

Delegated Report (Members' Briefing)		Analysis sheet N/A		Expiry Date: 28/07/2014			
				Consultation Expiry Date: 10/07/2014			
Officer Alex McDougall			Application Number(s) 2014/1731/P				
Application Address 48 Boundary Road London NW8 0HJ			Drawing Numbers Refer to draft decision notice.				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey roof extension to provide 10 additional bedrooms and common areas to existing residential care centre (Class C2) and replacement of existing mesh panels with glazed balustrades at ground, first, and second floor levels.							
Recommendation(s):		Grant planning permission subject to a s106 legal agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	87	No. of responses No. electronic	04 03	No. of objections	03
Summary of consultation responses:		<p>Site Notice 13/06/14 – 04/07/14. Press Notice: 19/06/14 – 10/07/14.</p> <p>Objections were received from Flats 16, 46 & 55 Dinerman Court (38 - 42 Boundary Road) on the following grounds:</p> <ul style="list-style-type: none"> <i>Amenity</i> – The proposal would result in the requirement for additional air conditioning equipment which has an unacceptable impact on the acoustic amenity of adjoining and nearby properties (Officer Comment: Please see section 4.1c below for more information). <p>Comments were received from Flats 41 and 46, Dinerman Court (38 - 42 Boundary Road) on the following grounds:</p> <ul style="list-style-type: none"> <i>Amenity</i> – Dust should be kept to a minimum during construction work (Officer Comment: Please see section 4.1d below for more information). <i>Amenity</i> – Construction works should not take place between the hours of 6pm and 8am (Officer Comment: A standard informative will be included noting that the all works must comply with the 					

	<p>Control of Pollution Act 1974 which includes such a requirement).</p> <ul style="list-style-type: none"> • Process – Description of development not detailed enough (Officer Comment: The description of development as advertised is considered to be sufficient. The description of development has been revised since the application was notified. The changes are not considered to be materially different so as to warrant re-consultation).
English Heritage:	This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
City of Westminster comments:	No comment

Site Description

The site is occupied by a 4 storey, plus lower ground floor, contemporary detached building on the northern side of Boundary Road. The building expands in footprint moving up the floor levels, creating overhanging tiers. The building is occupied by the St Johns Wood residential care centre for the elderly. The facility currently has 99 rooms. The building has an existing car parking and servicing area to the rear of the site accessed by a drive through from Rowley Way to Ainsworth Way.

The area is generally characterised by residential properties. A vacant single storey school sits to the rear (north) of the site. A proposal currently before Council would see this school occupied by a further education college for 16 to 25 year old young adults with severe and complex needs. The school would also house short stay bedrooms where students would learn how to live independently, though not be full time accommodation.

The site is located in the Alexandra Road Conservation Area and the building on the site is identified in the Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation Area. While the building is not listed, parts of the landscaping surrounding the site make up the listing of the Grade II* listed Alexandra Estate to the north of the site. Westminster Council sits opposite the front of the site.

Relevant History

48 Boundary Road (the application site)

P9600316R5: Works of alteration, including the partial demolition of basement, ground, first and second floors, and the erection of an extension at basement to second floor levels together with the erection of a third floor to provide a building on basement and four upper floors for use as a nursing home within Class C2 of the Town and Country Planning (Use Classes) Order 1987, with parking provision for 11 cars at the rear. Granted 06/03/1998.

PW9802564R1: Works of alteration, including the partial demolition of basement, ground, first and second floors, and the erection of an extension at basement to second floor levels together with the erection of a third floor to provide a building on basement and four upper floors for use as a nursing home within Class C2 of the Town and Country Planning (use Classes) Order 1987, with parking provision for 10 cars at the rear. Granted 19/11/1998.

PWX0103532: Retention of balustrade safety panels on perimeter of all roof terraces and balconies. Granted 29/03/2004.

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

CS8 Promoting a successful and inclusive Camden economy

CS10 Supporting community facilities and services

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS16 Improving Camden's health and well-being

CS18 Dealing with our waste and encouraging recycling

CS19 Delivering and monitoring the Core Strategy

Camden Development Policies 2010

DP2 Making full use of Camden's capacity for housing

DP3 Contributions to the supply of affordable housing

DP6 Lifetime homes and wheelchair homes

DP7 Sheltered housing and care homes for older people

DP9 Student housing, bedsits and other housing with shared facilities

DP13 Employment sites and premises

DP15 Community and leisure uses

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

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

DP29 Improving access

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG2 Housing

CPG3 Sustainability

CPG5 Town Centres, Retail and Employment

CPG6 Amenity

CPG7 Transport

CPG8 Planning Obligations

Alexandra Road Conservation Area Statement 2000

Assessment

1. Detailed Description of Proposed Development

1.1. The proposal is detailed as follows:

a) *Roof Extension* – Single storey fourth floor roof extension to provide an additional 10 guest rooms, a communal dining room, nurse room, storage and other ancillary facilities. The extension has been designed to mimic the footprint of the existing second floor of the building. The proposal would require an additional 12 staff, with 4 staff on duty at any given time. The extension would have the following dimensions:

- Depth: 4.9m – 14.5m
- Width: 37.7m – 43.8m
- Height: 3.2m
- Average area of proposed rooms: 21sqm
- Net additional internal floor area: 456sqm

b) *Alterations to existing balustrades* – Replacement of existing steel mesh balustrades on the front and side elevations at first, second and third floor levels with glazed balustrades. The existing and proposed balustrades are 1.5m above finished floor level.

1.2. During the course of assessment the applicant submitted revised drawings for the proposed roof extension in response to concerns raised from Council officers. The footprint of the roof extension was modified (reduced in depth) to relate to the existing second floor to be more in keeping with the design of the building.

2. Principle of Development

Use

2.1. Council LDF Policies DP7 generally supports the provision of housing for older people, subject to an appropriate standard of facilities, access to transport and services, and ensuring that the proposal contributes to creating a mixed and inclusive community. The site is in close proximity to the South Hampstead and Swiss Cottage centres and train stations and as such provides facilities and transport options for residents. As such the location is considered to be appropriate for the intended use.

2.2. It is clear that the proposed floor space is intended for use by the existing facility. However, use of the floorspace as a separate unit in the future would lead to a material impact to servicing and the like. As such a condition is recommended to ensure that the extension is not considered a separate planning unit.

Extensions

2.3. Alterations and additions are generally considered to be acceptable in principle subject to a detailed assessment with regard to the following:

- Design
- Residential Amenity
- Standard of Accommodation
- Highways & Transport

- Waste
- Sustainability

3. Design

Roof extension

3.1. The proposed roof extension is considered to be of an acceptable design, and have an acceptable impact on the appearance of the building and the character of the conservation area, for the following reasons:

- a) The buildings directly to the east and west of the site are 5 storeys in height setting a clear precedent for the proposal. While the buildings opposite the site are generally 2 stories in height, they are well separated from the proposal. As such the proposed height is considered to be acceptable.
- b) The floorplate of the building expands as the stories increase. It was considered that continuing this pattern would result in an overly dominant, top heavy building. However, it was considered that if the roof extension stepped back to the same floorplate as the second floor, that consistency in design could be maintained while adequately reducing the bulk of the proposal.
- c) Large trees to the front of the site, which will be maintained, help to soften the appearance of the front façade and will reduce the visual impact of the proposal.
- d) The existing large screening at roof level, which detracts from the appearance of the building, would be removed as a result of the proposal.
- e) The window openings will align with those on lower levels, maintaining the design of the building.
- f) The proposal appears to include high quality materials which match the existing building. Notwithstanding, the matching materials may be hard to source as they are out of date. As inconsistent materials would likely have a significant impact on the appearance of the building and the character of the area it is considered that a condition should be included requiring samples of materials and details of windows.

3.2. As the proposal would make the roof more prominent, a condition of consent is recommending restricting the placement of plant, vents or telecommunication equipment on the roof of the proposed extension.

Alterations to existing balustrades

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

- a) While the height of the balustrades is more than the minimum required by building regulations (1.5m vs. 1.1m), and thus appear more dominant, it has been adequately explained that some of the occupants require additional protection against falling.
- b) The contemporary nature of the glazed panels is in keeping with that of the existing building.
- c) The glazing is considered to be a higher quality finish.

3.4. For the reasons listed above the proposed development is considered to be consistent with LDF policies CS14 and DP24 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

4. Residential Amenity

Roof extension

4.1. The proposed roof extension is considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- a) Based on the orientation of the site and the distance from adjoining sensitive windows, the proposed additional bulk is not considered likely to result in unacceptable overshadowing, loss of light, loss of outlook, or sense of enclosure of adjoining properties.
- b) The proposal includes a report which demonstrates that the proposal would not unreasonably overshadow the adjoining school to the north. While the school to the north may include short stay units it would not house permanent residents. As such the additional overshadowing is considered to be acceptable.
- c) The proposal does not include any new plant or equipment. Any additional plant would require a new application. The increase in the demand on the existing plant is not considered likely to have an appreciable impact on existing acoustic output.
- d) The construction phase is not considered likely to be particularly difficult or lengthy. As such a construction management plan is not necessary.

4.2. 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.

5. Standard of Accommodation

5.1. The quality of the proposed accommodation for future occupants is considered to be acceptable for the following reasons:

- a) While specific size standards for such accommodation are not included in Council Planning Policy the proposed rooms are considered to be of an adequate size for their intended purpose.
- b) The proposed floor would have ceiling heights of 2.6m, in keeping with the requirements of CPG2 and the London Housing SPG.
- c) While the proposed rooms would have a predominantly northern outlook, the communal dining area would have southern windows which would provide additional amenity for occupants.
- d) The floor would be level and accessible by lifts ensuring wheelchair access.
- e) While the en-suite bathrooms proposed are not fully compliant with Part M of the Building Regulations, the care home is staffed by specially trained employees who assist occupants in accessing bathroom facilities. As such this is not considered to be reason to refuse the application.

6. Highways & Transport

Transport

6.1. Given the scale of additional rooms proposed and the location of the site, it is considered that a Travel Plan should be developed to minimise the impact of the increased staff and visitor trips on the surrounding transport network. The Travel Plan would need to be submitted and approved within 6 months of occupation of the development.

Car Parking

6.2. The site is located in an area with a high PTAL of 4 and a controlled parking zone which is currently at capacity. As such, in accordance with LDF Policy DP18, it is considered that the additional rooms should be secured as car free housing. Future residents would not be able to apply for on-street car parking permits. It should be noted that those with disabled parking passes are able to park in controlled parking zones regardless of where they live.

Servicing

6.3. The proposal would have no impact on the existing servicing arrangements. The proposed intensification of use is not considered to be of a scale likely to have a material impact on the frequency or scale of servicing.

Cycle Parking

6.4. The proposal results in an additional 456sqm of floor space. This amount of floorspace does not exceed the LDF minimum standard for additional cycle parking. Furthermore, it is not considered likely that the future occupants would create a significant demand for cycle parking.

Construction

6.5. While the site is located in a conservation area the site is relatively large and has off-street vehicular access. As such the proposal is not considered likely to be so difficult as to require a construction management plan.

6.6. The Applicant has stated that they would accept a s106 legal agreement with the above requirements. As such the proposal is considered to respond adequately to the issue of transport, car parking and servicing.

7. Waste

7.1. The proposal does not include any additional waste storage. Given the scale of the existing building and storage space the lack of additional waste storage for the proposed intensification of use is considered to be acceptable.

8. Sustainability

8.1. LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. The proposal would result in 456sqm of additional C2 floor space and as such does not trigger the requirements for a full energy assessment or formal sustainability testing under the BREEAM scheme. Notwithstanding, the application included a sustainability statement outlining how the proposal responds to the issue of sustainability. The proposal is considered to provide savings commensurate with the scale of the proposal and thus adequately respond to the issue of sustainability as it includes the following features:

- a) Overhauling/upgrading windows including double glazing
- b) LED lighting
- c) Meters, timers, sensors, controls on heating and lighting
- d) Insulation of hot water tanks and pipes
- e) Photovoltaics

8.2. The proposed extension would have a large flat roof. As such it is considered that the proposal has the opportunity to provide a green roof. No details of such a roof were included with the

application. As such a condition is recommended requiring details of a green roof be submitted prior to construction.

9. CIL

9.1. The proposed floor space would be liable to the Mayor's Community Infrastructure Levy (CIL). The contribution for developments within Camden is set at £50 per square metre. As such this development would be liable for a contribution of £22,800.00 (456sq.m x £50). A standard informative is attached to the decision notice drawing CIL liability to the Applicant's attention.

10. Recommendation

10.1. Grant conditional planning permission subject to a S106 agreement for the following term:

- a) Car-free
- b) Travel Plan