

DISCLAIMER

Decision route to be decided by nominated members on Monday 27th October 2008. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report		Analysis sheet	Expiry Date:	08/09/2008
Members Briefing		N/A	Consultation Expiry Date:	02/09/2008
Officer		Application Number		
John Sheehy		2008/3322/P		
Application Address		Drawing Numbers		
7 Loveridge Mews London NW6 2DP		Refer to draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Change of use of a single dwellinghouse into two self-contained units, including the conversion of an integral garage into habitable accommodation and the erection of a mansard roof extension.				
Recommendation:	Grant permission subject to conditions and a Section 106 Agreement to secure both of the residential units as car free housing.			
Application Type:	Full Planning Permission			

Conditions:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	26	No. of responses No. electronic	1 0	No. of objections	1
Summary of consultation responses:	6 Loveridge Road, objection on the following grounds: <ul style="list-style-type: none"> • The proposal would result in a loss of privacy; • The proposal would set a precedent for similar alterations elsewhere in Loveridge Mews, which would result in a loss of light to habitable rooms of the property. • The proposal would result in parking congestion to the mews. 					
Local groups comments:	No response received.					
Site Description						
<p>The property is located on the eastern side of Loveridge Mews; a predominantly residential mews on the southern side of Loveridge Road just to the east of Kilburn High Road. The site is not located in a Conservation Area. The building on the site is not listed.</p> <p>The building on the site is two storeys in height and three bays wide. It contains a garage at ground floor level and a mezzanine level with a velux window at the top of the building. The building dates from the late 1980s. It is occupied as a single dwellinghouse.</p>						
Relevant History						
<u>Application site</u>						
<p>October 1981 Planning permission <u>granted</u> for redevelopment of the site by the erection of two houses with integral garages, ref. 32870R1.</p> <p>July 1987 Planning permission <u>granted</u> for redevelopment of the site by the erection of two houses with integral garages, ref. 8700730R1.</p> <p>September 1998 Planning permission <u>refused</u> for the removal of condition 04 attached to planning permission dated October 1981 (Ref.32870R1) and condition 03 attached to planning permission dated July 1987 (Ref: 8700730R1) to enable the garage to be used as a habitable room. Reason for refusal:</p> <ul style="list-style-type: none"> • <i>The loss of the garage is likely to result in an increased demand for parking space and increased pressure on parking in surrounding streets to the detrimental of the amenities of adjoining residential and business occupiers.</i> 						
<u>Neighbouring sites</u>						
<p>April 1991 3 Loveridge Mews: Planning permission granted for the erection of a mansard roof extension in connection with the creation of a 3-bedroom maisonette on the two top floors, ref.</p>						

9005719.

July 1991 4-5 Loveridge Mews: Planning permission refused for the erection of mansard roof storey for use as offices, ref 9100637. Reasons for refusal:

- *The total floor space of the building, following the proposed extension, is considered excessive in relation to the site and the character of the area generally.*
- *The proposed additional storey is considered undesirable in that it would result in obstruction of light and outlook to the neighbouring properties.*

November 1991 6 Loveridge Mews: Planning permission granted for the erection of mansard roof extension on a single family dwelling to provide two bedrooms and bathrooms, ref. 9100985.

Relevant policies

Camden Replacement Unitary Development Plan (2006)

S1, S2 - Sustainable Development
SD6 - Amenity for Occupiers and Neighbours
H1 – New Housing
H7 – Lifetime homes and wheelchair housing
H8 – Mix of Units
B1 - General design principles
B3 - Alterations and extensions
T3 – Pedestrians and Cycling
T8 - Car free housing and car capped housing
T9 - Impact of Parking

Camden Planning Guidance (2006)

Section 24 – Lifetime homes and wheelchair housing
Section 40 – Residential Development standards

Assessment

Proposal: the change of use of the property from a dwellinghouse to two residential units -1x1-bedroom flat on the ground floor and 1x2- bedroom flat on the first and new second floors, including the conversion of an integral garage into habitable accommodation and the erection of a mansard roof extension. The garage door would be infilled with a brick wall and window. The roof extension would have two dormer windows at the front and full-width sliding doors and terrace at the rear.

Assessment

The application has been assessed against the policies and guidance relating to residential development standards, design, transport, amenity and all other relevant planning considerations.

Residential Development Standards

The new residential unit on the ground floor is a 1-bedroom flat. The bedroom has an area of 12m²: this is consistent with the minimum requirements contained in the Camden Planning Guidance (11.0m² for first and double bedrooms). The bedroom would have good access to daylight, with a window on the eastern (rear) elevation. The flat would also accommodate a bathroom and a kitchen/ reception. The kitchen/reception would be located at the front of the flat and would have a large window onto Loveridge Mews. This room would

measure approximately 13m² and would have good access to daylight and ventilation, as required by Camden Planning Guidance, via the window on the western elevation. The unit would have a total floor area of 31m²: this is slightly lower than Camden Planning Guidance which states that a one-person flat should have an area of 32m²; however, the floorspace measurement is only marginally below the recommended guideline and the standard of accommodation provided is considered to be acceptable.

The new residential unit on the first and second floor would be a 2-bedroom maisonette. The bedrooms would have a floor area of 12m² and 10m². This is consistent with Camden Planning Guidance which requires first and double bedrooms to measure a minimum of 11.0m² and single bedrooms to measure a minimum of 6.5m². The first floor bedrooms would have windows facing to the east and to the west respectively which would provide good levels of sunlight, daylight and ventilation. The flat would also accommodate a bathroom and kitchen/living room which would measure approximately 21m². This room would have good access to daylight and ventilation as required by Camden Planning Guidance. There would be a roof terrace at rear second floor level which would measure 3.5m². The total floor area of the flat would be 65m²: this is consistent with Camden Planning Guidance which states that the minimum floor area of a 3-person flat should be 61m².

The entrance to the proposed flats is via the front door onto Loveridge Mews, which gives access to a small communal area which serves the individual flats. This is considered to provide a good level of safety and security for future residents.

The proposed units are considered to provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight and outlook. The proposal is considered to be broadly consistent with UDP Policy H1 and the Residential Development Standards contained in Camden Planning Guidance.

Design

Following negotiations with officers, the applicant lowered the position of the mansard windows within the front roof slope to leave a clearance of 0.3m between the top of the windows and the knee of the mansard roof, and revised the mansard fenestration pattern to relate to the windows at first floor level. The applicant also inserted a rainwater gutter at the junction of the proposed mansard roof and the top of the front wall. The revised proposal is considered to relate well to the host building and the extension is considered to sit well within the terrace.

There is no objection on design grounds to the proposed inset rear roof terrace and balustrade.

The infilling of the garage door respects the form, proportions and character of the host building and the surrounding area and is considered to be acceptable.

The proposal is considered to be consistent with UDP Policies B1 and B3 and acceptable in terms of design.

Transport

Policy T8 states that the Council will grant permission for car free housing in areas of on-street parking control and Town Centres.

The site has a Public Transport Accessibility Level of (PTAL) of 5 (excellent) and is within a Controlled Parking Zone. Given the previous planning history, a Section 106 agreement securing car free housing for both residential units is required.

One bicycle parking space is provided in the rear ground floor garden area. Under Appendix 6 of the UDP, one cycle space per dwelling would normally be required for each residential unit: this would result in a requirement to provide 2 cycle spaces as part of the development. The applicant initially proposed to create an inset cycle parking space at the front of the property in order to satisfy this requirement; however, this would have brought the floorspace of the ground floor flat significantly below the level which is required to comply with Camden's Residential Development Standards. Transport planners have confirmed that, in the circumstances of this application, the requirement to provide a second cycle parking space can be waived.

Amenity

It is recognised that there would be a slight reduction in access to sunlight and daylight to the properties on the opposite side of Loveridge Mews as a result of the proposed roof extension. However this is not to a degree that would result in a significant loss in terms of the requirements of the BRE guidelines for the following reasons:

- The increase in height of the property would be 0.8m (from 7.8m to 8.6m). This is considered to be a modest increase in height, though it would be at a point closer to the Loveridge Mews frontage than the previous highest point of the building.
- The property directly opposite the application site [4 & 5 Loveridge Mews] is in use as offices. The small impact on the office space is not considered to be contrary to the BRE guidelines. As the application site is located to the northeast of 6 Loveridge Mews, the proposal is not considered to cause a significant reduction in the access of sunlight and daylight to that property. The impact on the access to sunlight and daylight on 3 Loveridge Mews is considered to be limited, as the properties are not directly opposite each other across Loveridge Mews and at their closest point they are separated by a distance of 12.3m.
- It is considered that the proposal would not in itself set a precedent for similar mansard extensions elsewhere in Loveridge Mews, not least as the precedent for this type of extension has already been set by the grant of permission for mansard extensions at 3 and 6 Loveridge Mews (see relevant history section).

The proposal is not considered to result in a material loss of privacy to neighbours as the properties on either side of Loveridge Mews already have habitable rooms with windows which face each directly across the mews. At the rear, the roof terrace would be contained by the party walls, and thus would not directly overlook any adjoining windows – views from it would be general outlook over the rears of the gardens of the properties in Iverson Road. The proposal is not considered to significantly increase the potential for overlooking compared to the existing situation.

The proposal is considered to be consistent with UDP policy SD6.

Other Issues

As the proposal is a conversion and extension of an existing building, it is not possible to incorporate into the design of both units all 16 features relating to lifetime homes contained in Camden Planning Guidance Section 24 and Policy H7 Lifetime Homes and Wheelchair Housing. Points 1&2 car-parking do not apply to the proposal, the property cannot be easily adapted to meet point 3 regarding level entrances in respect of the first/ second floor unit, which also cannot meet the requirement for a living

room at entrance level (point 8) or an accessible WC at entrance level (point 10). The proposal does however meet, or can be easily adapted to meet, the other Lifetimes Homes design requirements. However, these requirements are aspirational rather than mandatory for a development of this nature and scale. On balance the proposal is considered to be consistent with Policy H7 and Section 24 of the Camden Planning Guidance.

Policy H8 requires a mix of unit sizes that can be used by a range of household sizes including families. The existing dwellinghouse has 2 bedrooms and the proposal consists of 1x 1-bedroom flat and 1x 2-bedroom maisonette. This mix of units is considered to be acceptable, as the property did not previously contain a 3-bedroom unit.

Recommendation

Grant permission subject to conditions and a legal agreement securing car free housing for both of the residential units.