

Delegated Report		Analysis sheet		Expiry Date:		12/01/2015	
		N/A		Consultation Expiry Date:		11/12/2014	
Officer				Application Number(s)			
Alex McDougall				2014/6794/P			
Application Address				Drawing Numbers			
9 Arkwright Road London NW3 6AB				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Enlargement of two third floor roof dormers, alterations and additions to existing fenestration and alterations to hard landscaping.							
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	29	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site Notice 19/11/14 – 10/12/14. Press Notice: 20/11/14 – 11/12/14. No responses received.					
Fitzjohns Netherhall CAAC comments:		No response received.					
Site Description							
The site is occupied by a 4 storey building on the southern side of Arkwright Road. The property is not listed but is a positive contributor to the Fitzjohns Netherhall Conservation Area. The building was original two separate dwellings which were joined with an infill link. The building has a service/parking area to the rear which is accessed by a lane on the eastern side of the site. The building is most recently in use as Class B1(a) offices. The site is currently undergoing internal fit-out works for residential use. The site is located in an area with a Public Transport Accessibility Level (PTAL) of 6a (excellent).							
Relevant History							

9 Arkwright Road (the application site)

2013/5123/P: Change of use from office (Class B1) to single dwelling house (Class C3). Prior Approval granted 03/10/2013.

2013/5288/P: Change of use from office building (Class B1) to 7 residential units (1 x 2 bedroom, 2 x 3 bedroom, 3 x 4 bedroom and 1 x 5 bedroom) (Class C3). Prior Approval granted 29/11/2013.

2014/2695/P - Change of use from existing offices to 7 residential units (1 x 2 bed, 4 x 3 bed, 1 x 4 bed, 1 x 5 bed). Prior Approval granted 20/06/2014.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

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

CPG3 Sustainability

CPG6 Amenity

Fitzjohns/Netherhall Conservation Area Statement 2001

Assessment

Detailed Description of Proposed Development

The proposal consists of the following:

- Alterations and additions to existing fenestration:
 - Replace window on ground floor rear elevation with door.
 - Remove external bars to all windows.
 - Lower sill of 3 windows on second floor rear elevation by 0.2m.
 - Insert 2 sets of double doors with side-screens in the second floor eastern side elevation to provide access to existing terrace.
 - Replace all windows with timber sliding sash windows.
 - Enclose service under-croft area at lower ground floor front elevation with brick and door.
- Alterations to existing dormers:
 - Enlarge existing inward facing dormer at third floor east roof level to provide plant room and lift overrun. The dormer would have dimension: 2.6m (H) x 5.8m (W) x 2.5m (D).

- Enlarge existing inward facing dormer at third floor west roof level by replacing window with double doors for access to roof terrace. The dormer would have dimension: 2.5m (H) x 2.2m (W) x 1.9m (D).
- Widen driveway to rear garden by 0.4m.
- Remove redundant external foul water drainage pipes.
- Minor alterations to existing hard landscaping including changes to side of lightwells and alterations to external staircases.

Principle of Development

Alteration and additions are considered to be acceptable in principle subject to an assessment of their design, amenity impacts, transport impact and sustainability.

Design

Alterations and additions to existing fenestration

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

- The changes are relatively minor and relate primarily to façades not readily visible from the public domain.
- The proposal includes materials which match the existing building. Notwithstanding, a condition is recommended to this effect.
- The under-croft feature to be enclosed at the lower ground floor front elevation is not considered to be an important aspect of the façade and relates to the non-original infill element of the building.
- Removing bars from windows and introducing new timber sliding sash windows would have a positive impact on the appearance of the building.

Alterations to existing dormers

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

- The western half of the building had original front, rear and side dormers and as such the principle of roof extensions is considered to be acceptable.
- The proposed enlarged dormers are internal to the roof-scape. As such they are not readily visible from street level or adjoining properties.
- The building has already undergone significant work, such as the link between the two original dwellings, which compromises the integrity of the roof.
- There is significant vegetation to the front of the site which screens the proposed dormers.
- The enlarged dormers would not cut through the ridge of the roof where this has not already happened in the past.

Remove redundant external foul drainage pipes

Removal of redundant foul water drainage pipes is considered to be an improvement to the appearance of the building and the character of the conservation area.

Minor alterations to existing lightwells and external staircases

The proposal includes minor landscaping works around the curtilage of the building, including removal of non-original staircases. These works are not considered to be of a scale such that a Basement Impact Assessment would be required. Ultimately the proposal would consolidate and improve on what is otherwise cramped and ad-hoc landscaping.

For the reasons listed above the proposed development is considered, on balance, 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

Alterations and additions to existing fenestration

The proposed additional openings do not have direct views into any adjoining or nearby habitable windows or open space and as such are not considered to result in a loss of privacy to adjoining properties.

Alterations to existing dormers

The proposed dormers face in towards the middle flat roof terrace of the building. As such they would not provide close or direct views into adjoining or nearby habitable windows or open space and as such are not considered to result in a loss of privacy to adjoining properties.

One of the dormers would contain louvers to a plant room. No plant is proposed as part of the current application. It is unlikely that any plant would require planning permission as it would be located within the building. As the louvers face internally to the building it is unlikely that the proposal would affect any adjoining or nearby properties. Notwithstanding, a standard noise condition will be included to protect residential amenity.

Minor alterations to existing lightwells and external staircases

These works are primarily below ground level and as such would not affect the amenity of any adjoining or nearby properties.

The works are not considered to be of a scale that would require a construction management plan. It is likely that they would be carried out as part of the existing conversion to residential use and would add negligibly to the overall construction timeframe. Notwithstanding, an informative will be included reminding the Applicant of the standard construction hours.

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.

Transport

The proposal includes slightly widening the existing driveway to ease access to the car parking spaces to the rear of the site. As there is permission for use of those spaces (see ref: 2014/2695/P), increasing the accessibility of the spaces is not considered to be objectionable.

Sustainability

LDF Policy DP22 requires developments to incorporate sustainable design and construction

measures. The proposal would include new walls, windows and doors with a higher degree of thermal insulation than the existing building. Given the minor scale of the works this is considered to be a sufficient contribution to the sustainability of the building.

Recommendation

Grant planning permission