

14 Messina Avenue 2015/2950/P



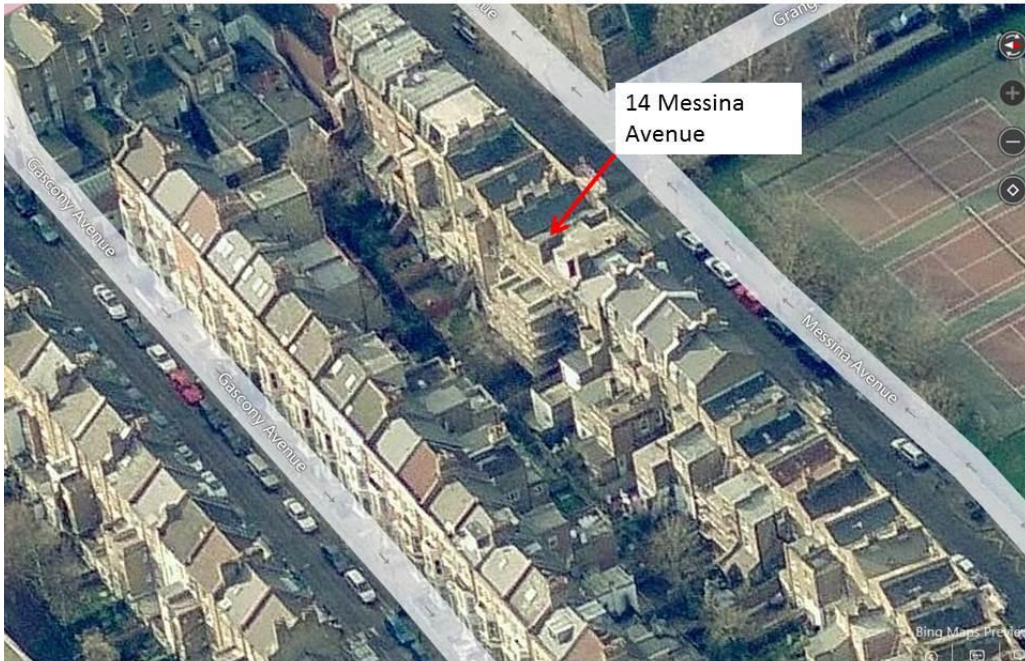
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1- View to the south west along Messina Avenue, from the location of the proposed second floor extension



2- View from existing terrace towards roof and proposed site of rear extension



3- Aerial View of Messina Avenue



4- View of front

Delegated Report		Analysis sheet	Expiry Date:	24/07/2015
(Members Briefing)		N/A / attached	Consultation Expiry Date:	21/07/2015
Officer			Application Number(s)	
Shane O'Donnell			2015/2950/P	
Application Address			Drawing Numbers	
14 Messina Avenue London NW6 4LD			Location Plan, E-100 Rev A, E-101 Rev A, E-102 Rev A, E-103 Rev A, P-100 Rev B, P-101 Rev C, P-102 Rev C, Design and Access Statement.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a mansard roof and a second floor roof extension and conversion of upper floors maisonette into a 1 bed self-contained flat and a 4 bed self-contained maisonette				
Recommendation(s):	Granted Subject to 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 19		No. of responses 04	No. of objections 04	
Summary of consultation responses:	<p><u>Objections from neighbouring occupiers at 14 and 16 Messina Avenue:</u></p> <ul style="list-style-type: none"> - The structural impact of an additional storey on lower levels (Response: this matter falls under Building Control regulations) - Preservation of a flat roof that is in keeping with neighbouring dwellings (Response: please see paragraph 5.1 to 5.6 below) - The additional windows of the proposed would create overlooking views (Response: please see paragraph 6.1 to 6.6 below) - The proposed rear extension and mansard roof is not in keeping with the character and heritage of surrounding buildings (Response: please see paragraph 5.1 to 5.6 below) - The proposed rear extension would have a detrimental impact on the light of neighbouring properties amenities (Response: please see paragraph 6.1 to 6.6 below) 				
CAAC/Local groups* comments: *Please Specify	No Response				

Site Description

The application dwelling is a terraced 3 Storey townhouse on the southern side of Messina Avenue divided into 1 four bed maisonette and a self-contained ground floor flat. The property is not listed or within a conservation area. There is an existing two storey rear extension.

Relevant History

Application Site:

2014/7305/P –Erection of a mansard roof extension.

Granted 11/02/2015

PW9902161- The change of use and conversion of the properties from accommodation in multiple occupation to 2 self-contained maisonettes in respect of no.14 including the erection of a part-2 and part-3 storey rear extension with a terrace at rear first floor level and elevational alterations

Granted 23/03/2000

Surrounding Sites:

24C Messina Avenue- 2012/2731/P - Erection of a second floor rear extension with roof terrace above (Class C3).

Appeal Allowed 08/03/213

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2015 Consolidated with Alterations Since 2011

Camden LDF Core Strategy 2010

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

CS14 – Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP 2 – Making full use of Camden’s capacity for housing

DP 5 - Homes of different sizes

DP18 - Parking standards and limiting the availability of car parking

DP24 - Securing High Quality Design

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 – Design (July 2015)

CPG 2—Housing (July 2015)

CPG 6 – Amenity (September 2011)

Assessment

1.0 Proposal

1.1 Planning permission is sought for the conversion of a 4-bed maisonette into a 1 bed self-contained flat and a 4 bed self-contained flat, plus erection of a mansard roof and a second floor rear extension.

1.2 The proposed second floor rear extension would be above the existing rear wing and have a depth of 3.6 metres (1 metre less depth than the existing 2 storey rear extension), a width of 3.3 metres, and a height of 2.5 metres.

1.3 The proposed mansard roof would be similar in design and dimensions to the mansard roof approved in Feb 2015 (see history above). The current proposal would actually include a slight reduction in the height of the proposed mansard roof that would improve the design of the previously approved scheme.

1.4 Revisions: proposed second floor extension was reduced in height

2.0 Considerations:

The principal considerations material to the determination of this application are summarised as follows:

- Land Use
- Residential Standards
- Design
- Neighbouring amenity.
- Transport

3.0 Land Use

Policy DP5 states the Council expects a mix of large and small homes in all residential developments and will seek to ensure that all residential development contributes to this goal. The principle of the conversion of one to 2 units on this property is considered acceptable subject to acceptable residential standards.

4.0 Residential Development Standards

4.1 Under LDF Development Policy DP6, all new housing should be built to Lifetime Homes Standards as far as possible. The applicant has submitted a Lifetime Homes assessment which addresses some of the 16 points of the criteria. The constraints of the proposed scheme are such that not all of the criteria can be met, but the measures proposed are considered to go as far as reasonable expected for this proposed change of use.

4.2 Development Policy DP 26 (h) states that we will require development to provide an acceptable standard of accommodation in terms on internal arrangement, dwelling and room sizes and amenity space.

4.3 The proposed 1 bedroom unit comprises a kitchen/living room/terrace/bedroom and the sizes and general layout of the habitable rooms are in compliance with CPG guidelines.

4.4 The proposed 4 bedroom maisonette meets minimum standards for a 5 person unit in terms of overall unit size and bedroom size.

5.0 Design

5.1 Council LDF Policy DP24 states that the Council should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

5.2 CPG1 Design Guidance recommends that: Rear extensions should be designed to: be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing.

5.3 CPG1 Design also recommends that: In most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.

5.4 The proposed rear extension at 2nd floor would be less than one full storey below the eaves height of the building which does not comply with CPG guidance. However in this case, the surrounding development of the area is characterised by a number of existing 2-3 storey rear extensions that do not adhere to a coherent character. The proposed rear extension would also not match the height of the rear extension of the adjoining No. 16 Messina Avenue. However this differs in building type and height to the host building. The proposed height of the rear extension would however match the height of other rear extensions nearby such as neighbouring No 12 Messina Avenue and further along the terrace.

5.5 It is considered that, given the mixed nature of neighbouring rear development and the separation gap maintained to the eaves height of the building as well as being 1 storey below the proposed mansard roof height, the proposed 2nd floor rear extension would be acceptable in terms of design and bulk and that it would not harm the character and appearance of the host building or the general townscape.

5.6 The proposed mansard roof only varies slightly in terms of height to the previously approved under planning application 2014/7305/P and this slight change in design represents a planning gain.

6.0 Neighbouring Amenities

6.1 Council LDF Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of the development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents

6.2 CPG6 Amenity Guidance states that spaces that are overlooked lack privacy and the sensitive areas to overlooking are: living rooms, bedrooms, kitchens, and the part of a garden nearest to the house.

6.3 The adjoining neighbour No. 16 has extended close to its eaves height and the proposed rear extension would therefore not have a detrimental impact on light and privacy to the upper floor windows of No 16 Messina Avenue. The bulk of proposed extension would be sited at an oblique angle from the ground floor garden of No. 16 and partially screened by the existing built form.

6.4 It is also considered that, given the siting of the proposed extension, its height above the ground, and the oblique angles from proposed additional windows, the proposed second floor rear extension would not affect the light of the ground floor flat's window or garden at no.14.

6.5 A condition shall be placed on any approval ensuring that the small flat roof retained at second floor level

will not be used as roof terrace without the express permission of the planning authority.

6.6 Given the proposed siting and the existing built form, it is considered that the proposed second floor rear extension and the proposed mansard roof extension would not create any loss of light, outlook or privacy to neighbouring dwellings, or enclosure to outdoor amenity areas.

7.0 Transport

7.1 The proposals fail to provide any cycle parking spaces. DP18 and the London Plan requires 1 secure, cover cycle parking space should be provided for each new residential unit. However, the proposed residential units are upper floor units. Hence, given the site constraints in this case, it does not allow for the provision of a cycle store on this occasion.

7.2 The LDF policy DP 18 states that car-free should not only be sought for housing but also for developments in general and in particular areas of high public transport accessibility. The proposal would be located within on-street parking control with good public transport accessibility. The application site has a Public Transport Accessibility Level (PTAL) score of 5 which indicates that it has a high level of accessibility by public transport. The nearest tube station is Kilburn within a 5 minute walk and the Brondesbury London Overground station and The West Hampstead Thameslink station are also available options to pedestrians. Hence, in this case, the proposed residential units will be designated as car free and the occupants will be unable to obtain parking permits from the Council. This should be secured by means of a Section 106 Agreement.

8.0 Camden CIL and Mayor's CIL

8.1 The proposed development involves the conversion of an existing dwelling into 2 residential units plus additional floorspace, hence the Camden CIL charge and the Mayor's CIL charge is applicable.

9.0 Recommendation

9.1 Grant Conditional Planning Permission subject to a Section 106 legal agreement for car-free housing

DISCLAIMER

Decision route to be decided by nominated members on Monday 14th September 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Format
25 Lonsdale Road
London
NW6 6RAApplication Ref: **2015/2950/P**

10 September 2015

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**Address:
14 Messina Avenue
London
NW6 4LD**DECISION**
Proposal:
Conversion of a 4-bed maisonette into a 1 bed self-contained flat and a 4 bed self-contained flat including erection of a mansard roof and a second floor rear extension
Drawing Nos: Location Plan, E-100 Rev A, E-101 Rev A, E-102 Rev A, E-103 Rev A, P-100 Rev B, P-101 Rev C, P-102 Rev C, Design and Access Statement.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, E-100 Rev A, E-101 Rev A, E-102 Rev A, E-103 Rev A, P-100 Rev B, P-101 Rev C, P-102 Rev C, Design and Access Statement.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 No part of the flat roof area retained at second floor level hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel.

No. 020 7974 4444 or on the website
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Culture and Environment Directorate

DRAFT

DECISION