

Delegated Report		Analysis sheet	Expiry Date:	28/05/2015
(Members Briefing)		N/A / attached	Consultation Expiry Date:	14/05/2015
Officer			Application Number(s)	
James Clark			2015/1889/P	
Application Address			Drawing Numbers	
Flat 3, 29 Compayne Gardens London NW6 3DD			Design & Access Statement, Lifetimes Homes Statement, 5336/L3 02 Rev A, 5336/L3 03 Rev A, 5336/L3 04 Rev A, 5336/L3 05 Rev A, 5336/L3 06 Rev A, 5336/L3 07 Rev A, 5336/L3 08 Rev A, 5336/L3 09 Rev A, 5336/L3 10 Rev A, 5336/L3 11 Rev A, 5336/L3 12 Rev A, 5336/L3 20 Rev A, 5336/L3 21 Rev A, 5336/L3 22 Rev A, 5336/L3 23 Rev A, 5336/L3 24 Rev A, 5336/L3 25 Rev A, 5336/L3 26 Rev A, 5336/L3 27 Rev A, 5336/L3 28 Rev A, 5336/L3 29 Rev A, 5336/L3 30 Rev A, 5336/L3 40 Rev A, 5336/L3 41 Rev A, 5336/L3 42 Rev A & 5336/L3 43 Rev A	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Convert the loft space and second floor flat to form 2 x 3 bedroom maisonettes. Erection of 1no rear dormer, a roof terrace, alterations to the third storey rear & front elevation windows and insertion of no12 roof lights.				
Recommendation(s):		Granted Planning Permission Subject to conditions and a Section 106 Legal Agreement		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	18	No. of responses	03	No. of objections	03
			No. Electronic	03		
Summary of consultation responses:	<p>A site notice was displayed from 22/04/2015 (expiring 13/05/2015) and a public notice was published in and Ham & High from 23/04/2015 (expiring 14/05/2015)</p> <p>Three objections received</p> <p>21A Carlingford Road Hampstead on behalf of, No Flat 5, 31 Compayne Gardens</p> <ul style="list-style-type: none"> A dormer and terrace is proposed for the loft of number 29. This too will overlook our gardens and, being immediately adjacent to our property; will create intrusive sight lines with consequentially adverse effects on the privacy of our property. The leaseholder of the top floor flat in our property, as well as those using the gardens, will be particularly affected. As indicated above, the adjoining developer has made no attempt to discuss with us ways in which this effect of a roof top development of their property could be minimised (Application 1888/P and 1889P). In addition to our specific objections set out above, we would ask that Camden Council planning authorities take particular care to ensure that any and all internal and external works undertaken at 29 Compayne Gardens are undertaken in full compliance with local regulations regarding the avoidance of nuisance to neighbours and having proper regard to the need to minimise the detrimental effect of such works upon all of the residents of our and other neighbouring properties. <p>31 Compayne Gardens</p> <ul style="list-style-type: none"> This work will cause huge disturbance to the residents at 31 Compayne Gardens. The noise of the working being carried out will make living at 31 almost unbearable. Most of the residents of 31 are at home during the day so any extensive work will have a big impact. Not to mention any collateral damage caused by the works. <p>Flat 2, 31 Compayne Gardens</p> <ul style="list-style-type: none"> All residents of 31 Compayne Gardens are concerned for the respect and maintenance of common drainage from the roof attached to No. 29. Since this is a major construction project, the resident neighbours insist on strict adherence to Camden Council regulations concerning work hours, especially on weekends and public holidays; that dust and noise controls be in place; and that construction waste be removed in a timely manner. <p>Officer Comment: <i>The submitted design for the roof terrace has been amended to reduce the potential overlooking and privacy concerns according with Camden design guidance CPG1. The proposed roof terrace has been set back into the body of the roof space to a depth of 1.4m and the parapet terrace wall would be 1.4m in height. The amended design of the roof terrace and the three storey height are not considered to result in lines of sight or overlooking that would compromise the private garden area directly to the rear of no 31 Compayne Gardens.</i></p> <p><i>The construction phase of any development can cause some disruption to neighbouring properties in the form of noise and dust. The disturbance caused as a result of the proposed works is generally a short term effect and the time of construction will be regulated to normal working hours Mon-Fri and Saturday mornings to mitigate an element of this disruption.</i></p>					

Hampstead CAAC

No Comments received

Site Description

The site is a second floor flat, within a three storey semi-detached building located on Compayne Gardens. The site is within the South Hampstead Conservation Area.

Relevant History

No 29 Compayne Gardens

2015/1882/P - Conversion of second floor flat into 1 x Studio & 1 x 2 bedroom flat & changes to the rear fenestration – (The vacant loft space would not be converted in to habitable space as part of the development) - Pending Decision

2015/1885/P - Conversion of loft space to 3 bed self-contained flat, erection of 2no rear dormers, roof terrace & 12no roof lights – Pending Decision

2015/1888/P - Conversion of loft space to a 3 bedroom self-contained flat, erection of 2no rear dormers, a roof terrace, alteration to a third floor rear & front window & 12no roof lights – Pending Decision

2015/1926/P - Erection of a terrace at first floor level on the rear of the property with associated fenestration changes – Pending Decision

2015/1927/P - Replacement of 2no windows on first floor rear elevation – Pending Decision

No 31 Compayne Gardens

8700548 - Change of use of the second and third floors to three self-contained dwelling units including works of conversion and alterations at roof level to include a front side and rear dormer rear terrace and roof lights at the rear as shown on drawing nos. 212-1A 2A 3A – Approved 24th March 1987.

Relevant policies

National Planning Policy Framework (2012)

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP5 (Homes of different Sizes)

DP18 (Parking Standards and limiting the availability of car parking)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011/2013

CPG1 Design

CPG6 Amenity

CPG7 Transport

Conservation Area Statement

Hampstead

Assessment

1. Proposal:

1.1 The proposal would convert the vacant loft space and the 1 x 3 second floor bed flat in to 2 x 3 bedroom maisonettes with the bedrooms of the respective maisonettes on the second floor and the kitchen/living area on the converted loft floor level. The erection of 1no rear dormer and a roof terrace would be located on the rear roof slope and 12no roof lights would be located across the roof, 7no proposed on the flat portion of roof, 4no on the front roof slope and 1no on the side roof slope. A front and rear window would be changed to timber sash, both located on the third storey elevation.

2. Design:

2.1 The proposed roof terrace would be approximately 3.7m in width, set in from the party boundary with no 31 by approximately 1.2m and 2.4m in height, considered to be no wider or taller than a dormer opening. The Camden design guidance CPG1 illustrates the recommended style and dimensions of a roof terrace in para 5.26 figure 7. The proposed terrace would be set 500mm below the ridgeline, set in from the eaves by 1.4m and have a parapet wall 1.4m in height. The proposed terrace meets the general principles of terraces in the Camden design guidance and exceeds the 1.1m parapet wall recommended on figure 7. The proposed terrace would result in a roof opening of approximately 1m in height by 3.7m in width. The modest roof opening is not considered to impact the roof integrity or harm the Conservation area.

2.2 The proposed rear dormer would be modest in size, set 500mm below the ridgeline and generally in context with the character of the location. The dormer is not considered to compromise or overwhelm the roof integrity maintaining the existing roof form and forming symmetry with the proposed terrace.

2.3 The proposed replacement windows on the third floor rear and front elevation are not considered to detrimentally impact the design of the building. The replacement window would be timber sash, traditional to the surrounding Conservation area and considered acceptable.

2.4 The proposed 12no roof lights are located predominantly on the flat portion of the roof out of view from the street scene. 4no roof lights are proposed on the front roof slope but are sensitively position that are not considered to distract from the character of the property. The roof lights would be flush with the roof plane to reduce the impact upon the character of the building.

2.5 The proposed additions to the rear roof slope undoubtable alters the character of the rear roof slope, however on balance, the surrounding location has witnessed similar extensions and the proposed alterations are considered to be an established form of design in the Conservation Area. The roof alterations proposed are sensitively designed to accord with planning policy and maintain a semblance of the existing roof slope.

3. Neighbouring Amenity

3.1 The proposed terrace would be set back 1.4m from the eaves and the parapet wall would be 1.4m in height. The reduced lines of sight as a result of the design of the terrace and the fourth floor height would result in negligible overlooking of the rear gardens of No 31 & No 27. The private area of No 31 and No 27 immediately to the rear elevation of the buildings is not considered to suffer an unreasonable loss of amenity. It is assumed that the occupier of the proposed maisonette with access to the roof terrace would be at considerable risk if they were to attempt to overlook the area directly to the rear of no 31 or No 29. The proposed terrace would be set in from the boundary with no 31 Compayne by 1.2m mitigating some of the potential noise disturbance to the neighbouring roof terrace. Overall the impact to the neighbouring amenity is not considered to be detrimentally affected to an unreasonable level as a result of the development.

3.2 The properties to the rear of application property located on Canfield Gardens are a considerable distance from the rear elevation of the application building and the distance is considered too great to represent any overlooking amenity concerns.

4. Parking Implications:

4.1 The site has no off street parking and the creation of a new dwelling as part of the development would be expected by the Council to require a Car free development enforced by a S106 agreement on the site. Details in CPG7 (Transport planning guidance) outlines the Council policy would seek a car-free development when a development involves the creation of one or more additional dwellings, either newly built or created through conversion. The site has the highest PTAL level of 6a with excellent public transport links therefore a s106 would be required prior to full planning approval.

5. Housing

5.1 The creation of 2 x 3 bedroom maisonette are categorised as medium priority on the Councils housing requirements. The proposed maisonettes would be 95.9sq.m and 92.5sq.m considered to meet Policy DP5 of the Camden LDF and the London Plan habitable room space dimensions.

5.2 In excess of over half the loft space would be a minimum of 2.3m in height. The Mansard roof results in the vast majority of the roof set at a level of 2.3m in height.

5.3 The front facing maisonette would have three bedrooms all on the third floor. Bedroom 1, 2 & 3 would have an internal floor space of 16.3sq.m, 10.7sq.m and 8.sqm respectively meeting requirements for 1x Db rooms and 2x single rooms. A double must be at least 12sq.m under Camden guidance and the London Plan. The Rear facing maisonette would have three bedrooms all on the third floor. Bedroom 1, 2 & 3 would have an internal floor space of 13sq.m, 14.6sq.m and 9.7sq respectively meeting requirement for 2 x Db and one single room. The rooms meet the 6.5sq.m for single rooms and 12sq.m minimum required by Camden Council and the London Plan.

5.4 A lifetimes homes statement has been submitted with the application meeting the 16 point criteria and the size and layout of the dwellings accord with the London plan.

6. Community Infrastructure Levy:

6.1 The proposal represents an increase of 1 dwelling unit with a floor space of approximately 74sq.m. The development is therefore liable for the Camden CIL payment Zone B tariff of £500 per square meter, payable on commencement of the development

Recommendation: Grant Planning Permission subject to conditions and a S106 legal agreement

DISCLAIMER

Decision route to be decided by nominated members on *Tuesday 26th May 2015*. For further information please go to www.camden.gov.uk and search for 'members briefing'