

| | | | | | | | |
|---|----------------------------|---|-----------------|-------------------------------------|------------------------|-------------------|-----------|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 24/10/2014 | |
| | | N/A | | Consultation Expiry Date: | | 16/10/2014 | |
| Officer | | | | Application Number(s) | | | |
| Alex McDougall | | | | 2014/5359/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 34B Compayne Gardens London NW6 3DP | | | | Refer to draft decision notice. | | | |
| PO 3/4 | Area Team Signature | | C&UD | Authorised Officer Signature | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Conversion of 5 bed maisonette into 1 x 2 bed flat and 1 x 3 bed maisonette, erection of rear dormer roof extension, inset rear roof terrace and installation of 2 front roof lights and 2 rear roof lights. | | | | | | | |
| 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 | 21 | No. of responses No. electronic | 00 00 | No. of objections | 00 |
| Summary of consultation responses: | | Site Notice 24/09/14 – 15/10/14. Press Notice: 25/09/14 – 16/10/14. | | | | | |
| Local association or CAAC comments: | | No response. | | | | | |
| Site Description | | | | | | | |
| <p>The site is occupied by a 3 storey mid-terrace building, plus semi-basement, on the northern side of Compayne Gardens. The building does not have any existing extensions. The area is characterised by residential properties. The building is currently in use as 2 x 5 bed maisonettes. The subject unit occupies the upper two floors.</p> <p>The site is located in the South Hampstead Conservation Area and, while not listed, 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.</p> <p>The site has a Public Transport Accessibility Level (PTAL) of 6a (excellent).</p> | | | | | | | |

Relevant History

34 Compayne Gardens (application site)

2014/2119/P: Erection of rear dormer roof extension, inset rear roof terrace and installation of 2 front roof lights and 2 rear roof lights. Granted 06/06/14. Note: The works subject of this application are identical to those proposed as part of this application.

30/32 Compayne Gardens (adjoining sites)

8400916: Formation of rear dormers and terraces and revised layout to the two top floor flats as an amendment of the planning permission granted on 15th June 1982 (Ref 33283(R2) for change of use and works of conversion to form twelve self-contained flats as shown on drawing). Granted 06/06/1984

28 Compayne Gardens (nearby site)

0202850: Conversion of roofspace to provide additional habitable accommodation for the existing 2nd floor flat including the insertion of a window, front and rear rooflights and rear "cockpit" roof terrace. Granted 18/11/2002.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car 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

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG2 Housing

CPG3 Sustainability

CPG6 Amenity

CPG7 Transport

South Hampstead Conservation Area Character Appraisal and Management Strategy 2011

Assessment

Detailed Description of Proposed Development

The proposal consists of the following elements:

- Conversion of first and second floor 5 bed maisonette into a 2 bed flat (91sqm) and a 3 bed maisonette (175sqm), including conversion of the loft into living space.
- Erection of a rear dormer roof extension with an inset roof terrace. The extension would measure 2.1m in height, 3.8m in width, and 1.2m in depth and the terrace would measure 2.0m x 3.3m. The roof terrace would be secured by a timber railing.
- Installation of 2 front roof lights and 2 rear roof lights. The roof lights measure 0.7m x 1.2m.

Principle of Development

Conversion

Council LDF Policies CS6 and DP2 aim to make full use of Camden's capacity for housing. The proposal would result in an additional dwelling. Policy DP5 sets out dwelling type priorities. With regard to market housing two bed units are in high demand and it is expected that 40% of market housing should have two beds. In this case the proposal would result in a 2 bed dwelling on the site and maintain 2 family sized units. As such the proposal is considered to be generally in keeping with DP5. As such the proposed conversion is considered to be acceptable in principle.

Extension

The area is characterised by rear roof extensions, rear roof terraces and roof lights. The adjoining properties at Nos. 28, 30 and 32 all have approved rear roof extensions and Nos. 28 & 30 have approved rear roof terraces. As such the proposed extension is considered to be acceptable in principle subject to an assessment of design, amenity impacts and sustainability.

Design

The proposed rear dormer roof extension, terrace and roof lights are considered to be of an acceptable design, and have an acceptable impact on the character of the conservation area, for the following reasons:

- While dormers should be set down from the ridge the area is characterised by a mix of rear roof extensions of various designs and sizes that extend to the ridge. The proposal is generally considered to be in keeping with the pattern of development in the vicinity of the site.
- The proposed inset terrace is in keeping with the design guidance in CPG1 in that the terrace is sufficiently inset so that the remaining roof up stand can secure the safety of the terrace.
- The proposed roof terrace is not considered to result in a material increase in the risk of burglary as the terrace is not easily accessible from ground level, lower levels or any adjoining roofs.
- The rear of the site is not visible from any public area.
- The extension is considered to be of a scale in keeping with the size of the existing roof.
- The proposal has a solid-to-void ratio in keeping with the rear elevation of the building.
- The dormer openings are smaller in scale and relate to the alignment of the windows on the rear elevation.

- The proposal appears to be of high quality materials which match the existing building. Notwithstanding, a condition is recommended ensuring appropriate materials are used.
- The simple flat roofed rectilinear design of the dormer is considered to be in keeping with the appearance of the existing building.
- While front roof lights would not normally be considered acceptable, the row of terraces of which the building is a part, contains a significant number of front roof lights. The 3 adjoining building to the east each have 3 front roof lights. The proposal includes only 2 small roof lights, which would be flush with the roof face, which is not considered to be sufficient reason to refuse the application.
- The rear roof lights are not readily visible from any public space and are on a relatively shallow roof slope and as such would not be readily visible from ground level. Given rear roof lights are characteristic of the area the proposed roof lights are considered to be acceptable.

For the reasons listed above the proposed development is considered to be consistent with LDF policies CS14, DP24 and DP25 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

Residential Amenity

The proposed rear dormer roof extension, terrace and roof lights are considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- The roof extension is set sufficiently into the roof face so as to have minimal impact on the solar access of adjoining and nearby gardens.
- The terrace is inset such that views would be primarily down to the communal park to the rear of the site, and not down into the private gardens immediately to the rear of the row of buildings of which the site is a part. As such the terrace is not considered to result in unacceptable overlooking of adjoining or nearby properties.
- Based on the orientation of the existing building the proposed extension would not result in a loss of outlook or sense of enclosure to adjoining or nearby properties.
- The roof extension does not include any side windows and as such is not considered likely to result in overlooking of any adjoining properties.
- The construction of such an extension is not likely to be particularly difficult or lengthy construction and as such it is not considered appropriate to impose any specific requirements for a construction management plan. The contractor would be bound by standard considerate contractor requirements. Any excessive noise or disturbance can be referred to Council's Environmental Health team. An informative will detail the standard hours of construction.

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.

Standard of Accommodation

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

- The proposed dwellings satisfy the CPG and London Plan requirements for overall size.
- The proposed rooms satisfy the CPG and London Plan requirements for dimensions and size.
- CPG2 requires 2.3m floor to ceiling heights. The loft would have a varying floor to ceiling height of 2.1m – 2.8m. The area below 2.3m is small in comparison to the size of the unit and as such is not considered to be reason to refuse the application.
- The proposed units would receive adequate daylight from southern outlooks.

- The proposal is accompanied by a Lifetime Homes Assessment. While the proposal does not fully satisfy many of the criteria, as the proposal is for the conversion of an existing historic building in a conservation area, and results in only one additional unit, this is not considered to be sufficient reason to refuse the application.

Transport

The subject site does not have any off-street car parking and the proposal does not include any new off-street car parking. The site is located in the Swiss Cottage: Finchley Road Controlled Parking Zone which already exceeds capacity. As the proposal results in an increase in the number of units on the site the proposal would generate an additional demand for car-parking permits. The subject site is located in an area with a Public Transport Accessibility Level (PTAL) of 6a (excellent) and as such there are significant transport alternatives. As such it is considered that the two units proposed should be designated as 'car-free' in keeping with the requirements of DP18. The Applicant has agreed to such an obligation which will be secured via s106 legal agreement.

The subject site does not have any secure cycle parking. The London Plan requires that there at least 3 cycle parking spaces be provided for the proposed dwellings. The drawings submitted demonstrate that there will be an appropriately sized and designed cycle storage locker in the front garden for 4 cycles. As such the proposal is considered to satisfy the relevant criteria.

Construction of the proposal would not be particularly difficult or lengthy and as such a Construction Management Plan is not considered to be necessary in this case.

Waste

The proposal includes a waste storage area in the front garden, which is considered to be commensurate with the scale of the accommodation on site. The waste storage area is considered to be located in an appropriate place and be of an appropriate design, in keeping with the requirements of CPG1 (Design). As such this proposal is considered to be acceptable with regard to waste.

Sustainability

LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. The proposal would include new walls and windows with a high degree of thermal insulation. Given the minor scale of the works this is considered to be a sufficient contribution to the sustainability of the building.

Recommendation

Grant planning permission subject to a 'car-free' s106 legal agreement.