

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		12/12/2014	
		N/A / attached		Consultation Expiry Date:		18/11/2014	
Officer				Application Number(s)			
Rob Tulloch				2014/6438/P			
Application Address				Drawing Numbers			
47 Allcroft Road London NW5 4NB				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Variation of condition 2 (approved plans) of planning permission 2014/1317/P dated 16/05/2014 (for the erection of a four storey building providing 18 residential units), namely alteration to window and door heights, removal of living wall, replacement of metal railings with glass balustrading, support for front balconies, lowering height of front boundary walls, increasing height of building by 500mm and connecting stair core to main building at roof level.							
Recommendation(s):		Grant Variation of Condition					
Application Type:		Variation or Removal of Condition(s)					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	87	No. of responses	8	No. of objections	8
Summary of consultation responses:		<p>Site notice n/a Press advert n/a</p> <p>62 Adjoining occupiers were originally notified on 17/10/2014, but it was brought to officers' attention that not all residents, who were notified or commented on the original application, were notified of the amendment, and there were discrepancies in the description. As such further consultation was carried out with 87 adjoining occupiers being sent new letters of notification on 28/10/14 with the consultation period expiring 18/11/2014.</p> <p>Objections were received from 30B, 34B, 38 & 40B Allcroft Road, 161C Queens Crescent, 121 & 129 Weedington Road, and a resident of Edington. The objections can be summarised as follows:</p> <p><u>Design</u></p> <ul style="list-style-type: none"> • Substantial increase to an already tall building • Proposal will set a precedent for taller buildings on the street • Building will be taller than surrounding houses • Allcroft Road and Weedington Road are characterised by three storey Victorian buildings and a larger building will be out of keeping with the area 					

- Objection to lowering height of front boundary wall (no reasons given)
- Metal balustrading is more in keeping with the area

Officer response: Increase in height is only 4%, glass balustrading already approved for front elevation (see paras 1.2-1.4 & 1.11)

Amenity

- Increased height of building will lead to loss of light for neighbours
- Loss of privacy
- Glass balustrading will increase glare to residents of Allcroft Road
- Green wall compensates for loss of light and view and residents will have to look at a brick wall
- Will block views

Officer response: The modest increase in height at roof level is not considered to significantly affect light to neighbouring properties. No amendments would affect privacy or create glare. Views are not a material consideration. (see paras 1.5-1.6 & 1.12)

Sustainability

- Loss of green wall will affect building's environmental performance
- Abseiling (to maintain green wall) is not dangerous

Officer response: The development must still meet level 4 target in Code for Sustainable Homes. (see para 1.10)

Lack of notification

- Incorrect description of proposal
- Lack of site notices

Officer response: Revised letters were sent out, site notices not mandatory outside conservation areas.

Objections also refer to the loss of commercial floorspace, noise from construction, and parking issues which are objections to the original proposal and not related to the proposed amendments.

CAAC/Local group comments:

n/a

Site Description

The application site is located on the eastern side of Allcroft Road. It originally comprised four single storey light industrial units, with servicing at the rear, dating from the 1980's. These units were demolished in 2013 and the site is now vacant. The site is surrounded by a variety of residential uses including three and four storey blocks of flats to the north, east and south east, and a three storey terrace opposite the site on the western side of Allcroft Road.

To the north of the site is Queen's Crescent which is a designated Neighbourhood Centre and which houses a weekly street market. The site is not located within a conservation area, but the terrace on the opposite side of Allcroft Road is within the West Kentish Town Conservation Area.

Relevant History

2014/5765/P Details of doors and windows, and facing brickwork, required by Condition 4 (a & b) of planning permission 2014/1317/P dated 16/05/2014 (for the erection of a 4 storey building providing 18x flats). Yet to be decided

2014/1317/P Erection of a four storey building providing 18 residential units; comprising 5 x 1 bedroom, 11 x 2 bedroom and 2 x 3 bedroom flats. Granted 16/05/2014

2013/0857/P Demolition of the existing building and the erection of a four storey building providing 18 residential units; comprising 5x 1 bedroom, 11x 2 bedroom and 2x 3 bedroom flats. Refused 16/05/2013. Appeal Dismissed 13/01/2014.

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

DP2 Making full use of Camden's capacity for housing

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 2013

NPPF 2012

Assessment

1 Proposal

1.1 Planning permission was granted on 16/05/2014 for the erection of a four storey building comprising 18x flats. The applicant proposes to make minor changes to the design of the building by way of a minor material amendment. The amendments include:

- increasing height of building by 500mm
- alterations to the sizes of windows and doors
- removal of green wall
- replacement balustrading
- supports for balconies/decks
- lowering height of front boundary walls
- connecting rear stair core to main building at roof level

Additional height

1.2 To incorporate larger service voids it is necessary to increase the overall height of the building. The applicant has confirmed that the actual proposed increase is 500mm and not 600mm as publicised. The amendment would raise the building from 12.2m to 12.7m, but increasing the height of the building by 4% is not considered to harm the appearance of the proposed building.

1.3 There are 2x four storey buildings next to the site. The approved scheme is 350mm taller than the neighbouring Geoff Marsh Court to the north, and next to that is 49 Allcroft Road which

would be a similar height to the proposed scheme. Behind the site on Weedington Road there are numerous large social housing blocks such as the 3 storey Edington, the 4 storey Durston, and the 15 storey Hawkridge. Given the varied townscape, the proposal is not considered an adverse impact on the character or appearance of the street scene.

- 1.4 The western side of Allcroft Road is markedly different in character to the eastern side of which the application site forms a part. The western side is a terrace of 3 storey, mid-19th century houses, and forms part of the West Kentish Town Conservation Area. The eastern side and beyond, is outside the conservation area and mainly comprises post war housing schemes of various sizes and heights. As such the modest increase in height is not considered to harm the character of appearance of the adjacent conservation area.
- 1.5 BRE guidance for sunlight and daylight states that development can have a noticeable impact on daylight to adjoining properties if the vertical Sky Component (VSC) is reduced by more than 20% and resulting in a VSC of less than 27%. A sunlight/daylight report accompanied the original scheme and showed that no windows to properties on Allcroft Road would suffer a loss of light of more than 20% and all windows would continue to have a VSC in excess of 27%. The slight increase in height is not considered to have a noticeable impact on daylight to these properties. As none of the properties have windows facing the site and within 90° of due south, sunlight would not be affected.
- 1.6 A small number windows to surrounding properties in Weedington Road would see a reduction of VSC of more than 20% as a result of the approved scheme, and a loss of sunlight, but the limited increase in height is not considered to have a significant impact on sunlight or daylight to these properties compared to the approved scheme. The increase in height is not considered have any impact on views from neighbouring properties, which are not protected by policy or guidance and is not a material consideration.

Alterations to windows and doors

- 1.7 The enlargement of service voids necessitates alterations to the fenestration to avoid servicing clashing with the tops of windows. It is therefore proposed to reduce the heights of the windows and French doors on the front elevation by 100mm from 2.2m to 2.1m. On the rear elevation is proposed to reduce windows at 1st and 2nd floors from 1.5m to 1.2m and windows facing the decks from 1.6m to 900mm. It is also proposed to amend the design of the entrance doors to the flats. The overall appearance of the building is not significantly affected by the changes, and the amenity of the proposed units would not be harmed as floor to ceiling heights would be maintained.

Alterations to stair core

- 1.8 The approved scheme incorporated a green wall covering the stair core at the rear. The applicant cites health and safety concerns, as maintenance would require abseiling, and such a design would also require access from adjoining land. There is no objection to the removal of the green wall in design terms. Whilst a green wall would provide some visual relief, the stair tower only forms part of the rear elevation, and an unadorned stair tower would not be an incongruous addition as stair towers are integral to the design of these types of flats.
- 1.9 The stair core would be widened by 700mm and raised in line with the main building with a roof over the top deck connecting it to the main building. This would allow easier access to the roof for maintenance of the photovoltaics and green roof.
- 1.10 In terms of sustainability, the development is required to meet level 4 of the Code for

Sustainable Homes. A pre-assessment accompanied the original application and a post construction review, to ensure that the building meets the required sustainability target, forms part of the section 106 agreement. The enlargement of the roof, by attaching it to the stair core, results in an additional 25sqm of roof area and also allows for a larger green roof, with the proposed plans showing an increase in the number of rooftop photovoltaics from 29 to 36.

Replacement balustrading

- 1.11 It is proposed to replace the approved metal balustrading to the rear decks with clear safety glass. This is a Building Control requirement as fire regulations require imperforate material for access decks. The proposed glass balustrading would match the approved glazed balustrading at the front of the building.
- 1.12 It is not considered that this would raise any amenity issues in the form of glare or reflection. The approved balustrading to the front, facing Allcroft Road, is glazed and not the subject of this amendment. The amended glazing to the rear elevation would face a north east so would not directly reflect sunlight.

Other amendments

- 1.13 Additional amendments are proposed which are not considered to have a material impact on the appearance of the building or the amenity of adjoining occupiers. The front boundary walls are to be lowered from 1-1.6m to 600-800mm, which would be similar to the low walls of the terrace on the other side of the road. The approved cantilevered balconies at the front are to be supported by posts. At the rear, upper decking would be similarly supported, and this intervention is not considered to have little visual impact.
- 1.14 In summary, the applicant proposes a series of minor amendments that separately, or when viewed as a whole, would not greatly affect the appearance of the proposed building, the character or appearance of the street scene or adjacent conservation area, or the amenity of adjoining occupiers.

2 Recommendation: Grant Variation of Condition

DISCLAIMER

Decision route to be decided by nominated members on Monday 24th November 2014. For Further information, please go to www.camden.gov.uk and search for 'Members Briefing'.