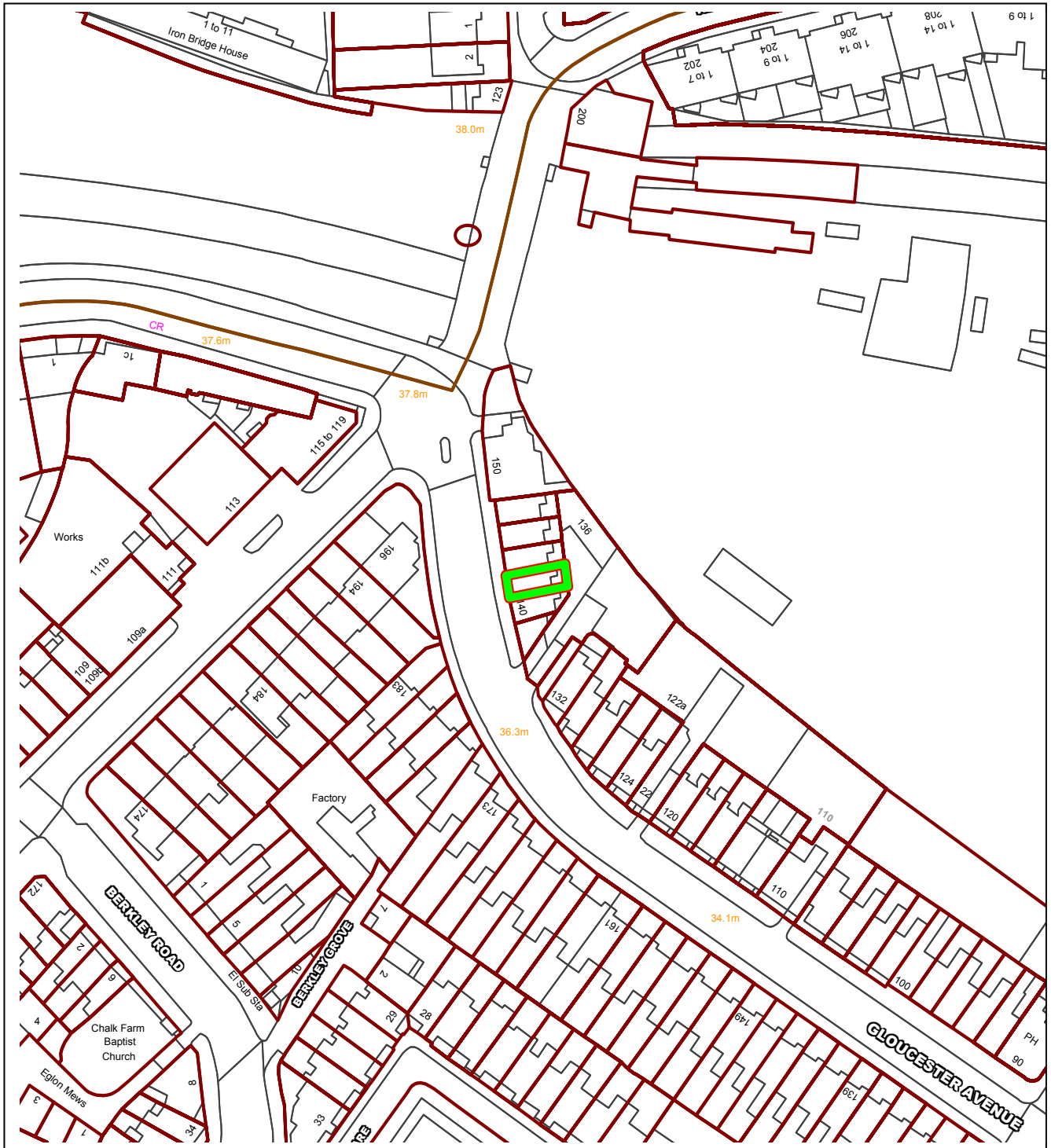


142 Gloucester Avenue



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142 Gloucester Avenue



Photograph 1: Front elevation



Photograph 2: View of terrace



Photo 3: View of neighbouring railings

Delegated Report		Analysis sheet		Expiry Date:		16/02/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		21/01/2015	
Officer				Application Number(s)			
Olivier Nelson				2014/7701/P			
Application Address				Drawing Numbers			
142 Gloucester Avenue London NW1 8JA				See attached			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of use at from offices (Class B1) at basement & part ground floor levels to residential use (Class C3) to provide a 2 bed flat (with retained commercial use at part ground floor level), including rear conservatory extension at basement level, replacement of existing wc closet wing at ground floor level, installation of external staircase from ground to basement with street level railings to new front lightwell.							
Recommendation(s):		Grant planning permission subject to a section 106 agreement					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	12	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	Site notice: 23/12/2014 – 13/01/2015 Press Notice: 31/12/2014 – 21/01/2015 No responses were received.					
Primrose Hill CAAC	One response was received <ul style="list-style-type: none"> • Object to the arrangement of the glazing at the rear, which should follow the pattern of the existing back additions (policy guidance PH27), rather than the imposed, alien, cliché of the glazing running across the main elements of the plan, ignoring their distinct characteristics, and neither preserving nor enhancing the character or appearance of the conservation area. (see paragraph 4.2) • There is no objection to the opening of the front area and its enclosure with railings so long as the height and width of the plinth to the railings is consistent with the general pattern in the area, which is for the plinth to be as low as possible, and without embellishment. The example at 148 Gloucester Avenue is wholly inappropriate to the conservation area and its specific location within the CA. The railings should match the immediately adjacent. (see paragraph 4.4) 					

Site Description

The site is 4 storey (plus basement) terrace property on the east side of Gloucester Avenue (close to the junction with Regent's Park Road). The property falls within the Primrose Hill Conservation Area but is not listed. The property also falls within the Regent's Park Road neighbourhood centre.

Relevant History

H10/9/27/32738 - Change of use to residential house. Granted 29/09/1981

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 2x bed flat, including single storey rear extension at basement level, reintroduction of front lightwell, and installation of front staircase and railings. Granted Subject to a Section 106 Legal Agreement 01/12/2014

2013/6553/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 1-bed flat, including single storey rear extension at basement level, creation of front lightwell, and installation of front staircase and railings. Granted Subject to a Section 106 Legal Agreement 10/07/2014

146 Gloucester Avenue

2011/3308/P: Creation of self-contained flat at basement and part ground floor level and additions and alterations comprising the erection of a single storey rear basement extension, front basement lightwell with new staircase, access door and windows to front elevation and vaults, and a new shopfront associated with part ground floor office space (Class B1). Granted Subject to a Section 106 Legal Agreement 02/04/2012

140 Gloucester Avenue

2012/3805/P: Erection of extension at rear basement level, creation of front basement lightwell enclosed by railings and with staircase to basement all in connection with change of use of basement and part ground floor from estate agent (Class A2) to a self-contained flat (Class C3). Granted Subject to a Section 106 Legal Agreement 22/04/2013

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
- CPG6 Amenity
- CPG8 Planning Obligations

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 part ground floor from retail to residential. The shop/office would remain at the front of the property. The two front doorways currently at the site would remain. The proposal would also include railings on the front elevation and stair which go down to basement level. The ground floor rear extension would be 1.5m in depth and 2.5m wide and would be finished with one window on the rear elevation and a flat roof. A rear extension at basement level and this would be 1.5m deep and 4.9m wide. The glass roof and would have a roof height of 2.9m at ridge height sloping to 2.5m at eaves level. This would have aluminium bi folding doors. A patio area would be left to the rear which can be accessed from the living area.

2. Principle of Development

2.1 The property has previously been the subject of a change of use in relation to all floors to a residential property. However this does not appear to have been implemented as the commercial use was retained at ground and basement level. There has been a recent shift which sees residential accommodation in the basement either existing or the receipt of recent permission at properties 140, 144 -148. 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. It is accepted that sunlight will not significantly benefit the accommodation at the rear of the unit because the rear elevation faces north. 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 practicable. 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. New softwood sash windows have been proposed at the front of the property at basement level. 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 at both ground and basement levels are considered to be of a scale in keeping with the size of the existing building and the neighbouring properties. The proposed rear extensions would remain a full storey below the height of the principal building and therefore in line with CPG1. 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 the extension at ground floor level would be a sash window which is in keeping with the rest of the property. The fenestration on the basement extension would be bi-folding doors, whilst not being a characteristic of the area would not significantly harm the appearance of the property.
- 4.3 Given its subordinate size, the extensions are considered sympathetic to the rear elevation of the host property. The extensions would allow for a small rear garden/patio area to remain. It is also noted that similar proposals have been approved at both 144 & 146.
- 4.4 The railings at lower ground floor level are of a good design and would be similar to the railings at no. 144. The shopfront is to remain and this would help to create a homogenous appearance at ground floor level of this terrace.
- 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 external stairs down to basement level 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 modest footprint and height of the ground floor and basement extensions, the proposal would not have a detrimental impact on the amenity of adjoining neighbours..

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; given that the application relates to a part ground and basement flat, it has not been possible to provide accessible cycle parking. Due to the constraints of the site, this is considered acceptable.

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 23rd February 2015.
For further information please go to www.camden.gov.uk and search for 'members briefing'.**

Archplan
1 Millfield Place
London
N6 6JPApplication Ref: **2014/7701/P**

19 February 2015

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:
142 Gloucester Avenue
London
NW1 8JA**DECISION**
Proposal:
Change of use at from offices (Class B1) at basement & part ground floor levels to residential use (Class C3) to provide a 2 bed flat (with retained commercial use at part ground floor level), including rear conservatory extension at basement level, replacement of existing wc closet wing at ground floor level, installation of external staircase from ground to basement with street level railings to new front lightwell.

Drawing Nos: GA/01, GA/02, GA/03, GA/04, GA/05, GA/07, GA/08A, GA/09, GA/10, GA/11, GA/12A, Location plan, Lifetime Homes Statement, Design & Access Statement

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 GA/01, GA/02, GA/03, GA/04, GA/05, GA/07, GA/08A, GA/09, GA/10, GA/11, GA/12A, Location plan, Lifetime Homes Statement, Design & Access Statement.

Reason:

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details of new railings and plinth at scale 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

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 be 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 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

DRAFT

DECISION