

Delegated Report		Analysis sheet		Expiry Date:		30/11/2015	
		N/A		Consultation Expiry Date:		26/11/2015	
Officer				Application Number(s)			
Tessa Craig				2015/5545/P			
Application Address				Drawing Numbers			
149 Abbey Road London NW6 4SS				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a side and rear dormer window and two rooflights in the front roofslope in connection with the conversion of the existing loft space to create a new studio flat.							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	24	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed 04/11-2015-25/11/2015 and a press notice was advertised in the local press from 05/11/2015. No consultation responses were received.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is located on the south side of Abbey Road and is in close proximity to the junction with Abbott's Place to the west. It comprises a semi-detached three storey villa with a raised ground floor which has been subdivided into four flats - one flat on each floor. Its main characteristics of the building are a visible shallow pitched roof with overhanging eaves supported on brackets, horizontal string courses and double arched windows. The property remains relatively unaltered.

The building is not listed but the property is identified within the Priory Road Conservation Area Statement as making a positive contribution to its character and appearance. The building is typical of the character of the conservation area in terms of its architectural style. It forms one of a group of four buildings (no. 145 to no. 151 (odds)) on the south side of Abbey Road and eight (no. 136 to no. 150 (evens)) on the north side of Abbey Road which retain their uniformity in terms of scale and style though with some variation at ground floor level. They all have uniform traditional roof forms and profiles. The property is one of a group of four semi-detached properties that are identified for their group value as making a positive contribution to the special character and appearance of the conservation area.

There are five single storey lock up garages to the rear of the site that are identified as having a negative impact on the conservation area. The nature of the garages results in the rear of nos. 145 – 151 Abbey Road being highly visible from Abbot's Place. Looking east the rear of these properties dominates the view. The rear elevation is less decorated than the front but makes a contribution to the streetscene.

Relevant History

2015/3138/P- Erection of roof terrace at first floor rear. Granted, 11/09/2015.

Relevant policies

National Planning Policy Framework 2012

Paragraphs 14, 17, 56-66 and 126-141

The London Plan March 2015

Policies 3.3, 3.5, 7.4, 7.6 and 7.8

LDF Core Strategy and Development Policies 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)

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

DP19 Managing the impact of 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

CPG1 (Design) Pages 9-14 and 35-38

CPG2 (Housing) Pages 59-68

CPG6 (Amenity) Pages 25-38

CPG7 (Transport) Pages 25-28

Assessment

1.0 Proposal

1.1 Planning permission is sought for erection of a side and rear dormer window and two rooflights in the front roofslope in connection with the conversion of the existing loft space to create a new studio flat. The proposed studio flat would measure 38sqm. The proposed dormers would be constructed from lead, with timber framed windows.

2.0 Assessment

2.1 The main considerations in relation to the proposal are the quality of residential accommodation, the design and the impact on the conservation area, and the impact on amenity.

Proposed residential use

2.2 The NPPF attaches great importance to boosting the supply of new housing. Policy 3.3 of the London Plan further seeks to increase housing supply across the Capital, with minimum housing targets set out in Table 3.1. For Camden, the London Plan proposes an increase in housing delivery in Camden to 8,892 additional dwellings between 2015 and 2025, an annual target of 889 dwellings.

2.3 Housing is identified as a priority land use in policies CS6 and DP2 of the LDF. DP2 expects the maximum appropriate contribution to the supply of housing in sites that are underused or vacant. The proposals are therefore in accordance with the Council's land use priorities.

Standard of accommodation

2.4 Policy 3.5 of the London Plan promotes high quality design of housing development that takes into account its physical context, local character, density, tenure and land use mix and relationship with, and provision for public, communal and open spaces taking into account the needs of children and older people.

2.5 From 1st October 2015 the planning authority are no longer able to apply Lifetime Homes Standards, housing designed in line with our wheelchair design guide, and our space standards for dwellings in CPG2. New build residential developments now must comply with the national space standards (reflected in the London Plan) and access standards in Part M of the Building Regulations.

2.6 New development should conform to the minimum space standards set out in Table 3.3 of the London Plan. The proposed residential unit measures 38 sq. m. This meets the minimum GIA standards set out in the London Plan. However there would be concern about the extent of useable floorspace within the roofspace given the low floor to ceiling heights within the area identified as the sleeping area on the proposed floor plans. No section has been provided of the proposed loft flat; however it would appear that less than half of the floorspace would have head room of at least 2.3m (under 16 sq. m). This would not provide adequate standard of residential accommodation in terms of useable floor area and would be considered unacceptable.

Amenity

Daylight and sunlight

2.7 The new flat would be single aspect and would be south facing. The living area would be served by the new rear dormer window. The area marked on the proposed plans as the

sleeping area would be served by 2 rooflights. Ideally residential accommodation should be dual aspect, however it is considered this would not be grounds for refusal in terms of adequate daylight and sunlight.

Outlook

2.8 The principle outlook from the new flat would be from one window in the rear elevation. Given the restricted internal layout of the flat with awkward bathroom location, and internal access stair, the bedroom is served by 2 roof lights. This would be considered poor for any future occupier.

Priority Dwelling sizes

2.9 The Council's LDF sets out priorities for dwelling sizes in policy DP5. This seeks to ensure that all residential development contributes to the creation of mixed and inclusive communities by securing a range of homes of different sizes. The new residential flat is a market housing studio flat. The policy sets out that the highest priority in this tenure is for 2 bedroom units with 3 and 4 bed units of medium priority. A one bedroom unit is a low priority within the priority table. From the planning history of the building it would appear that the remainder of the flats within the building are laid out as 1 bedroom (2 person) flats. Although the overall mix of units within the building would not achieve the objective of DP5 it is necessary to consider the physical constraints of the building. The creation of a studio flat is considered acceptable.

Design

2.10 The Council's design policies seek to achieve the highest standard of design in all developments. Policy DP24 states that development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.11 CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building. Dormers are considered acceptable where the pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or raising the roof ridge. Dormers should not be introduced to shallow pitched roofs. The guidance also advises that dormers should not be introduced where they interrupt an unbroken roofscape.

2.12 The Priory Road conservation area statement states that some alterations at roof level have had a harmful impact on the conservation area. Furthermore, dormers at the front and side will not be allowed where a cluster of roofs remain largely unimpaired.

2.13 The application property as previously mentioned is a positive contributor to the Priory Road conservation area and forms part of a group of properties (no 145 to no. 151 (odds) Abbey Road). This part of the conservation area is characterised by a series of semi-detached villas which are almost completely unaltered by roof alterations. This forms part of the character of this part of the conservation area and is worthy of preservation. In this case, the dormer windows would be considered harmful to the appearance of the building, the terrace of symmetrically designed villas, and the conservation area in principle. If the principle of the roof alterations was considered acceptable the detailed design of the dormers would generally not be considered harmful due to their, position within the roofslope, modest size and materials. However, the dormers would need to be shifted or reduced in size to ensure a 500mm gap between the dormer and all roof edges to comply with design guidance.

2.14 The roof of the building would be visible from the public realm and in longer views along both

Abbey Road to the north and Abbot's Place to the south. The proposed side and rear dormer windows would be visible from longer views. The proposed dormers would appear as an incongruous feature on the roofscape of the building, and would detract from the overall coherency and harmony of the neighbouring semi-detached properties. This would be considered harmful to the character and appearance of the building and would not preserve or enhance the character and appearance of the conservation area. It is considered the front rooflights, the side and rear dormer to the shallow roof pitch would disrupt the unimpaired roofslope of the building which would be detrimental to the conservation area.

Amenity

2.15 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore 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. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 advises that developments are "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."

2.16 The additional roof level dormer windows would not create any additional harmful overlooking to any neighbouring properties and the dormers would not cause shadowing. The proposed development is not considered to have any negative impact in terms of impact on daylight/sunlight or privacy for neighbours.

Transport

Car parking

2.17 The site is located on Abbey Road and has a public transport accessibility level of 6A. In accordance with Development Policy DP18, as the site is highly accessible by public transport and is located within a controlled parking zone, and in order to prevent the development from adding to existing parking stress in the surrounding area, the proposed residential unit would be secured as car free by means of the Section 106 Agreement. Given the context of the recommendation this consequently forms a further reason for refusal of the application, although an informative will also specify that without prejudice to any future application or appeal, this reason for refusal could be overcome by entering into a legal agreement in the context of a scheme acceptable in all other respects.

Cycle parking

2.18 We expect cycle parking at new developments to be provided in accordance with the standards set out in the London Plan of March 2015. For residential developments this requires the provision of 1 space per 1 bedroom/studio unit and 2 spaces per unit for all other dwellings. This therefore gives a requirement for 1 space for the new unit.

2.19 The applicant has not included provision for the required amount of cycle storage/parking as part of the application. It is not clear if the applicant has any control over communal areas within the building itself or external areas outside of the building to provide a secure cycle storage area. Therefore it is considered that, given the constraints of the site, it would be considered unreasonable to insist on the provision of 1 cycle space in this instance.

3.0 Recommendation

3.1 Refuse planning permission