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| Delegated Report | | Analysis sheet | Expiry Date: | 21/05/2013 |
| | | N/A | Consultation Expiry Date: | 02/01/2014 |
| Officer | | | Application Number | |
| Aysegul Olcar-Chamberlin | | | 2013/7060/P | |
| Application Address | | | Drawing Numbers | |
| 82 Canfield Gardens London NW6 3EE | | | See draft decision notice | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
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| Proposal | | | | |
| Conversion of loft to provide one self-contained flat at third floor level and alterations to roof including erection of 2 x rear dormer windows, raising rear roof ridge and installation of 12 x rooflights (Class C3). | | | | |
| Recommendation: | | Grant conditional permission subject to S106 | | |
| Application Type: | | Full Planning Permission | | |

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| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice |
| Informatives: | |

Consultations

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|----------------------|--------------|-----------|------------------|-----------|-------------------|-----------|
| Adjoining Occupiers: | No. notified | 24 | No. of responses | 01 | No. of objections | 01 |
| | | | No. electronic | 00 | | |

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| Summary of consultation responses: | <p>A site notice was displayed from 04/12/2013 to 25/12/2013. A press notice was advertised on 04/12/2013.</p> <p>One neighbouring property objected to the proposal. In summary, their concerns are:</p> <ul style="list-style-type: none"> The new landlord did the residential conversion at 80 Canfield Gardens and his contractor did not comply with the permitted working time and there were many complaints from neighbours. Noise nuisance during the construction. <p><i>Response: An informative advising noise control during construction under the Control of Pollution Act 1974 is attached to the decision notice.</i></p> |
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| CAAC/Local groups comments: | South Hampstead Conservation Area does not have a CAAC. |
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Site Description

The application site relates to a 3-storey semi-detached property located to the northern side of Canfield Gardens which is a predominantly residential area. The property has been subdivided into four flats.

The site is located within the South Hampstead Conservation Area.

Relevant History

Application Property:

9401385 – Planning permission was granted on 21/10/1994 for the insertion of a new doorway onto the balcony at the first floor front elevation and the substitution of a window for the former doorway

9300777 – Planning permission was granted on 23/07/1993 for the rebuilding of ground and first floor bay windows of numbers 82 and 84 and ground floor right-hand corner of number 82.

80 Canfield Gardens:

2005/2458/P – Planning permission was granted on 21/12/2005 for the erection of 2 rear dormer windows and insertion of roof lights to front, rear and side roof slopes in connection with the conversion of the roof space into a self-contained flat.

84 Canfield Gardens:

2007/4704/P – Planning permission was granted on 07/02/2008 for the alterations to the building at roof level to allow the creation of 3-bedroom self-contained flat within loft (third floor level) including

raising the rear roof ridge, installation of rooflights, and installation of 2 dormers on the rear roofslope.

86 Canfield Gardens:

2013/1322/P- Planning permission was granted on 03/05/2013 for the erection of 2 rear dormer windows, installation of 2 front and 2 side rooflights, 2 rooflights to flat roof together with alterations to windows at second floor level, all in association with second floor residential flat (Class C3).

2007/5816/P - Installation of 2 rooflights in front roof slope, 2 rooflights on side roof slope, 2 rooflights on flat roof of main roof and 2 dormer windows in rear roof slope (to allow loft conversion), replacement of window at front second floor level with a door and installation of railings to first floor flat roof in connection with its use as a balcony and installation of enlarged window at front second floor level all in connection with existing second floor level flat. Granted permission.

Relevant policies

National Planning Policy Framework (2012)

The London Plan (2011)

LDF Core Strategy and Development Policies (2010)

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)

DP2 (Making full use of Camden's capacity for housing)

DP5 (Homes of different sizes)

DP6 (Lifetime Homes and wheelchair homes)

DP16 (The transport implications of development)

DP17 (Walking, cycling and public transport)

DP18 (Parking standards and limiting the availability of car parking)

DP19 (Managing the impact of parking)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance (2011)

CPG1 Design

CPG2 Housing

CPG6 Amenity

CPG7 Transport

South Hampstead Conservation Area character appraisal and management strategy (2011)

Assessment

Revision

The proposal was originally for the creation of two residential units in the loft. Following the case officer's concerns over the inadequate outlook to the proposed front flat which was going to be served by the proposed rooflights the applicants agreed to provide only one unit in the loft.

Proposal

It is proposed to convert the loft space to provide an additional three bedroom flat at third floor level including alterations to the roof profile. The proposed alterations to the roof profile would include:

- erection of two dormer windows and 1x rooflight in the middle on the rear roof slope;
- raising rear roof ridge to the level of the front ridge;
- installation of 4 x rooflights to the front roof slopes;
- installation of 2 x rooflights to the east roof slope; and
- installation of 5 x rooflights in the flat roof top.

The proposed dormers would be of different sizes in width and would be positioned 500mm below the ridge line and 800mm above the eaves. The one on the left when viewed from the rear elevation would measure 1.7m in width and the one to the right 2.2m in width.

The proposed rooflights to the front, rear and side roof slopes would be of conservation style and sited flush with the roof plane. Those to the flat roof top would also not project beyond the ridge.

Land Use

Policies CS1 and DP2 promote residential use and policy CS6 promotes well-designed homes. Therefore the proposed three bed flat is considered to be acceptable in principle subject to quality of accommodation and impact on the neighbouring residential amenities and the character and appearance of the Conservation Area.

Policy DP5 seeks to ensure that all new housing provided is in line with the housing priorities for the borough and gives the highest priority for market housing to 2 bed units, medium priority to three bedroom units and the lowest priority to the one bed units. Given the proposed flat would supply a demand for three bed units and would not change the mix of the existing residential units below within the building the proposed mix is considered to be acceptable.

Living Standards

Policies CS6 and DP26 seek to secure the provision of quality homes that provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes, and amenity space. The proposed flat would have a floor space of 105sqm and 3 x double bedroom. All the habitable rooms would be spacious and would benefit from acceptable levels of daylight. One of the bedrooms and open plan kitchen and living area would be served by the rooflight and therefore they would benefit from a limited outlook. Given the rest of the bedrooms would have good outlook from the proposed dormer windows the proposed flat overall is considered to provide reasonable outlook for the future occupiers. The proposed flat would also be capable of accommodating six persons in accordance with the minimum internal floorspace requirements as specified in CPG2 (93 m²).

Policy DP6 requires all new housing developments to comply with Lifetime Homes criteria as far as

reasonably possible. The proposed flat would be accessed from the second floor level via new steps to the loft level and would not affect the existing communal access arrangements within the building. Given the site constrains it would be unreasonable to expect compliance of all 16 lifetime homes criteria. According to the submitted Lifetime Home Assessment the applicants made reasonable affords to comply with Lifetime Homes criteria (eg. adequate circulation space for wheelchair users and disabled accessible bathroom and WC).

Overall, it is considered that the proposed house would provide acceptable living standards for the future occupiers.

Design

Policies CS14 and DP24 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings. Furthermore Policy DP25 seeks to preserve and enhance the character and appearance of Conservation Areas. In terms of roof alterations CPG1 states that additional storeys and roof alterations are likely to be acceptable where there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development. With regard to dormer extensions paragraph 5.11 of CPG1 outlines what is expected of proposed dormer extensions.

A number of roofs within the surrounding area have been extended and altered as such the proposed development would not appear incongruous in the context of the neighbouring properties or wider conservation area. Furthermore, the roof of the adjoining pair (no. 84) has been altered similarly to the proposal.

The proposed rear dormers together with the raised rear roof slope are considered to be subordinate additions to the roof of the parent building and would not unbalance the existing symmetry with the other pair. Additionally, the proposed dormers are modest additions to the roof slope which are designed and sited in accordance with CPG1. The proposed dormers in relation to the windows in the rear elevation below are considered to relate well in size and number.

The increase in the height of the rear ridge of the roof to bring it in line with the height of the side and front roof profile is considered to be modest alteration that would maintain the existing proportions of the building. The addition would only change the rear elevation of the property, which it is noted is not visible from public vantage points.

The proposed conservation style rooflights to the front, side and rear roof planes would respect the integrity of the property and would not change the roof profile significantly. Their size and positioning would be similar to the existing rooflights at the other pair. The proposed rooflights to the flat roof would not affect the elevations of the building and would not be visible from the public views.

The proposed alterations to the roof would relate sensitively to the architectural integrity of the building and would not harm the character and appearance of the conservation area.

Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

Given the siting and scale of the proposed dormers, they would not impact on the levels of daylight or

sunlight received by neighbouring residents, neither would the development cause harm to the outlook enjoyed by occupiers.

In respect of privacy, the dormers and rooflights (except one in the west side roof slope of the front gable) would not provide any increased opportunity to overlook neighbouring residents over and above. The proposed rooflight in the west side roof slope of the front gable would face to the existing rooflight serving to a habitable room in the east side roofslope of the adjoining neighbouring property (no.84). This could be rectified by way of a condition stating that the rooflight shall be obscure glazed and fixed shut unless the openable section is 1.7m above the finished floor level.

Transport

The site has excellent access to public transport (PTAL 6), and Canfield Gardens is a street listed as suffering from parking stress. Not making the development car-free would increase demand for on-street parking in this Controlled Parking Zone (CPZ) therefore the additional residential unit should be made car-free through a Section 106 agreement.

DP18 requires development to sufficiently provide for the needs of cyclists, which are contained in Appendix 2 of the Development Policies document. Camden's Parking Standards for cycles states that one storage or parking space is required per residential unit. Given that there is no large communal internal area to accommodate a cycle storage area it is not considered reasonable to require cycle storage by condition and would be unreasonable to expect a provision for cycle parking.

Subject to the S106 agreement for car free housing the proposal is considered to be acceptable.

Conclusion

The proposed alterations to the roof are considered not to harm the character and appearance of the existing building and the conservation area. The proposal would also not harm the amenities of the neighbouring properties subject to a recommended obscure glass condition.

Others

As the proposal would result in an additional unit it is liable to the Mayor's CIL. The CIL payment would be likely to be £5250 (105 sqm x £50).

Recommendation: Grant conditional permission subject to a S106 agreement.