line with the adjoining neighbours.

2. Principle of Development

2.1 The property has previously been the subject of a change of use in relation to the first floor rooms, from residential to ancillary office space. There are a number of residential units both within the terrace and across the road. It is not considered that the change of use would be detrimental to the character of the Primrose Hill Conservation Area. The principle of development is therefore considered acceptable.

3. Standard of Accommodation

3.1 CPG 2 (Housing) states that new self-contained dwellings should satisfy the following minimum areas for overall floorspace (excluding communal lobbies and staircases):

Number of persons	1	2	3	4	5	6
Minimum floorspace (m ²)	32	48	61	75	84	93

3.2 The quality of the proposed accommodation for future occupants is considered to be acceptable as the proposed room sizes satisfy the CPG and London Plan guidance on dimensions and size. The proposed dwelling and extension would receive adequate daylight and sunlight.

3.3 All new homes should comply with Lifetime Homes criteria as far as possible. The applicants have submitted a Lifetime Homes assessment which addresses some of the 16 points of the criteria. As the proposal is a conversion the first five criteria are not considered applicable. There is no off-street parking proposed which is why the first two points have not been met. There would be no change to the entrance level which is why this is not applicable. At ground floor as soon as you enter the property there would be a reception room. The existing windows at the property are to be retained which is why there would be no change to the glazing and window handle heights. The constraints of the scheme are such that not all of the criteria can be met, but the measures proposed are considered acceptable.

4. Design

- 4.1 Policy DP25 of the LDF requires that all alterations and extensions to buildings within designated conservation areas to preserve and enhance the character and appearance of the area. In addition, CPG 1 (Design) states that extensions are to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing, and respect and preserve the original design and proportions of the building, including its architectural period and style.
- 4.2 The proposed rear extension is considered to be of a scale in keeping with the size of the existing building and the neighbouring properties. The proposed rear extension would remain a full storey below the height of the principal building and therefore in line with CPG1. There is a first floor rear extension at no. 94 and recently permission was granted for a first floor rear extension at no. 98 Gloucester Avenue which would extend up to the party wall with the application property. The rear of the property backs on to warehouses and the railway line and as such is not readily visible from any public areas. The fenestration on this extension would be timber sash windows which are a characteristic of the property and the Conservation Area.
- 4.3 The proposed roof extension would be acceptable in principle as the neighbours either side have roof additions and terrace areas. The parapet wall which exists would be maintained and the extension would be set back 1m from this wall. The bi-folding doors whilst not being a characteristic of the area would not significantly harm the appearance of the property. The roof extension is considered appropriate as would be in a terrace which has already seen the roofscape broken. The dormer would be the full width and similar to the neighbours either side at no. 94 & 98. The dormer extension would be in line with the guidance in CPG 1 Chapter 5. On balance when taking into account the prevalence of dormer extensions at the neighbouring properties and throughout Gloucester Avenue, the extension is considered acceptable. The roof extensions on the street vary in design and style and as such this proposal would be in keeping with the varied design at roof level.
- 4.4 The proposed change from shopfront to a residential dwelling would see a front door added and a large window which would be similar to the neighbour at no. 94 Gloucester Avenue. The shopfront would be in-filled with blockwork/ brickwork which would be rendered with a stucco rusticated pattern similar to that of 98. The railings at lower ground floor level are of a good design and would be similar to the railings at both 94 & 98.
- 4.5 For the reasons listed above the proposed works are considered to be in keeping with the character and the appearance of the Conservation Area. The proposal 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. Residential Amenity

- 5.1 The proposed new glass walk to provide additional light for the basement and associated railings are not considered to be detrimental to neighbouring amenity. There are neighbouring properties which have access from street level down to the basement in similar locations at the front. It is not considered that this alteration would increase overlooking opportunities.
- 5.2 Given the orientation of the site and the distance from adjoining sensitive windows at more than 5m from the neighbour at no. 94, the proposed additional bulk is not considered likely to result in unacceptable overshadowing, loss of light, loss of outlook, or sense of enclosure of adjoining properties. The proposal would have a flat roof area accessible from an existing second floor rear window. Such a use would result in an unacceptable overlooking impact on

adjoin and nearby properties. A condition would be added in order to ensure appropriate screening to provide privacy for the terrace.

5.3 The neighbour at no. 98 is most likely to be affected as the extension would be right up to the boundary. This neighbour has a door at this level which opens up onto the ground floor extension. The recently planning permission granted would see an extension at first floor which would be built up to the boundary with the application property. As currently this door serves a staircase, an extension here is not considered to harm the amenity of this neighbour. The roof extension would have windows which face onto the neighbouring properties across the road however this relationship happens throughout Gloucester Avenue and the distance of 12.4m between properties is considered sufficient to avoid any overlooking concerns. The proposed terrace area to the front of the roof extension would be acceptable as the area looks onto the street.

6. Highways

6.1 Camden's Parking Standards for cycles (Appendix 6 of the Unitary Development Plan), state that 1 storage or parking space is required per residential unit. The proposal is for one residential unit; therefore one cycle storage/parking spaces would be required this will be secured by condition.

6.2 The site has a Public Transport Accessibility Level of (PTAL) of 4 (good) and is within a Controlled Parking Zone that is considered to have a high level of parking stress. Therefore not making the development car-free would increase the demand for on-street parking in the Controlled Parking Zone (CPZ) the site is within. There is currently no on-site parking and none is proposed as part of the current application. Given the limited nature of parking availability within the area, in order to be acceptable in transport terms, the new residential units are recommended to be designated car-free, in that future occupiers will not be eligible for on-street parking permits. This shall be secured via a S.106 agreement. The proposal would be in line with DP18.

7. Waste

7.1 The proposal does not include any additional waste storage. Given the nature of the existing property as residential, it is considered that a similar waste collection scheme can be used. There are existing recycling bins on site and it is felt that the amount of waste currently collected would not dramatically increase as a result.

Recommendation: Grant planning permission subject to a Section 106 Agreement - Car Free

DISCLAIMER

Decision route to be decided by nominated members on Monday 15th December 2014. For further information please go to www.camden.gov.uk and search for 'members briefing'

Congreve Horner
108 Fulham Palace Road
London
W6 9PLApplication Ref: **2014/6219/P**

11 December 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:

96 Gloucester Avenue London NW1 8HX

Proposal:

Change of use of lower ground and ground floor from retail (Class A1) to a single family dwelling with alterations to the shop front, a first floor rear extension and a mansard roof extension.

Drawing Nos: location plan, GP5709-01, GP5709-02, 5709-03, GP5709-04, Design & Access Statement, Lifetime Homes Statement

DECISION
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 development hereby permitted shall be carried out in accordance with the following approved plans location plan, GP5709-01, GP5709-02, 5709-03, GP5709-04, Design & Access Statement, Lifetime Homes Statement

Reason:

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

- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the boundary with no. 98 prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Before the development commences, details of secure and covered cycle storage area for 1 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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.
- 2 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

- 3 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).
- 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.
- 5 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.

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

DECISION