

Delegated Report		Analysis sheet	Expiry Date:	06/03/2015
		N/A / attached	Consultation Expiry Date:	30/01/2015
Officer			Application Number(s)	
Carlos Martin			2014/7802/P	
Application Address			Drawing Numbers	
Weech Hall Fortune Green Road London NW6 1DJ			Refer to draft decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a roof extension to create a 2-bed flat, alterations to rear stairs in connection with the installation of an elevator and associated alterations to the rear, including the demolition of the existing garage to provide four parking spaces and bin storage for the whole building.				
Recommendation(s):	Refuse			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	28	No. of responses	09	No. of objections	09
			No. electronic	04		
Summary of consultation responses:	<p>The occupiers of flats 3, 7, 8, 14 & 16 Weech Hall and Nos. 7, 12, 13 & 14 Weech Road have submitted objections on the following grounds:</p> <ol style="list-style-type: none"> 1. <i>The proposed extra storey would block the views and light of 14 Weech Road even more than the existing four storeys. Adding an additional floor to Weech Hall would severely reduce the amount of daylight to nos. 7 and 13 Weech Road as well as to the other surrounding properties.</i> 2. <i>The additional floor would also reduce the privacy of no. 13 Weech Road with more direct insight into their garden and their south facing rooms.</i> 3. <i>Adding an additional floor to the already tallest building in the area would further significantly alter the aesthetics of the local community and would stand out as an anomaly.</i> 4. <i>The use of the elevator would cause noise due to the mechanical operation and sound signalling used in elevators.</i> 5. <i>This is an art deco building which at present is totally in proportion. The additional floor would alter its stature and proportion and change its style.</i> 6. <i>The lift shaft will obstruct the lighting coming in to flats on one of the sides of Weech Hall.</i> 7. <i>During construction (and potentially afterwards) the jutting out of this lift shaft could cause an obstruction and therefore, present a health and safety hazard during an evacuation of the block.</i> 8. <i>Nuisance from building works.</i> 					
CAAC/Local groups* comments: *Please Specify	<p>The West Hampstead Amenity and Transport Association objects on the following grounds:</p> <p><i>This building is one of the icons of our area. It is almost certainly the best example of classic art deco design in West Hampstead and Fortune Green. It is also on Camden's Local List of important buildings to be preserved"</i></p> <p><i>The applicant says that the "new structure is proposed to be set well back</i></p>					

from all existing street façades reducing to a minimum any visibility from street level". No evidence is provided to support this claim of views of the proposed flat from different points in Fortune Green Road.

We are also concerned about the rear view of this attractive and historic building which has a classic art deco staircase. The proposed development would wreck this important impact of its appearance.

Site Description

The application site relates to a four-storey block of flats known as Weech Hall, located on the east side of Fortune Green Road, near the junction with Weech Road. It is a bricks and render 1930's building of Art Deco style and comprises 16 flats.

Access to the existing flats is via two doors on Fortune Green Road giving on to communal internal staircases and also via external communal stair cases to the rear. There is an area behind the block accessed from Weech Road that currently has a freestanding brick garage and an open area of ground.

To the east of the site are substantial individual properties on Weech Road, to the north and south the parades of shops and business and residential blocks on Fortune Green Road and to the west the large mixed use recent development at 33-67 Fortune Green Road.

Relevant History

2014/6457/P: Withdrawn full planning application for the erection of an additional floor including two new 2 bedroom apartments, alterations to the rear external stairs in connection with the provision of two dedicated elevators and alterations to the area to the rear involving the demolition of the existing garage to provide four parking spaces and bin storage for the whole building.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies 2010

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting Sustainable and efficient travel

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetimes Homes and Wheelchair Housing

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

DP20 Movement of Goods and Materials

DP22 Promoting Sustainable Design and Construction

DP24 Securing High Quality Design

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and Vibration

Camden Planning Guidance 2011/2013

CPG1 Design, chapters 2 (design excellence), 4 (extensions, alterations and conservatories) & 5 (roofs, terraces and balconies).

CGP2 Housing

CPG6 Amenity

CPG7 Transport, chapter 5 (Car free and car capped development) & 9 (cycling facilities)

Assessment

1.0 Proposal

- 1.1 Planning permission is being sought for the following elements:
- a) The erection of a roof extension to create a 2-bed flat;
 - b) alterations to rear stairs in connection with the installation of an elevator; and
 - c) the demolition of the existing garage at the rear to provide four parking spaces and bin storage for the whole building.
- 1.2 The proposed roof extension would be set back from the street façades and its design would follow window alignments and building forms. The walls would be finished in white render to match the rendered sections of the front elevation. Internally the proposal has been laid out as a single 2 bedroom unit with a small roof terrace surrounded by glass balustrade to the east end of the building, also set well back from the street elevation.
- 1.3 Access to the new unit is proposed via the rebuilding of the rear external south stair case to incorporate a dedicated elevator which would project approx. 3.4m above the existing roof height.
- 1.4 At the rear, following the demolition of the existing garage, it is proposed to create 4 parking spaces, once of which would be specifically designated for disable. Three parking spaces would be located at the south end of the rear yard and the fourth one between the two staircases. The proposed refuse store would be located adjoining the rear boundary of the site.

Considerations

2.0 Land use

- 2.1 The residential unit proposed is a 2-bedroom unit. The dwelling size priorities table in DP5 states that there is a very high demand for 2 bedroom flats. An additional unit of an adequate size and configuration in an area well communicated by public transport is welcomed and considered appropriate in line with DP5.

3.0 Design

- 3.1 Policy DP24 of the LDF states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider the character and proportions of the existing building, where alterations and extensions are proposed, including the composition of elevations, its contribution to the public realm and its impact on views and vistas should also be considered.
- 3.2 Weech Hall is a substantial four-storey building situated in a prominent location. It is considered to be a fine example of residential art deco architecture of the 1930s. It is not a listed building. However, CPG1 (design) para. 2.9 advises that *“good design should positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views”*. Para. 4.7 advises that *“alterations should always take into account the character and design of the property and its surroundings”* and para. 5.8 states that *“a roof alteration or addition is likely to be unacceptable where the building is designed as a complete composition where its architectural style would be undermined by any addition at roof level”*.
- 3.3 To further elaborate and specifically consider the individual site circumstances, flat roof design is one commonly used in art deco architecture, often characterized by structures with rectangular blocky forms that are arranged in geometric patterns that can sometimes be broken up by ornamental elements. Although the proposed additional storey would be set back from the front building line, it would still be visible from the street in long views from Fortune Green Road. Whilst complete views of the building from

the rear would mainly be restricted to private views from neighbouring houses, this height increase would be evident. The horizontal emphasis of the building, which is an integral feature of the building, would be lost to a less symmetric form that would jar its character. From the rear, the additional storey and associated lift would become a more dominant visual element above the original parapet line, creating a bulky, top heavy and elongated form that would disrupt the balance and the proportions of the host building.

3.4 The principle of a roof extension at the application site is considered inappropriate in terms of form, proportions and location and is therefore contrary to policy DP24 and also guidance CPG1-Design.

4.0 Amenity

- 4.1 Development Policy DP26 and DP28 seek to ensure that the amenities of occupiers and neighbouring occupiers are not unduly affected by loss of daylight/sunlight, sense of enclosure, noise and vibration, odour and fumes.
- 4.2 The formation of a roof extension would be unlikely to adversely impact on adjacent properties over and above the current situation. Some overshadowing and a loss of light would occur as a result of the scheme; however this is unlikely to be over and above the current situation. On assessment of privacy and overlooking impacts from the proposed new windows, any resultant effects endured would not be significantly greater than existing window openings on upper floors and therefore overlooking and privacy impacts are unlikely to be considered unacceptable.
- 4.3 The proposed new lift, however, is a cause of concern in the absence of an acoustic report to demonstrate that the requirements of policy DP28 would be met to ensure no significant impact in terms of noise nuisance occurs.
- 4.4 In terms of the amenity of future prospective occupants, the London Plan residential development standards provide general guidance on the floorspace and internal arrangements for all housing tenures. In addition, homes of all tenures should meet lifetime homes standards in accordance with Development Policy DP6. Development should provide high quality housing that provides secure, well-lit accommodation that has well-designed layouts and rooms. With regard to daylight all habitable rooms should have access to natural daylight.
- 4.5 Assessing the amenity of future prospective occupants, the unit would be of an adequate size for a 2 bedroom unit. Furthermore the unit would also benefit from an adequate overall configuration meeting all internal space standards including ceiling height, room size standards, and adequate daylight and outlook to all habitable rooms.
- 4.6 In terms of attempting to satisfying the criteria of lifetime home most applicable Lifetime Homes standards would be met other than those affected by the constraints of the existing building. The proposal includes a refuse store at ground floor level, this is considered adequate size and location.
- 4.7 The proposed unit would not have access to private outdoor amenity space in the form of a terrace. This is considered acceptable in this instance.

5.0 Transport

- 5.1 Policy DP18 seeks to encourage sustainable transport. The proposal includes the provision of 4 parking spaces to the rear of the site. There is an existing crossover and access to the rear of the site which has a garage and room for parking. This proposal seeks to formalise the situation and remove the garage to allow the parking spaces to be created.
- 5.2 The proposal is for an additional unit and as there is existing on site parking, it is considered that the new unit should be car capped to ensure that the additional unit does not add further pressure to the on street parking Zone. Not making the development car-capped would increase demand for on-street parking in the Controlled Parking Zone (CPZ) the site is within. This is considered unacceptable in CPZ's that are

highly stressed where overnight demand exceeds 90%. Fortune Green & West End (CA-P) CPZ operates Mon-Fri 08:30-18:30 and 94 parking permits have been issued for every 100 estimated parking bays within the zone. This means that this CPZ is operating under pressure and would be considered highly stressed. Therefore, in the absence of a Section 106 securing this unit as car free, the proposal is currently against policy.

5.3 The proposal fails to provide any cycle storage space in accordance with the requirements of policies CS11 and DP17.

6.0 CIL

6.1 This proposal would be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace proposes new self-contained residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge for this scheme is likely to be £4,375 (£50 x 87.50sqm). This would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation in line with the construction costs index.

7.0 Conclusion

7.1 The design of the proposed roof extension and associated lift in terms of setting, form and detailed design would appear incongruous and incompatible addition to the host building and the wider area, contrary to policies of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

Recommendation: Refuse permission.