

Delegated Report		Analysis sheet		Expiry Date:		18/02/2015	
		N/A / attached		Consultation Expiry Date:		5/2/2015	
Officer				Application Number(s)			
Nanayaa Ampoma				2014/7879/P			
Application Address				Drawing Numbers			
24 Goldhurst Terrace London NW6 3HU				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of rear dormer to create 1 x bedroom one person unit.							
Recommendation(s):		Refused planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	36	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A Site Notice was displayed at the property for a period of 21 days between 14/01/2015 to 04/02/2015. A Press Notice was also issued between 15/01/2015 to 05/02/2015.</p> <p>Adjoining neighbours were also notified. No neighbour comments have been received.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>The application falls within the South Hampstead Conservation Area. However no comments have been received by local groups.</p> <p>Access Officer: The Access Officer has commented that the development will fail to meet Lifetime Homes Standards points 14 and 15.</p>					

Site Description

The application site relates to a three storey residential dwelling which appears to have been part of a large housing development on the road. It is not clear when the properties were built, however they are believed to date back to the Victorian period. The property is finished in exposed redbrick and white painted window and door frames as well as a mansard roof finished in slate. In its original form, it is believed that the property was developed as a large single family dwelling house but was later converted into flats.

The site falls within the South Hampstead Conservation Area. This was previously known as the Swiss Cottage Conservation Area until February 2011 when the name was changed to reflect the change in the spatial and historic relationship with Hampstead. The property is also the subject of an Article 4 Directive placed on it in September 2010. The Directive restricts alterations to the property's front, side and in some cases, rear elevation without planning permission.

Relevant History

24 Goldhurst Terrace

2014/5025/P: Creation of 1 x three bed flat at second and third floor with dormer at rear roofslope, as well as the installation of 3x rooflights to front roofslope and alteration to 2x rear windows. – **Grant 23/10/2014**

PWX0103159 - The erection of a dormer window in the rear roofslope of the property and the installation of two new velux rooflights in the front roofslope in association with the conversion of the loftspace into additional habitable accommodation for the existing top flat. As shown on drawing no. GOLT-243A, 245A, 249B, GT/01-4, 05A, 06. - **Grant on 15-02-2002. This was never implemented.**

26 Goldhurst Terrace

8602189 - Erection of a dormer to the front and rear and the formation of a self-contained flat in the roof as shown on drawing nos. 35601 35602B 35603 revised on 16th and 20th February 1987. – **Grant 04/03/1987**

Relevant policies

National Planning Policy Framework (2012)

The London Plan (2011)

LDF Core Strategy and Development Policies

Core Strategy (2010)

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

CS19 Delivering and monitoring the Core Strategy

Development Policies (2010)

DP2 Making full use of Camden's capacity for housing

DP3 Contributions to the supply of affordable housing

DP4 Minimising the loss of affordable 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
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

Supplementary Planning Policies

Camden Planning Guidance 1 Design (2014)
Camden Planning Guidance 2 Housing (2013)
Camden Planning Guidance 3 Sustainability (2013)
Camden Planning Guidance 6 Amenity (2011)
Camden Planning Guidance 7 Transport (2011)

South Hampstead Conservation Area Statement

Assessment

Proposal

The application seeks planning permission for the conversion of the roof space into a single bed 1x person unit and the erection of a roof dormer. The application follows a recently approved scheme under application 2014/5025/P. That proposal also included the development of a rear dormer. The previous application differs from this scheme because the current propose dormer is much larger in size.

The proposed dormer would project from the current roofline by 4 metres at its deepest. It would have a width of 5.1 metres and a height of 2.2 metres. There would be no increase in the properties current ridge height and the proposed dormer would be set back from the edge of the roof by 0.8 metres. It would also be set in at either chimney by 0.5 metres. The proposed flat would have an internal floor space of 39 square metres.

Current Development

The main areas of consideration relate to:

- Land use
- Design, impact on Listed Building and Space Standards
- Standards of Proposed Accommodation
- Sustainability
- Highways

Land Use

Core Strategy policy CS6 states that the Council seeks to maximise the supply of homes and minimise their loss, as housing is considered to be a priority land use of the Camden Local Development Framework. This is further supported by Development Policy DP2. This looks to protect

the borough's housing stock by resisting developments that would lead to a net loss of more than two units and also with the loss of any significant amount of housing floor space. The Council does not seek to resist schemes that would lead to the loss of only one unit.

The area is residential and therefore the proposed land use is in keeping with the context of the site and is considered appropriate.

Design and space standards

Policies CS14 of the Core Strategy and DP24 of the Development Policies states that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standards in terms of the character, siting, context, form and scale to the existing building and the general area.

Policies CS5 (Core Strategy) and DP25 (Development Policies) states that the Council will only give permission to developments in Conservation Areas if they preserve or enhance the character and appearance of the area.

Supplementary design contained within guidance CPG 1(Design) and CPG 2(Housing) are also relevant here. CPG 1 states that roof alterations or additions are likely to be unacceptable if they would have an adverse impact on the skyline, the appearance of the building or the surrounding street scene. This includes:

- Those developments in an unbroken roof line that are largely unimpaired by alterations or extensions
- Buildings designed as a complete architectural composition and the proposed development would undermine the style or roof level.
- Where the scale and proportions of the building would be overwhelmed by an additional roof extension.

The proposed dormer would span almost the full width of the rear elevation roof. However the property site is narrow and sits within a row of terraces. Given its size the proposed dormer would represent a large and dominating addition to the rear. Therefore it is considered unsympathetic to the context and the character of the property and would have a significantly harmful impact on its architectural composition as it would detract from the appearance of the existing property. Thereby failing to meet points 2 and 3 of the CPG1 detailed above.

The development also fails to comply with the South Hampstead Conservation Appraisal because the design of the proposed dormer does not demonstrate *careful* and *sensitive* design taking into account the original building. The proposed dormer would be seen from the rear views of other neighbouring gardens in the Conservation Area. When viewed from those directions it would appear large and out of keeping with the character of the property. The result would be an increased visual bulk to the roof, a development that draws attention from existing roof slope and a roof development that is not subordinate to the host building. Therefore the rear dormer does not preserve or enhance the character of the host building or the Conservation Area and is unacceptable.

It should be noted that the current neighbouring dormer at no.26 was given permission in 1987, before the 2010 extension of the conservation area to include Goldhurst Terrace. Officers consider that this existing dormer has a negative impact on the character of the area. In addition, officers are of the view that this isolated example of bad development should not set a precedent to be repeated simply because it already exists in the area.

In line with policies CS5, CS6, CS14 of the Core Strategy and policies DP6 and DP26 of the Development Plans, supplementary guidance CPG2 (section 4) provides details on the required residential development standards as highlighted in the London Plan for all new residential units. This includes the following; all one bedroom, one person flats should have a minimum floor space standard of over 37sq metres; any new residential unit at roof level should have a roof height of at least 2.3metres covering at least 50% of the space. Any ceiling height of less than 1.5 metres will not be included in the overall floor space count. The development complies with these criteria.

Standards of Proposed Accommodation

The standard of accommodation in terms of outlook and light to the property is also an important factor. When assessing applications of this kind policy DP26 (Managing the impact of development on occupiers and neighbours) requires the consideration of the following:

- a) visual privacy and overlooking;
- b) overshadowing and outlook;
- c) sunlight, daylight and artificial light levels;
- d) noise and vibration levels;
- e) odour, fumes and dust;
- f) microclimate;
- g) the inclusion of appropriate attenuation measures.
- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- i) facilities for the storage, recycling and disposal of waste (see Waste section);
- j) facilities for bicycle storage (see Highways section); and
- k) outdoor space for private or communal amenity space, wherever practical.

The unit would have a single aspect outlook towards the rear garden. However light would also be provided by the proposed rooflights. Therefore officers are of the opinion that there would be an acceptable level of light.

As the proposed flat would sit within a residential area noise and the general living experience in this respect is considered to be at a normal standard. The unit would also have a good level of privacy.

No details have been submitted in relation to waste and the unit itself has very limited storage space. However this can be dealt with via condition.

Sustainability

Policy DP6 requires all new housing developments comply with Lifetime Homes requirements as far as is reasonable. The Access Officer has stated that the development would fail to meet points 14 and 15. However details have been submitted which shows that the development will aim to meet other elements of Lifetime Homes. Given that the conversion would be to an existing unit it would be unreasonable to expect compliance of all 16 lifetime homes criteria.

Amenity

Under planning guidance CPG 6 which focuses on amenity, all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life of existing and future occupiers and neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook,

sunlight, daylight and artificial light levels.

I have received no neighbour comments. However given the size and design of the proposed development and its proposed use, officers are of the opinion that the proposed dormer would have no significantly harmful impact on the amenity of existing neighbouring properties in terms of noise, loss of light or privacy.

Transport

The Council's Highways Authority has recognised that there are significant pressures on the current parking facilities throughout the borough, especially in dense residential areas close to Town Centres. The application site is close to the Camden Town Centre. In the interest of sustainable transport practices, the Council has established highways policies that strongly discourage the use of private motor vehicles and aim to control any future unnecessary increase in off street parking (CS11 – Core Strategy, also DP16, DP17, DP18, DP19, DP22 – Development Policies).

Policy DP18 states that the Council expects new developments in areas of high on-street parking stress to be either car free or car-capped in the event that they would add greater pressure to the highways. The reasons for this are to facilitate sustainability, help promote alternative, more sustainable methods of transport and stop the development from creating additional parking stress and congestion. This is also in accordance with policies CS11, CS19, DP18 and DP19.

The site is within the Swiss Cottage - West End Lane: Central Controlled Parking Zone (CA-R(a)/K). All CPZ's are identified as suffering from a high level of parking stress with more than 100 permits issued for every 100 parking bays and overnight demand exceeding 90%. The application site has a Public Transport Accessibility Level of (PTAL) of 6b (Excellent).

Due to the high PTAL rating and the area being identified as suffering parking stress it is recommended that the applicant enters into a S106 agreement for the development to be car free.

Under policy CS11, cycle storage that is covered and secure should be provided at a ratio of 1 space per unit. However as the property is at roof level and would have no outdoor space, space to provide the secured cycle unit is not available. Therefore officers have elected to waive this requirement.

RECOMMENDATION: REFUSE APPLICATION