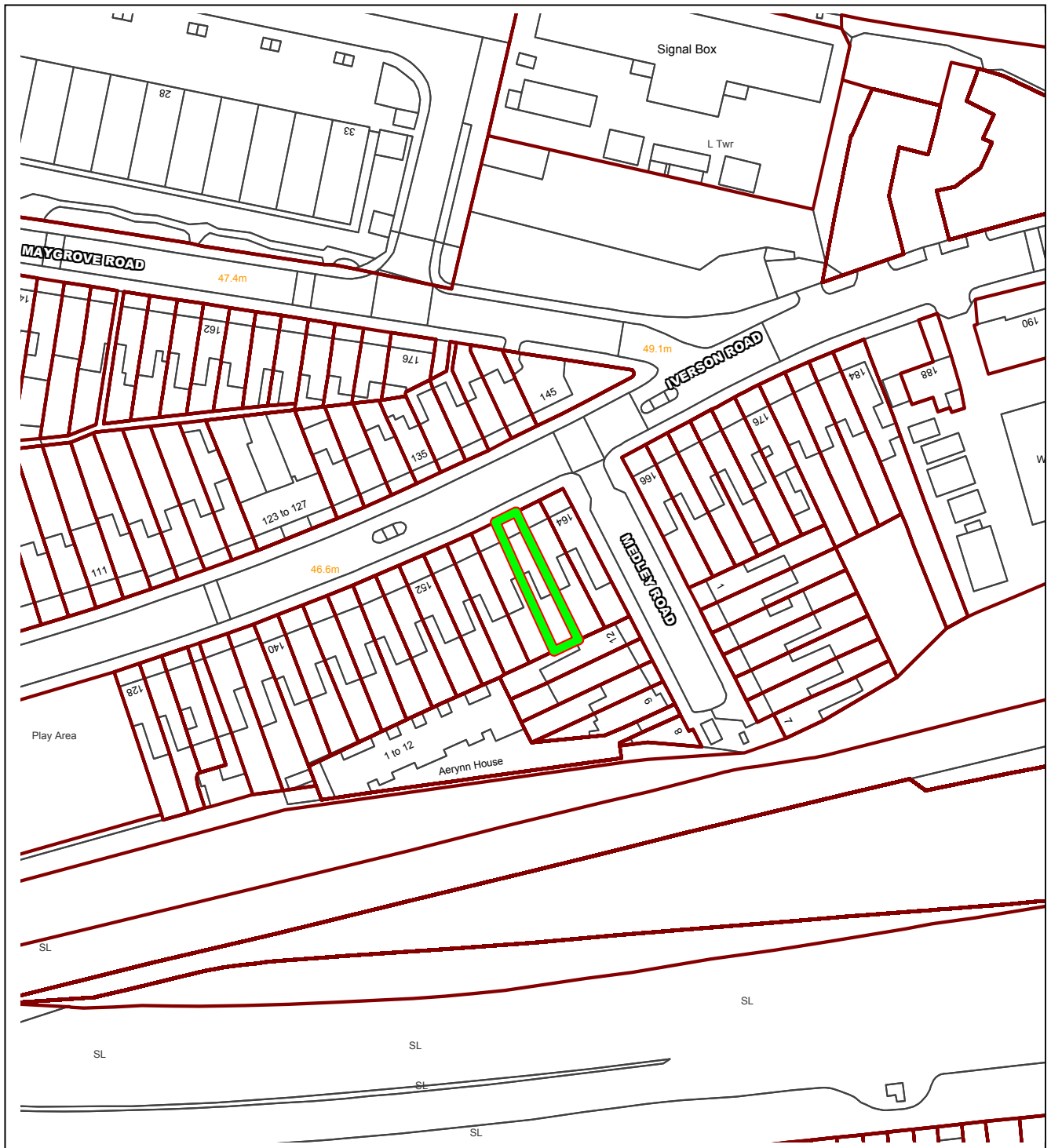


2015/4520/P 160 Iverson Road



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Image 1 looking north east with number 158



Image 2 shows the brickwork and the rear dormer extension

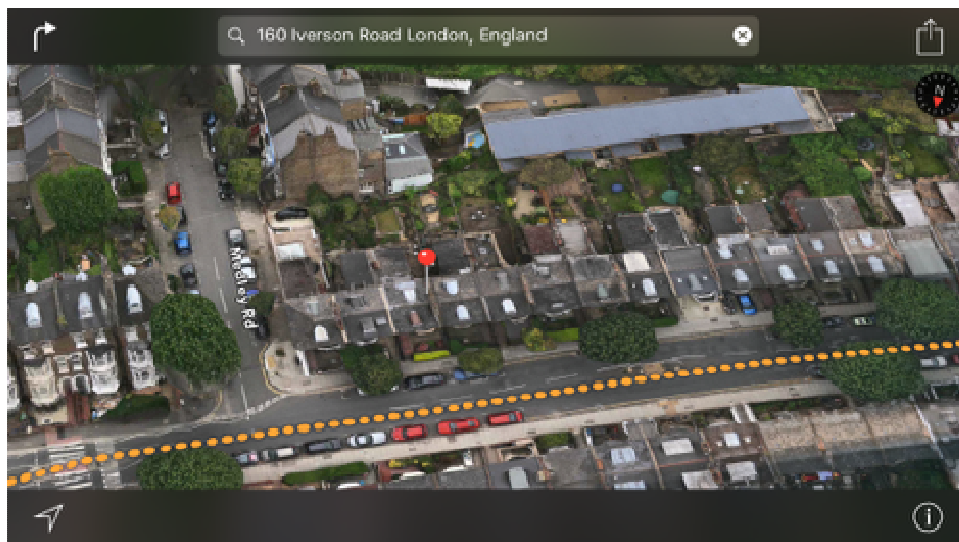


Image 3. Aerial view and the distance with Medley Road to the rear



Image 3. View from the raised ground floor facing north

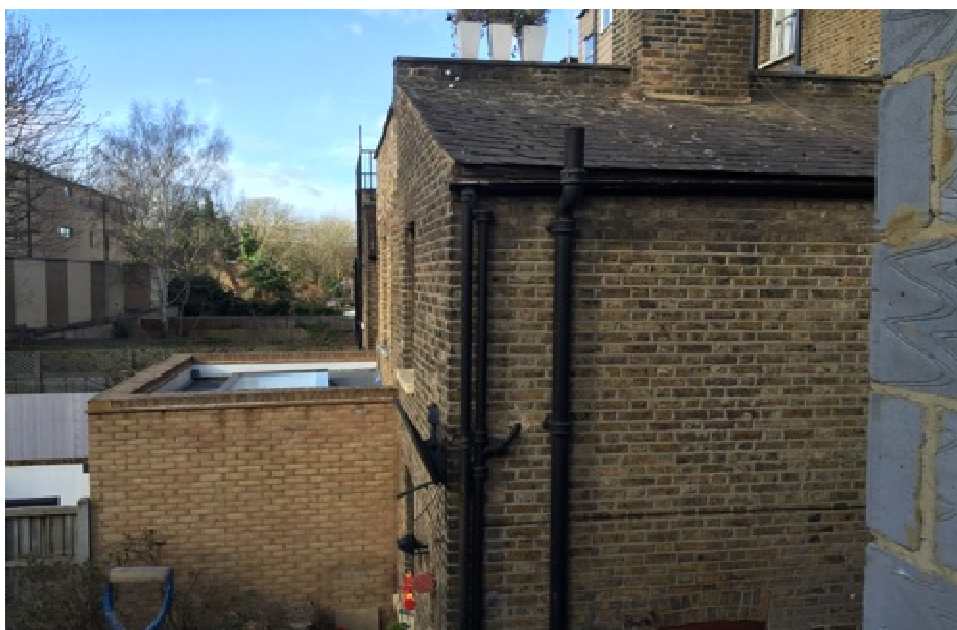


Image 4 looking west shows the no windows to the side elevation with number 156



Image 5 looking east towards number 154.

Delegated Report		Analysis sheet	Expiry Date:	30/09/2015
Member's Briefing		N/A	Consultation Expiry Date:	29/09/2015
Officer			Application Number(s)	
Obote Hope			2015/4502/P	
Application Address			Drawing Numbers	
160 Iverson Road London NW6 2HH			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Enlargement of front lightwell and rear lower-ground floor extension, replacement of pitched roof with flat roof to rear wing, rear dormer extension, replacement front dormer and replacement of rear windows with doors at raised ground and first floor level all associated with conversion of existing house into four self-contained units (3x 2Bed flat, 1 studio flat) (Retrospective).				
Recommendation(s):		Grant Planning Permission 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	07	No. of responses	07	No. of objections	07
Summary of consultation responses:	<p>7 letters were sent out to adjoining residents on 09/09/15 and again on the 5th April 2016. A one of press notice was published on 08/04/2016 and expires on 29/04/2016.</p> <p>Objections received from Flat B, No.162 Iverson Road are as follows:</p> <ul style="list-style-type: none">The level of noise due to the increase in the number of units: Please refer to officer's response below:The addition of the terrace would impact on privacy due to the studio flat being adjacent to my bedroom window: Please refer to officer's response below:Roof and doors to the first floor: Please refer to officer's response below:Enlarged rear extension and enlargement of existing lightwell and steps at the front of the property; Please refer to officer's response below: <p>Objections received from unknown address are as follows:</p> <ul style="list-style-type: none">The current proposal using the works done without consent as shown on the existing plans: for officer's response, please refer to paragraphs' 1.1-1.4 below;Query if the ground floor extension could be permitted development: for officer's response please see paragraph 1.7.1 below;The raised ground floor being used as a terrace area: officer's response are as follow; The terrace area was omitted from the scheme, there are no terraces proposed to the rear elevation;Loss of privacy; for officer's response, please refer to paragraph 2.5 below; <p>Objections received from neighbour are as follows:</p> <ul style="list-style-type: none">I would like to object to the use of the large patio style doors on the 1st floor roof terrace. This directly overlooks my property and will be an invasion of my privacy: for officer's response please see paragraph 1.7.1 and 2.5 below;I do not believe that adding a metal balustrade will help this situation and I would like it to go back to the original window that it was before: Please refer to officer's response below; <p>Objections received from neighbour are as follows:</p> <ul style="list-style-type: none">160 Iverson putting in large glass doors in place of the original window on the 1st floor at the back of the of the rear wing: Please refer to officer's response below in paragraph 1.7.6overlooking my garden and will affect my privacy far more than the original window: Please refer to officer's response in the comments and amenity section below;development is very unsympathetic to both original materials and window					

positioning: **Please refer to officer's response in the comment section below;**

Objections received from neighbour are as follows:

- would like to formally object to the bi-fold doors with or without balustrade at the raised ground floor level; **Please refer to officer's response in the comment section below;**
- large glazed area makes overlooking neighbouring gardens; **Please refer to officer's response in the comment section below;**
- this proposal is detrimental to the look of the area; **Please refer to officer's response in design section below;**

Objections received from neighbour are as follows:

- large patio style doors on the 1st floor roof terrace; **Please refer to officer's response in design section below;**
- I do not believe that adding a metal balustrade will help this situation; **Please refer to officer's response in the comment section below;**

Officers comments are as follows:

- it is not anticipated that the noise level associated with the residential flats would result in substantial harm to the neighbouring property to warrant a refusal for this application;
- There is no terrace proposed, the doors associated with the lower and upper ground floor units would be design to have metal balustrades flush behind the doors to limit the neighbouring impact and the retractable doors at lower-ground floor level opens out. Furthermore, a condition is attached to restrict the flat roofs as a terrace areas;
- The lightwell to the front elevation would be acceptable in design and appearance as there are numerous examples of front lightwells within close proximity of the host building and **for further information please also refer to paragraph 1.7.2 below;**
- The metal railings would help to protect the privacy of the neighbouring properties, this along with condition attached restricting the use of the flat roof as a terrace area will help to protect the privacy of neighbouring occupiers;
- The external brickwork will be conditioned. The site is not located in a conservation area and the UPVC windows and doors have been established as there are existing UPVC windows and doors to the rear of the host building;
- The bi-folding doors are located to the rear at lower-ground floor level. There are similar examples of the same design doors and material used nearby. Therefore, this design element does not warrant a refusal;
- The doors are a replacement of the existing windows to the rear elevation and therefore there is already overlooking from these windows;

**CAAC/Local groups
comments:**

Site Description

The application site is a 3-storey terraced property on the south side of Iverson Road close to the junction with Medley Road. The property forms part of a group uniform terraces built in the 1900s. The property has a traditional appearance with a dormer to the front roofslope.

The property is located within a residential area, with mainly large houses converted into self-contained dwellings.

The property is not listed, nor located within a Conservation Area.

Relevant History

2013/6900/P - Granted subject to section 106 agreement on 24/02/2014 For: Conversion into 3 flats (1 x 1-bedroom, 2 x 2-bedroom) including rear extension at ground floor level, partial excavation of basement and formation of new lightwell, and alterations to rear dormer.

2013/4946/P – Withdrawn on 11/10/2013 - Erection of basement extension and creation of front and rear lightwells with external staircase and railings, installation of roof lights to front and rear roof slopes, modification of existing rear dormer, alterations to windows on rear elevation in association with conversion from single dwellinghouse to 4 x 2-bed residential flats (Class C3).

“Applicant asked to withdraw as cost of basement was too prohibitive and therefore did not wish to proceed with legal agreement”

Other relevant Site

158 Iverson Road

2015/4837/P Granted on 12/01/2016 - Erection of a single storey rear extension and infill, creation of a roof terrace at rear first floor and installation of light well on the front elevation.

156A Iverson Road

2013/5604/P Granted on 05/11/2013 - Erection of a single storey side and rear extension to existing flat (Class C3).

152 Iverson Road

8804224 Granted on 10/11/1988 - Change of use and works of conversion to form three self-contained units including the insertion of a replacement dormer window at the rear and the formation of a roof terrace at rear second floor level.

PW9902373 Granted on 12/07/1999 - The excavation of a lightwell at the front, as shown on drawing numbers; 99034/1 and /2

Relevant policies

LDF Core Strategy and Development Policies

NPPF 2012

The London Plan 2015

LDF Core Strategy

- CS1 (Distribution of growth)
- 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)

Development Policies

- DP2 (Making full use of Camden's capacity for housing)
- DP3 (Contributions to the supply of affordable housing)
- DP5 (Housing size mix)
- DP6 (Lifetime homes and wheelchair homes)
- DP17 (Walking, cycling and public transport)
- DP18 (Parking standards and the availability of car parking)
- DP19 (Managing the impact of parking)

DP21 (Development connecting to the highway network)
DP24 (Securing high quality design)
DP26 (Managing the impact of development on occupiers and neighbours)

Fortune Green And West Hampstead Neighbouring Plan 2015

Supplementary Guidance

Camden Planning Guidance 2011-2015

CPG1 (Design)

CPG2 (Housing)

CPG6 (Amenity)

CPG7 (Transport)

Assessment

Background

- 1.1 Planning consent was granted (2013/6900/P) in 2014 for the conversion of the property into 3 flats which have been partially implemented the works proposed included rear extension at ground floor level, partial excavation of basement with new lightwell and alterations to rear dormer extension. The room sizes and layout of the previous scheme have been highlighted below:
- 1.2 There have been several revisions to the proposed application since the scheme was initially submitted. The proposed roof terrace at raised ground and upper-ground floor levels and a single storey at first floor level all to the rear elevation were omitted following officer's comments, subsequent revisions were also sought during the consultation stage and the application was re-advertised in light of the changes made as listed below:
- 1.3 The plans submitted with the original application inconsistent with the plans as existing, as the works had already started the agent sought retrospective consent. The plans submitted replicates the proposed plans which were withdrawn due to the cost of the proposed basement (2013/4946/P). Therefore, the existing drawings were not accurate and was subsequently corrected
- 1.4 The overall floor space of the residential flats when measured on the plans was substandard and another site visit was undertaken to measure the gross internal floorspace and revised plans were sought.

Proposed scheme

- 1.5 Retrospective consent is being sought for:
 - Enlargement of existing lightwell to the front elevation with access steps;
 - Enlarged rear extension at lower-ground floor level;
 - Replacement of pitched roof with flat roof to existing rear wing;
 - New dormer extension to the rear roofslope;
 - Replacement of existing front dormer;
 - Replacement of the existing window with new door at raised ground and first floor level with flush balustrades to the rear;
- 1.6 The key considerations for assessment are:
 - Basement
 - Design
 - Principle of conversion
 - Principle of the conversion, standard of accommodation and lifetime homes
 - Amenity of neighbours
 - Transport
 - Waste
 - CIL

1.7 Basement excavation

- 1.7.1 The principle of a basement extension and the detailed design of the front lightwell were accepted by the previous application (2013/6900/P). The current application also proposes a 2sqm excavation at the rear

to provide a rear lightwell and steps up to the garden. The basement excavation would include a 1m deep excavation to provide a front lightwell (with a bay window) and a lightwell to the rear. The applicant has provided a Basement Impact Assessment which provides an assessment of the works to take place. The BIA that was commissioned by MBOK Consulting Structural Engineers provided screening, scooping and desktop studies the assessment confirms there would be no impact on ground water flow, surface water flow or any flooding risks identified. The report confirms that:

- There would be no significant change in the proportion of hard surface/paved areas;
- The site drainage would not result in more surface water from rainfall/run-off than the levels present would be discharged to the ground
- The basement would not be near the local pond, spring line nor Hampstead Heath;
- London Clay is the shallowest strata at the site and the full report is available on line;

1.7.2 The front lightwell would provide outlook and light to a bedroom at basement level. It is considered that the outlook would be acceptable. The rear lightwell would be 0.95m deep, which is relatively modest and its design is therefore acceptable.

1.7.4 Design

1.7.5 The design of the front lightwell, rear dormer and rooflights on front and rear were considered acceptable by the previously approved application (2013/6900/P) and was also deemed acceptable with the withdrawn application (2013/4946/P) These application has not altered the design of these elements. The previous officer's assessment is still relevant and consequently these elements are all acceptable.

The rear and side extension is considered subordinate to the host property. Whilst the extension wraps around the original projecting wing it is still possible to read the original form of the building as the side extension and the rear extension would have different roof forms. The rear extension at lower ground floor would be increased by approximately 2m and would not have a detrimental impact with the built to unbuilt area. The pitched roof on the side extension would ensure that the extension would not have an overbearing appearance when viewed from 158 Iverson Road. The replacement of the sloping roof over the projecting wing with a flat roof would alter the symmetry and rhythm of the terrace. However, given that a similar alteration was previously allowed at No. 152 (see planning history), the flat roof is considered acceptable in this instance. A condition would be included to ensure that the flat roof is not used as a roof terrace to prevent overlooking and loss of privacy.

1.7.6 The windows are replaced with new doors at upper ground floor level. The external changes to the building are considered to be acceptable.

1.8.1 Principle of conversion

Policies CS1 and DP2 promote the provision of additional residential units and policy CS6 promotes well-designed homes. As long as the proposed self-contained homes reach acceptable standards and do not result in the provision of too many small units in the building the proposal is considered to be acceptable in principle. The provision of new housing is welcomed and the housing proposed would be subject to the new residential units being in accordance with National Space Standards.

1.8.2 Policy DP5 seeks to provide a range of unit sizes to meet demand across the borough. In order to define what kind of mix should be provided within residential schemes, Policy DP5 includes a Dwelling Size Priority Table. According to "Dwelling Size Priorities" Table of policy DP5 there is a higher need for supplying three and two bedroom flats in private developments than studio flats (page 38 of LDF Development Policies). The table gives the lowest priority to one bedroom or studio flats and aims for provision of 40% of the new residential units to be two bedroom units. The Council would expect any housing scheme to meet the priorities outlined in the table. However, the 3x 2bedroom flats are considered as high priority.

1.9 Quality of the proposed residential flats

2.0 Policy DP26 of the LDF Development Policies requires development to provide an acceptable standard of accommodation in terms of their internal arrangement, dwelling sizes and amenity space. Camden's CPG on Housing sets out the Council's standards for new residential development. In general the quality of amenity would be acceptable in terms of size of units and accessibility.

2.1 The proposed accommodation would incorporate 1 x studio, 3 x 2bedroom flats within the building. All flats and habitable rooms would have good levels of outlook. The bedroom to the front at basement level would have 3m of outlook and a supporting Daylight/Sunlight Assessment confirms that the BRE guidelines will be met in terms of light levels for this room. The accommodation provides for adequately-sized units with a garden area to the ground floor unit, however, the two flats on the upper floors would not benefit from any independent amenity space.

2.2 The studio and the 3 x two bedroom units are approximately: 74sqm, 60sqm, 66sqm and 40sq.m, respectively in floor area, and would mainly achieve the National Space Standard requirement for the studio (39sqm), 2Bed 3person flats (61sqm).

2.4 Lifetime homes

Lifetime Homes has been superseded by Part M4 (2) of the Building Regulations (1st October 2015). M4 (2) is similar to lifetime homes but requires totally step free housing. Compliance with M4 (2) would be secured by condition.

2.5 Amenity of neighbours

The alterations do not introduce new openings to elevations where previously there were none. The proposed terrace was omitted from the scheme and the doors at lower-ground and ground floor level would create larger openings. However, the design of the outward opening door with the balustrade would prevent access to the flat roof. In addition a condition would be included restricting the use of the flat roof.

2.51 The conversion would not create significant impact on the privacy of nearby dwellings, both in terms of overlooking and loss of daylight/overshadowing to the neighbouring buildings. Therefore, the proposal would be considered acceptable on amenity grounds.

2.6 Transport

The site is located within the West Hampstead area which has a good Public Transport Accessibility Level. Policy DP18 of the LDF expects new development within areas which are easily accessible and subject to controlled parking zones (CPZs) to be car free. It is therefore considered appropriate and reasonable to secure the 3 additional units to be car-free by way of S106 agreement.

2.7 Waste and recycling

The proposals include refuse storage within the front forecourt area. This requires further details in terms of its precise location and its proposed materials and therefore a condition securing design details, and implementation/retention has been attached.

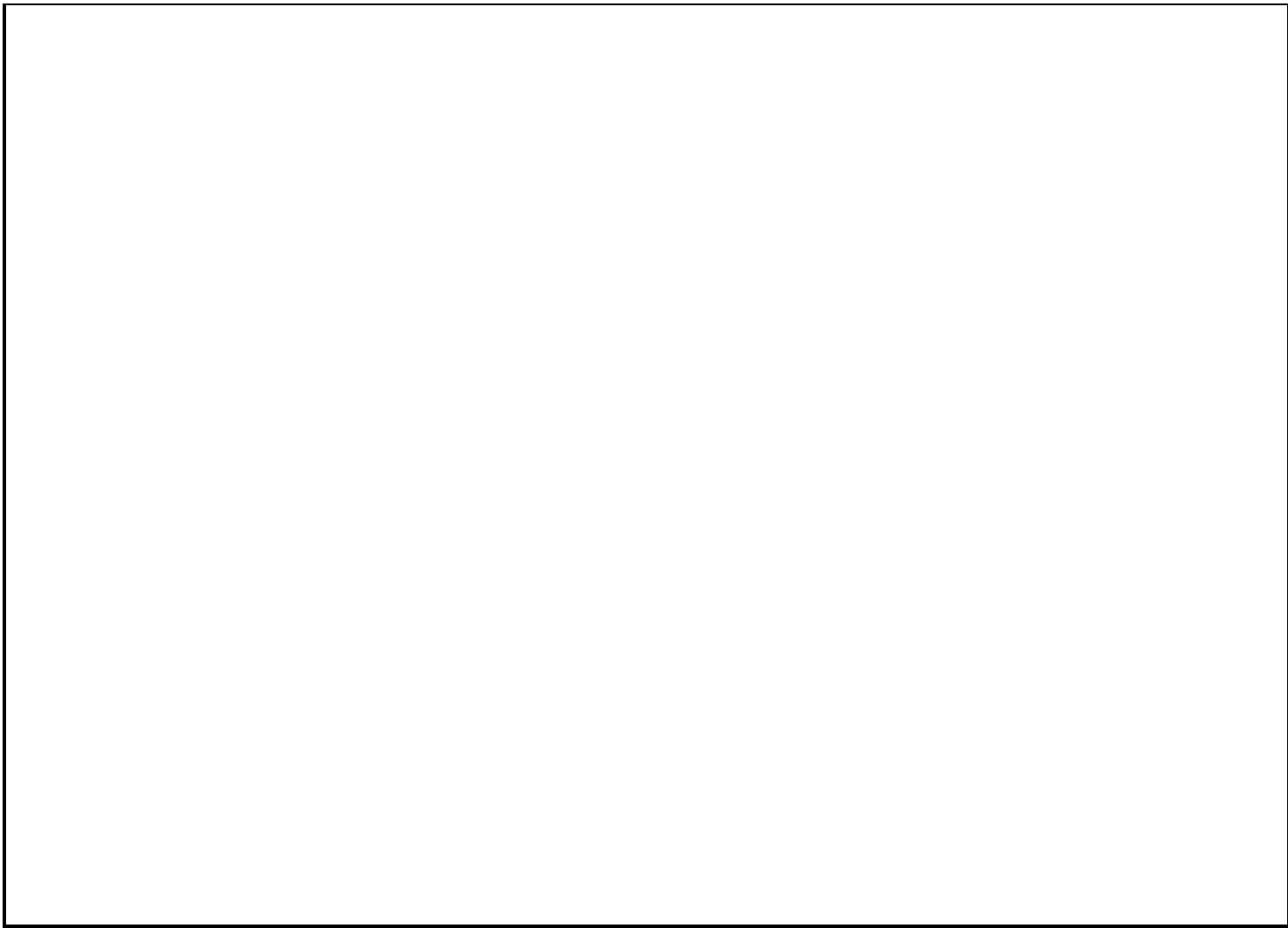
2.8 CIL

The proposal would be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the conversion and extensions provide new residential units. At this point in time an estimation of the amount to be secured is £50.00 (LB Camden amount per square metre) multiplied by the new floor space for each unit in square metres (gross floor space).

2.9 Recommendation:

Grant planning permission subject to s106 to secure the units as car free

Decision route to be decided by nominated members on Tuesday 3rd May 2016. For further information please click [here](#).



Ms Suzanna Nour
4 Site Design Ltd
126 Dunstable Road
Studham
Dunstable
Bedfordshire
LU6 2QL

Application Ref: **2015/4502/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 2555

28 April 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**160 Iverson Road
London
NW6 2HH**

DECISION

Proposal:

Enlargement of front lightwell and rear lower-ground floor extension, replacement of pitched roof with flat roof to rear wing, rear dormer extension, replacement front dormer and replacement of rear windows with doors at raised ground and first floor level all associated with conversion of existing house into four self-contained units (3x 2Bed flat, 1 studio flat) (Retrospective).

Drawing Nos: PL01, PL06 B, PL07 B, PL08 B, PL09, PL10, PL11, Design and Access Statement & Dated April 2016 and Lifetime Homes Statement from 4 Site Design.

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
Director of Culture & Environment



Country Planning Act 1990 (as amended).

- 2 The brickwork and facing materials 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 Before first occupancy, details of secure and covered cycle storage area for 1 x cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The raised ground floor and first floor flat roofed areas shall not be used as a roof terrace, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement 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.

- 5 All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M 4 (2).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 2 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 3 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).
- 4 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 Noise and Licensing Enforcement Team, 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.

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

DRAFT

DECISION