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| Delegated Report | | Analysis sheet | Expiry Date: | 18/11/2014 |
| | | N/A / attached | Consultation Expiry Date: | 23/10/2014 |
| Officer | | | Application Number(s) | |
| Olivier Nelson | | | 2014/5723/P | |
| Application Address | | | Drawing Numbers | |
| 1 Berkley Road London NW1 8XX | | | See attached | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| Installation of windows on side elevation and reinstallation of iron railings on front elevation, in association with the conversion of existing single family dwelling to 2 maisonettes (1 x 1 bedroom, 1 x 2/3 bedrooms). | | | | |
| Recommendation(s): | | Granted Subject to a Section 106 Legal Agreement | | |
| Application Type: | | Full Planning Permission | | |

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|------------------------------------|---|-----------|------------------|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 10 | No. of responses | 03 | No. of objections | 02 |
| Summary of consultation responses: | <p>No. electronic 00</p> <p>Site notice : 01/10/2014 -22/10/2014 Press notice: 02/10/2014 – 23/10/2014</p> <p>Two objections commenting as follows:</p> <ul style="list-style-type: none"> • Windows on the side elevation would lead to overlooking not only to the neighbouring property but also to the balcony area and garden. (see paragraph 5.3) • Disappointing to lose a house in an area characterised by family houses. (<i>would still be two residential units, one of which is likely to be a family unit</i>) • Noise disturbance from the kitchen and living spaces being adjacent to existing bedrooms. • The addition of the railings would create an additional balcony at the front of the property (<i>see paragraph 5.2</i>) • Privacy concerns due to the use of terrace areas at the property. (see paragraph 6.2) <p>One comment commenting as follows:</p> <ul style="list-style-type: none"> • The proposal shows a frost glass window and the concern is that this may change to clear glass which would lead to privacy issues. (<i>the window would be conditioned to be obscure glazed.</i>) | | | | | |
| Primrose Hill CAAC | No objection | | | | | |

Site Description

The application site is a 3 storey plus basement property on Berkley Road. It is characterised by sash windows and a front porch portico which covers the host and the adjoined property's front entrance. There is access from the front garden down to the existing basement. The side of the property backs onto the rear of properties on Regents Park Road.

The site is within the Primrose Hill Conservation Area and is considered to be a positive contributor to the Conservation Area.

Relevant History

PEX0300176/P - The installation of a balustrade on the front elevation at first floor level and the erection of two new chimneys. Refused 23/07/2003

2003/1602/P - The erection of 2 chimney stacks to gable wall to replace original previously demolished. Granted 23/12/2003

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

Camden LDF Core Strategy 2010

- CS1 Distribution of growth
- 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

Camden Development Policies 2010

- DP2 Making full use of Camden's capacity for housing
- DP5 Homes of different sizes
- DP18 Parking standards and limiting the availability of car parking
- 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
- CPG6 Amenity
- CPG7 Transport
- CPG8 Planning Obligations

Primrose Hill Conservation Area

Assessment

1. Detailed Description of Proposed Development

1.1 The proposal is for the change of use of from the existing single family dwelling house into two maisonettes. There would be a 1 bedroom maisonette at lower and upper ground floor level. There would also be a 3 bedroom property at first and second floor level. The proposal would see the addition of a frosted glass window within the flank wall of the existing rear extension at upper ground floor level. There would also be the re-instatement of the original cast iron railings on the front elevation above the portico.

2. Principle of Development

2.1 The proposal is in line with DP2 as it seeks to make the best use of sites for additional homes. The proposal would see the loss of the existing single family dwelling house to provide 2 maisonettes. There would be one x 1 bed unit and one x 3 bed unit. This property has more rooms than occupiers and it was felt that increasing the number of residential units could help to improve the supply of additional homes.

2.2 The proposal would meet residential space standards and there is a higher demand for 2 or more bed units. The first and second floor would provide a three bed unit.

3. Mix of Units

3.1 Development policy DP5 seeks to ensure that all new housing provided is in line with the housing priorities for the borough. The proposal is to provide 1 x 1 bed unit and 1 x 3 bed unit. The units would be in line with the dwelling size priority table and would be an acceptable dwelling.

4. Standard of Accommodation

4.1 The lower ground floor and ground floor unit would see the existing residents move back in and this has an area of 111 sqm, the unit at first and second floor would have an area of 75 sqm. The London plan states the minimum room size should be 61 square metres. Both properties would meet this requirement; the lower unit is larger due to the extension at lower ground floor level which already exists.

4.2 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 |

4.3 In addition, CPG 2 also requires that first and double bedrooms measure a minimum of 11m² and other bedrooms to measure a minimum of 6.5m². Based on the approximate measurements taken from the proposed plans, the size of the bedrooms and the size of each unit of accommodation are considered to comply with the guidelines set out in the guidance and therefore are considered to be acceptable.

4.4 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. Due to the application being a conversion of the existing property it is understandable that not all points can be met, but the measures proposed are considered acceptable.

5. Design

- 5.1 Policy DP25 of the LDF requires that all alterations and extensions to buildings within designated conservation areas are 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.
- 5.2 The cast iron railing above the entrance portico is a welcome addition and its reinstatement is considered to enhance the character and appearance of the Primrose Hill Conservation Area. The design would replicate the Victorian architectural period and style of other entrance porticos on Berkley Road. The proposed iron railings match the design of the railings at the front of no.5 & 7 Berkley Road.
- 5.3 The additional window on the side window would be obscure glazed. The design of the window respects the existing architectural features in that it has soldier coursing above the opening. The window would be appropriate in terms of its glazing patten due to the room it serves. A condition would be added securing the window is obscure glazed.
- 5.4 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.

6. Residential Amenity

- 6.1 The reinstatement of the cast iron railings is not considered to impact on the occupiers of neighbouring properties sunlight/daylight or outlook. In respect of noise and disturbance, the layout of the rooms would see habitable rooms adjacent to habitable rooms.
- 6.2 There is an existing roof terrace and this would not alter due to the proposal. Due to the proposal having two separate units and also neighbouring properties in the area, there would need to be sufficient screening in order to protect adjoining occupiers' amenity. The roof terrace would overlook adjoining gardens, but would not significantly impact upon the privacy of the users of those gardens as they are overlooked by a substantial number of windows on the rear of premises on Berkley Road and Regents Park Road. A condition asking for screening details will be added.
- 6.3 The proposed window on the side elevation, serving the studio of the lower flat, is to be obscure glazed and will therefore not result in a loss of privacy to the occupiers of properties on Regents Park Road whose gardens back onto the application property. This would be secured by condition. 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

- 7.1 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 2 residential units; therefore 2 cycle storage/parking spaces are required, however as the proposed residential conversion is at first floor level it is difficult to insist on this provision given the existing site constraints. Especially as the existing residents whom have an existing car permit are at ground level and the new occupants would be at upper floor levels.

7.2 The site has a Public Transport Accessibility Level of (PTAL) of 3 (moderate) and is within a area which could have an increase in parking stress and congestion and is within a controlled parking zone. Therefore not making the development car-free would increase the demand for on-street parking and may discourage trips by walking, cycling and public transport. Car-free or car-capped development may be sought wherever development involves the creation of one or more additional dwellings. This proposal involves an additional dwelling by way of a conversion of the original.

7.3 There is no on-site car 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 unit is recommended to be designated car-free, in that future occupiers will not be eligible for on-street parking permits. As the existing residents are to return to the address to one of the units their existing parking rights would be maintained. This shall be secured via a S.106 agreement. The proposal would be in line with DP18.

8. Waste

8.1 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