

2015/4534/P - 67 & 67A Camden High Street,
London, NW1 7JL



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Front Elevation



View from roof looking north



View from roof looking south towards mansard at no.65 Camden High Street



View from roof looking east across to eastern side of Camden High Street



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		01/10/2015	
		N/A / attached		Consultation Expiry Date:		01/10/2015	
Officer				Application Number(s)			
Ian Gracie				2015/4534/P			
Application Address				Drawing Numbers			
67 & 67A Camden High Street London NW1 7JL				See Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of mansard roof extension to 67 and 67A Camden High Street to create 2 x 2-bedroom flats including alterations to front roof elevation.							
Recommendation(s):		Granted Subject to 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	14	No. of responses	00	No. of objections	00	
			No. Electronic	00			
Summary of consultation responses:	Site notice displayed from 09/09/2015 until 30/09/2015 Press notice displayed from 10/09/2015 until 01/10/2015 No responses were received from members of the public.						
Camden Town CAAC:	The Camden Town Conservation Area Advisory Committee objected stating the following: 1. We suggest that the level of the top of the brick elevation must line up with the level of the adjoining building, No 65. (Officer Response: please refer to paragraph 3.5) 2. We are concerned that the proposed dormers seem to protrude too far forward as shown in the perspective. This could be an ugly and dominating feature on the High Street. (Officer Response: please refer to paragraph 3.6)						

Site Description

The application site comprises a three-storey terraced building located on the west side of Camden High Street. The building consists of retail floorspace at ground floor, with office space at No.67 and residential (2 x 3-bed flats) within No.67A at first and second floor level. The site is located within the Camden Town Centre and the Camden Town Conservation Area. The building is not identified as a positive contributor to the Conservation Area, nor is it adjacent to any listed buildings.

The surrounding buildings consist of similar styled three-storey buildings, although there a number with mansard roof additions such as the neighbouring building at No.65.

Relevant History

2014/6277/P – Erection of mansard roof extension to 67 and 67A Camden High Street to create 2 x 2-bedroom flats with associated roof terrace area. Installation of gate at ground floor level. – **Refused 17 February 2015.**

P9601120 – Use of the first and second floors as a mini cab control office and the erection of an antenna at roof level. As shown on Drawing Numbers: Ref No: 1a, 1B and 2 and letter dated 12/7/96. – **Refused 4 October 1996.**

TP62089/7356 – The rebuilding of the first and second floors of No. 67A, Camden High Street, St. Pancras, as flats. – **Refused 20 November 1951, Appeal Dismissed 3 May 1952.**

Relevant policies

National Planning Policy Framework (2012)

London Plan (2011)

Local Development Framework

Core Strategy (2011)

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS7 – Promoting Camden's centres and shops

CS8 – Promoting a successful and inclusive Camden economy

CS14 – Promoting high quality places and conserving our heritage

Development Policies (2011)

DP2 – Making full use of Camden's capacity for housing

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

Supplementary Guidance

CPG 1 – Design (2015)

CPG 2 – Housing (2015)

CPG 6 – Amenity (2011)

CPG 7 – Transport (2011)

CPG 8 – Planning obligations (2015)

Camden Town Conservation Area Appraisal and Management Plan

Assessment

1. Proposal

1.1 The applicant seeks planning permission for the:

“Erection of mansard roof extension to 67 and 67A Camden High Street to create 2 x 2-bedroom flats including alterations to front roof elevation.”

1.2 The proposal comprises the following elements:

- Installation of 2 x 2-bed flats comprising 61sqm and 62sqm respectively;
- Erection of mansard roof at a height of 3m allowing for 2.5m of headroom;
- Alterations to front of the building including the redesign of the front elevation and the installation of six dormer windows to align with the proposed fenestration design at first and second floor level;
- Installation of six dormer windows to the rear to align with existing fenestration design;
- Alteration to shopfront at ground floor level.

1.3 The proposed dormer windows will be set 0.475m from the eaves and 0.6m from the roof line and they will be aligned with the proposed fenestration design at lower floor levels to the front and rear of the building. The proposed pitch of the mansard is 70 degrees.

1.4 Following an objection from the Camden Town CAAC, the proposed perspective drawing was amended to more accurately reflect the proportions of the proposed dormer windows at roof level. No other revisions were made to the proposal.

2. Principle of land use

2.1 Housing is regarded as the priority land-use of the Local Development Framework, and the Council will make housing its top priority when considering the future of unused and underused land and buildings. The proposal would provide a total of two new 2-bed residential units. As such the provision of new residential accommodation is compliant with policies CS6 and DP2 as long as it meets the Council's residential development standards and does not harm local amenity.

2.2 Policy DP5 (Homes of different sizes) seeks to provide a range of unit sizes to meet demand across the borough. Policy DP5 includes a Dwelling Size Priority Table and the expectation is that any housing scheme will meet the priorities outlined in the table. The proposals include the creation of 2 x 2 bedroom flat units. The housing priority for 2-bedroom units is considered high priority, therefore the provision of 2 x 2-bedroom units is welcomed by the council.

3. Design

3.1 Policy DP24 states that developments will be expected to consider the *“character, setting, context and the form and scale of neighbouring buildings”* and *“the character and proportions of the existing building, where alterations and extensions are proposed.”*

3.2 With regards to roof extensions, CPG1 provides further clarity to the policy and notes that additional storeys and roof alterations are likely to be acceptable where:

“There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.”

3.3 As noted above, planning permission was previously refused on the application site. The reason for refusal stated:

“The proposed mansard roof, by virtue of its setting, scale, height, design and massing, would have a detrimental impact on the host property, the unimpaired roofline of the terrace and would fail to preserve or enhance the character and appearance of the Camden Town Conservation Area contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.”

3.4 Since this refusal, it is considered that significant improvements have been made to the overall design of the

proposed scheme. The previous scheme dealt principally with the roof level. A mansard roof extension was proposed with a terrace included to the front of the building. The modern design of the mansard contrasted with that of the lower floors which contributed to the proposal appearing overly dominant and out of keeping with both the host building and the Conservation Area. The current scheme proposes a mansard roof of more sensitive proportions which is in keeping with the guidance as set out within CPG1 (Design). The alterations to the remainder of the building, including the alterations at ground floor level, are considered an improvement to the appearance of the host building and Conservation Area.

- 3.5 As noted above, the application site is of no particular architectural merit and is not considered a positive contributor to the conservation area. It is considered that the alterations to the front elevation, and erection of a roof extension, are considered an improvement to the existing building given the setting and scale of the surrounding area.
- 3.6 As identified above, the neighbouring building features a mansard roof which, although original, is characteristic of the immediate area which comprises buildings of varying heights and roof forms. Whilst the existing height of the wall will be maintained, which is set slightly higher than that of No.65, the proposed mansard roof will reach to the same height of the adjoining mansard roof at No.65. It is not considered that maintaining the variance in existing roof height is considered unacceptable. As such, the proposal is considered to bring a visual balance to this part of the Camden Town Conservation Area. In terms of materials, the choice of slate for the roof and lead-clad dormer windows is considered appropriate.
- 3.7 With regards to the dormer windows, following comment from the Camden Town CAAC, the proposed drawings (including the proposed perspective) were amended to demonstrate that the dormers would be sufficiently set back to ensure that they would not be an overly dominant feature to the host building and would not negatively impact on the setting of the Conservation Area. As such, Camden's Conservation Officers have no objection to the proposed plans.
- 3.8 The introduction of sash windows at first and second floor level to the front of the building is welcomed. The alterations to the shopfront at ground floor level are considered a high quality alteration to what is currently considered a low quality shopfront. It is therefore considered that the proposal will both preserve and enhance the conservation area in accordance with policies CS14, DP24 and DP25 of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

4. Quality of residential accommodation

- 4.1 The application proposes 2 x 2-bed units. This is considered acceptable as it is in line with policy DP5 which identifies 2-bed units as a "very high" priority in the dwelling size table. The flats would be dual aspect and would meet the minimum size standards, of 61sqm, as set out in CPG2 and the London Plan 2015 for 3-person flats. The quality of accommodation is therefore considered acceptable.

5. Amenity

- 5.1 Policy DP26 states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity which includes visual privacy and overlooking.
- 5.2 On inspection during a site visit, it is apparent that, currently, the windows to the rear of the existing building do not allow for overlooking into neighbouring properties or the large block of flats to the rear. It is considered that the erection of another storey will also not allow for an unacceptable level of overlooking. It is therefore considered that the proposal complies with policies CS5 and DP26 of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

6. Transport

- 6.1 The site has a Public Transport Accessibility Level (PTAL) of 6a. The site is within walking distance of both Camden Town and Mornington Crescent Underground stations and is served by a number of bus routes and is within a Controlled Parking Zone (CPZ). It is likely that the new residential flats would increase demand for on-street parking in the Controlled Parking Zone. Therefore it is recommended that the development should be made car-free via a Section 106 legal agreement. The Applicant has agreed to enter into a S106 legal agreement on this basis. This is in line with policy DP18 (Parking standards and limiting the availability of car parking) and the parking standards as set out in the London Plan 2015.
- 6.2 The supporting text in Development Policy 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. The applicant has therefore agreed to provide a financial contribution for highway works as a Section 106 planning obligation.
- 6.3 The proposal is for 2 x 2-bedroom residential units and the London Plan requires two cycle storage spaces per residential unit for two-bedroom units. The Council however accepts that, due to the constraints of the site, it is

difficult to provide cycle parking as part of the proposed development. It is therefore accepted that no cycle parking is provided as part of this proposal.

7. Conclusion

- 7.1 It is recommended that conditional planning permission is granted subject to a Section 106 Agreement for car-free housing and highways and streetworks contributions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 26th October 2015. For further information please click [here](#).

Mr Simon Poole
s p planning
74 Clerkenwell Road
London
EC1M 5QA

Application Ref: **2015/4534/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

21 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
67 & 67A Camden High Street
London
NW1 7JL

Proposal:
Erection of mansard roof extension to 67 and 67A Camden High Street to create 2 x 2-bedroom flats including alterations to front roof elevation.

Drawing Nos: 4385/P/001; 4385/P/010; 4385/P/011; 4385/P/020; 4385/P/021; 4385/P/030; 4385/P/039; 4385/P/040; 4385/P/041B; 4385/P/050B; 4385/P/051A; 4385/P/052B; 4385/P/053C; 4385/P/055C.

The Council has considered your application and decided to grant permission subject to the following condition(s):

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 and DP25 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 4385/P/001; 4385/P/010; 4385/P/011; 4385/P/020; 4385/P/021; 4385/P/030; 4385/P/039; 4385/P/040; 4385/P/041A; 4385/P/050A; 4385/P/051A; 4385/P/052A; 4385/P/053B; and 4385/P/055A.

Reason:

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

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.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying

the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DECISION