

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>07/08/2015</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>03/07/2015</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Olivier Nelson				2015/2577/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
12-13 Stucley Place London NW1 8NS				See draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of a second floor extension at roof level to form 1 x 2 bed flat (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission subject to a section 106 agreement					
<b>Application Type:</b>		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>15</b>	No. of responses	<b>00</b>	No. of objections	<b>01</b>
			No. Electronic	<b>00</b>		
Summary of consultation responses:	No responses were received.					
<b>Camden Town CAAC</b>	<p>Objection</p> <ul style="list-style-type: none"> <li>• The property falls outside of the CAAC, but can be seen from the south side of Buck Street. ( see paragraph 4.3)</li> <li>• The building is very stylish, probably built in the 1950s. The cream tiles, metal framed windows and curved purple roof trim combine to make it an unusual building which sits well in this street which was heavily bombed in the war. (see paragraph 4.4)</li> <li>• The proposed second floor extension ruins the facade and section. ( see paragraph 4.2)</li> <li>• The central feature is lost, as is the purple roof trim, and the extra floor makes the whole front elevation top heavy. ( see paragraph 4.2)</li> </ul>					

## Site Description

The application property is a two storey office building with a basement. The building has office space on the lower ground floor, the ground and first floor has office space, meeting rooms, WCs and kitchenettes. Works have started on the conversion from an office to a residential building.

The property is within Camden Town centre but is not in a conservation area nor is it listed.

## Relevant History

2014/5204/P - Change of use from office (class B1) to 4 (2 x 2 bedroom and 2 x 1 bedroom) residential (class C3). **Granted Prior approval subject to Section 106 Legal agreement 01/10/2014**

2015/0043/P - Erection of a second floor extension to form 2 x 1-bed flats (Class C3). **Withdrawn**

## Other Relevant History

### 1-8 Stucley Place

2013/4317/P- Change of use from offices (Class B1a) to 8 x 3 bedroom dwelling houses (Class C3)  
**Grant Prior Approval 30/08/2013**

2013/5812/P - Change of use from B1(a) offices to 9 (8x3 bed, 1x4bed) dwelling houses (C3)  
**Granted Prior Approval 12/11/2013**

2013/7444/P - Alterations to front elevation including reconfiguration of entrances, replacement of balustrades and new windows; alterations to rear elevation including new windows and replacement of roof of ground floor extension and insertion of 6 x roof lights; alterations to main roof profile to insert roof terraces; all to office building. **Granted 18/06/2014**

### 10-11 Stucley Place

2015/2278/P - Erection of additional storey at 2nd floor level in association with existing D1 use.  
**Granted subject to a Section 106 Legal agreement**

### 16 Stucley Place

2014/7818/P - Erection of 2nd floor extension and new 3rd floor with roof terrace to flat. **Withdrawn**

## Relevant policies

### National Planning Policy Framework 2012

Paragraphs 14, 17, 39, 49 and 56 -66

### London Plan March 2015, consolidated with alterations since 2011

Policies 3.3, 6.9, 6.13, 7.4 and 7.6

### Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

CS18 Dealing with our waste and encouraging recycling

### Camden Development Policies 2010

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

- DP21 Development connecting to the highway network
- 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

**Camden Planning Guidance (updated 2015)**

- CPG1 Design
- CPG2 Housing
- CPG3 Sustainability
- CPG6 Amenity
- CPG8 Planning Obligations

**Assessment**

1. Detailed Description of Proposed Development

1.1 The proposed extension is to create an additional flat at second floor level. The extension would have a height of 2.8m, depth of 4.3m and width of 15.5m. The extension would have grey metal cladding. It would sit behind the existing purple curved roof on the front elevation. The proposed flat would consist of 2 bedrooms, dining room/kitchen/reception area, and a bathroom. There would be cycle store located at by the staircase on the second floor.

2. Principle of Development

2.1 The property has recently been the subject of a change of use from office to residential. This appears to have commenced. There has been a recent shift which has seen office space on Stucley Space being converted into residential dwellings, notably across the road at no. 1-8 Stucley Place. It is not considered that the addition of another flat at second floor level would be detrimental to the local area. The principle of development is therefore considered acceptable.

3. Standard of Accommodation

3.1 CPG 2 (Housing) states that new self-contained dwellings should satisfy the following minimum areas for overall floorspace (excluding communal lobbies and staircases):

Number of persons	1	2	3	4	5	6
Minimum floorspace (m <sup>2</sup> )	32	48	61	75	84	93

3.2 The extension would house a 2 bed flat. This is considered acceptable in policy terms as it provides one high priority sized units, thereby assisting the Council in meeting the strategic housing target for the Borough. The unit would have an area of 61sqm which is line with the minimum space standard for a 2 bed flat within the London Plan. The proposed flat is considered to benefit from adequate levels of daylight, outlook and natural ventilation. The quality of the proposed accommodation for future occupants is considered to be acceptable as the proposed room sizes satisfy the CPG and London Plan guidance on dimensions and size. It is accepted that sunlight will benefit the accommodation at the rear of the flat because the rear elevation faces south-west. The proposed dwelling and extension would receive adequate daylight and sunlight.

3.3 All new homes should comply with Lifetime Homes criteria as far as practicable. The applicants have submitted a Lifetime Homes assessment which addresses some of the 16 points of the criteria. The proposed flat would meet the criteria of the Lifetime Homes Standard where possible, due to it being an extension to an existing building at second floor level; there are some criteria which cannot be met. There is no off-street parking proposed which is why the

first two points have not been met. There would be no change to the entrance level which is why this is not applicable. The constraints of the scheme are such that not all of the criteria can be met, but the measures proposed are considered acceptable.

#### 4. Design

- 4.1 In addition, CPG 1 (Design) states that extensions are to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing, and respect and preserve the original design and proportions of the building, including its architectural period and style.
- 4.2 Stucley Place has a variety of buildings of differing heights and designs. The application site has a well-designed building with tiling and the aim of the proposal is to match with the existing where possible, whilst creating an extension which is secondary to the original building. The proposal would maintain the central façade and curved roof. There is no established form of roof additions but the property at no 16 has a higher roof level and different design to the application property. The proposed second floor level extension would continue with the establish pattern that exists on Stucley Place of differing roof forms. The roof extensions on the street vary in design and style and as such this proposal would be in keeping with the varied design at roof level.
- 4.3 The proposed extension at second floor level would alter the appearance of the building. However the core character would remain by way of the alterations remaining in line with the existing site and appearance of the building. The window pattern would align with the windows at ground and first floor level. It has been design to be set back from the existing curved style roof and centre piece. The set back from the front building line helps to keep the prominence of the design of the existing building which is considered to be of good design. Its set back helps to reduce visibility when looking from just inside the Camden Town Conservation Area on Buck Street. The proposed extension is not considered to cause harm to the character and appearance of the nearby Camden Town Conservation Area.
- 4.4 The front elevation of the second floor extension would be designed to match the existing fenestration at the property. The grey metal claddings around the windows are considered appropriate in order to match the character of the original building. Given its set back from the front elevation. The extension is considered sympathetic to the rear elevation of the host property.
- 4.5 For the reasons listed above the proposed works are considered to be in keeping with the local area and is not considered to be detrimental to the character and appearance of the nearby Camden Town Conservation Area. The proposal is considered to be consistent with LDF policies CS14 and DP24 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

#### 5. Residential Amenity

- 5.1 There are properties to the west of the application site which are on Camden High Street. The nearest property at 212 is more than 12m away from the application property. The size of the In order to reduce overlooking pressures there is one rooflight proposed on the rear elevation which would provide light to the entrance hall and stairwell. The main windows to the bedroom face east and onto the existing street, there is not considered to be an issue in terms of overlooking to the properties at no 1-8 Stucley Place.

#### 6. Transport and Highways

- 6.1 Camden's Parking Standards for cycles (Appendix 6 of the Unitary Development Plan), state

that 1 storage or parking space is required per residential unit. In order to comply with Policy DP17 and Policy 6.9 of the London Plan, two cycle parking spaces would need to be provided. The London plan seeks 1 space per bedroom and this is what would be expected here. The applicant has proposed two cycle parking spaces and this would be required by way of planning condition.

6.2 The application site has an excellent public transport accessibility rating. The site is located in Camden Town North controlled parking zone (CA-Fn) and there are records which indicate that parking stress is a significant issue in the Camden Town Parking Zone. In accordance with policy DP18, the flat at second floor level would be secured as 'car-free' so as not to increase pressure on the highways and would be secured by a S106 legal Agreement. DP21 states that the Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development. The footway directly adjacent to the site could be damaged as a direct result of the proposed works, as such a section 106 legal agreement is required to secure a financial contribution for highway works.

## 7. Waste

7.1 The proposal does not include any additional waste storage. Given the nature of the existing property as a residential unit of less than 6 flats, it is considered that a similar waste collection scheme can be used. There are existing recycling bins on site and it is felt that the amount of waste currently collected would not dramatically increase as a result.

### CIL

The proposal would see the addition of a new dwelling with an area of 61 sqm. The proposal would be charged  $61 \times £500 = £30,500$  for the Camden CIL and  $61 \times £50 = £3050$  for the Mayoral CIL.

Recommendation: Grant planning permission subject to a Section 106 Agreement

- Car Free
- Highways Contribution