

40 Arkwright Road – 2016/2638/P



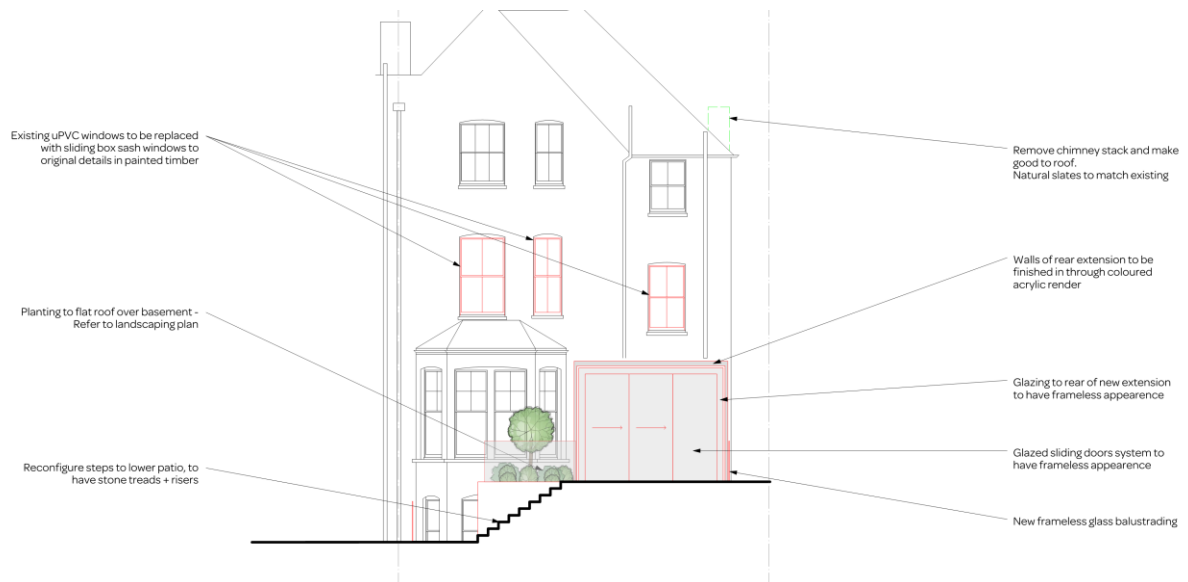
Photographs



Rear view of no. 40 Arkwright Road, showing existing dilapidated conservatory, rebuilt part of rear wall, and unsympathetic uPVC windows at first floor level



Rear view of no. 40 Arkwright Road, showing existing glass roof over lower ground floor extension



Proposed



Rear extension to no. 38 Arkwright Road



Visibility from Lindfield Gardens

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	22/06/2016
		N/A		Consultation Expiry Date:	16/06/2016
Officer			Application Number		
Hugh Miller			2016/2386/P		
Application Address			Drawing Numbers		
40 Arkwright Road London NW3 6BH			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Conversion from 3x self-contained flats to 2 flats(1x2beds and 1x5beds); replacement 2- storey rear extension at basement and ground floor levels; fenestration alterations; installation of rooflights and new timber sash windows.					
Recommendation:		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	02	No. of objections	02
			No. Electronic	02		
Summary of consultation responses:	<i>Press Notice displayed 02/06/2016, which expired 23/06/2016.</i> <i>Site Notice displayed 26/05/2016, which expired 16/06/2016.</i>					
	<u>Flat 2 and 1a Lindfield Gardens:</u> Objection raising the following concerns:					
	<ul style="list-style-type: none">Excavation at rear garden could cause potential risk to structural integrity of 1 Lindfield Gardens;Hard and soft landscaping at front and rear gardens could potentially impact “right to light” in basement flat;The proposed works are likely to have a visual impact on the area; andThe works will have a negative impact affecting our views and those of other properties in the vicinity.					
	<i>Officer Comments:</i>					
	<i>There is approximately 12m between the proposed extension and 1 Linfield Gardens; that lies due north of the application site. It is considered that the excavation within the rear garden is of a small scale also distance between the proposed extension not to cause the harm to the immediate neighbours nos. 38 and 42 Arkwright Road or occupiers at 1 Linfield Gardens; and the proposal is acceptable.</i>					
	<i>The revised proposal omits the proposed forecourt car parking within the front garden; and no associated hard and soft landscaping works will be implemented. Moreover, the landscaping works within the rear garden is considered ‘De minimis’ not a material consideration relevant to the determination of the application.</i>					
	<i>Unlike the contemporary designed extension at no.38, the proposed extension would largely obscure from view from Lindfield Gardens by the existing extension at no.38 and would not impact negatively on the character or the appearance of the conservation area.</i>					

**CAAC/Local groups
comments:**

Redington Frognal CAAC: Objection for the following reasons:

The emerging Redington Frognal Neighbourhood Plan is completely opposed to off-street parking and the resultant loss of front gardens and traditional front boundary treatments. The cumulative effect of off-street car parks has a very severe negative impact on the street scenes of the Conservation Area. It should also be noted that Arkwright Road is an area liable to surface water flooding and loss of soft surface is not sustainable.

Furthermore, Arkwright Road is a street facing considerable parking pressure.

The creation of off-street parking is contrary to Policies 10.15 and 10.21 of Camden's draft Local Plan.

Officer Comments:

The revised proposal omits the forecourt car parking within the front garden, associated boundary treatment; and no associated hard and soft landscaping works will be implemented.

Site Description

The site comprises a basement + 3-storey semi-detached property located on the northern side of Arkwright Road, west of Linfield Gardens and north of Finchley Road. The building is divided into 3 self-contained flats. The building is located within the Redington Frogna Conservation Area and within the draft Redington Frogna Neighbourhood Plan Area.

Relevant History

2014/7184/P - Conversion of 3 residential flats (2 x 2 bed and 1 x 4 bed) on ground, first and second floors into 2 residential flats (1 x 2 bed and 1 x 4 bed) – Granted February 2015 – **NB**. Permission not implemented.

PWX0302073 - Erection of single storey extension to a basement flat - Granted March 2003.

31395 - Change of use including works of conversion to form two self-contained flats on the basement and ground floors - Granted January 1981.

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS4 (Areas of more limited change)

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)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

DP27 (Basements and lightwells)

Redington Frogna Conservation Area Statement

The emerging Redington Frogna Neighbourhood Plan

Supplementary Planning Guidance

Camden Planning Guidance:

CPG 1- Design: Chapters 1, 2, 3, 4 & 5

CPG 4- Basements and lightwells

CPG 6- Amenity: Chapters 1, 4, 6, 7 & 9

National and Regional Policy

National Planning Policy Framework (2012)

London Plan (2016)

Assessment

1.0 Proposal

1.1 The proposal includes the following:

- Change of use from three residential units to two residential units (1 x 2 bedrooms and 1 x 5 bedrooms);
- Erection of 2- storey extension at lower ground & upper ground floor levels at rear as replacement for existing;
- Installation of rooflights; and
- Installation of timber framed sash windows as replacement for uPVC windows,

1.2 The original proposal included forecourt car parking and landscaping works at ground floor level front garden. This was considered to harm the appearance of the building and the conservation area and contrary to transport policy, the emerging Redington Froggnal Neighbourhood Plan and to Camden Planning Guidance. The scheme has been revised to omit the forecourt car parking and hard and soft landscaping works.

2.0 Principle of the conversion

2.1 There are 3 existing self-contained flats at the property; 1 x 1-bed unit at basement level; 1 x 1-bed at ground and a maisonette at 1st and second floor levels. The proposed conversion would provide 1 x 2 bed flat at basement level and 1 x 5 bed maisonette located at ground through to 2nd floor levels. This proposal is similar to the extant approved current scheme of February 2015 (see history section above).

2.2 Policy DP2 (f) seeks to resist developments that would involve the net loss of two or more residential homes. This application proposes the loss of one unit and therefore does not conflict with this policy. Policy DP5, Clause a) states that residential development should make contributions to meeting the priorities set out in the Dwelling Size Priorities Table (DSPT). The DSPT indicates that market housing with 2, 3 or 4 bedrooms is a 'medium' priority. However, Para. 5.5 states "The Council acknowledges that there is a need and/ or demand for dwellings of every size shown in the Priorities Table. The proposed mix of units (1x2beds & 1x5beds) would comply with DP5 and is considered acceptable.

Residential standard

2.3 The basement units comprise 4 habitable rooms, with 2 x double bedrooms, separate living room and separate kitchen/dining rooms. The general layout and size of the proposal is considered to be acceptable. The maisonette has 8 habitable rooms; 4 double-bedrooms and 1 single bedroom over three floors and is sufficiently large to provide accommodation for 6 persons. Both units have dual aspect views and comply with both London Plan and CPG guidelines.

3.0 Design

New replacement rear extension

3.1 Two-storey extensions at the rear are common features to dwellings nos. 38-48 Arkwright Road; and they are of varied design, height and use of materials. A 2-storey extension of a largely identical footprint (24sqm) and depth would replace the existing largely glazed part-single storey, part 2-storey extension that abuts the bay-window at the rear; and includes access to the patio and raised rear garden.

3.2 The extension is of a contemporary design and would be largely glazed and comprises a glazed sliding doors system to have frameless appearance, aluminium framed windows and doors plus frameless glazed balustrade and solid flank wall to the south west side adjacent no.42. The

extension is considered to be a subordinate addition to the main dwellinghouse and is positioned so as to retain the original feature of the bay window. In terms of scale, the modern choice of materials and lightweight appearance will give the extension the distinct appearance of a later addition and would not conflict with the original house. The proposed extension would largely obscure from view from Lindfield Gardens by the existing extension at no.38. It is recognised too that the proposal shares similarities (scale, proportions and design) to the modern extension at no.38 the neighbouring dwelling. As such, the proposed extension is considered to preserve the character and appearance of the host building and the conservation area.

Replacement windows and New Rooflights

- 3.3 Replacement timber framed sash windows at the front and rear elevations would be installed instead of the existing uPVC windows. Such a refurbishment is considered acceptable and adds value to the host buildings appearance. The proposed new rooflights, in terms of scale, proportions, numbers and location to the main roof, would be subordinate within the roofscape and are considered satisfactory having no adverse impact on the buildings appearance.
- 3.4 The alterations to the fenestration are minor and would integrate well with the proposed extension. It is considered that these alterations would not affect the overall appearance of the building. The proposals are therefore considered to preserve the character and appearance of the host property and the conservation area in accordance with policies CS14, DP24 and DP25.

4.0 Amenity

- 4.1 The rear extensions at neighbouring dwellings are largely glazed and allow for reciprocal views. The south-east orientated windows at Linfield Gardens are approximately 12m from the proposed extension and would not have any adverse impact on occupiers of that building.
- 4.2 The south-west flank wall of the proposed extension would be largely solid with the remainder being glazed and would not cause any significant additional harm to neighbouring occupiers' amenity. The proposed extension is of similar depth to adjacent extensions and would not cause any undue loss of daylight/sunlight to the north orientated windows of the adjacent occupiers and is considered acceptable. The proposal is in compliance with DP26.

5.0 Transport

- 5.1 The site has a Public Transport Accessibility Level (PTAL) of 4. Policy DP18 expects development to be car free in the Central London Area, Town Centres, and other areas within Controlled Parking Zones that area easily accessible by public transport (PTAL of 4 or above). However, given that the number of units will be reduced from three to two it not considered necessary for this development to be car-free.
- 5.2 A minimum of 4 covered secured cycle spaces would normally be required for this development type. However, owing to the access constraints (steps) officers consider that cycle parking/storage space provision would be unreasonable and not be demanded in this instance.

Objections to proposal

- 5.3 The revised proposal omit the proposed forecourt car parking within the front garden; and no associated hard and soft landscaping works will be implemented.
- 5.4 There is approximately 12m between the proposed extension and 1 Linfield Gardens that lies due north of the application site. It is considered that the excavation within the rear garden is of a small scale and there is sufficient distance between the proposed extension not to cause any undue harm to the immediate neighbours, nos. 38 and 42 Arkwright Road or the occupiers at 1 Linfield Gardens.

6.0 Recommendation

6.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Executive Director Supporting Communities. Following the Members Briefing panel on Monday 18th July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Gavin Challand
Square Feet Architects
8a Baynes Mews
London
NW3 5BH

Application Ref: **2016/2386/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

11 July 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
40 Arkwright Road
London
NW3 6BH

DECISION

Proposal: Conversion from 3x self-contained flats to 2 flats(1x2beds and 1x5beds); replacement 2- storey rear extension at basement and ground floor levels; fenestration alterations; installation of rooflights and new timber sash windows.

Drawing Nos: Location Plan; 1608 L 001;1608 L 010;1608 L 011; 1608 L 012;1608 L 013;1608 L 014; 1608 L 015; 1608 L 016; 1608 L 017; 1608 L 019; 1608 L 020; 1608 L 021; 1608 L 110 RevB;1608 L 111 RevB; 1608 L 112 RevB; 1608 L 113 RevA; 1608 L 114 RevA;1608 L 115 RevA; 1608 L 116 RevA;1608 L 117 RevB;1608 L 119 RevA; 1608 L 120 RevB;1608 L 121 RevA;1608 L 122 RevB; 1608 L 150 RevA; 1608 L 151 RevA; and Design and Access Statement, dated April 2016.

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.

Executive Director Supporting Communities



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 [Location Plan; 1608 L 001; 1608 L 010; 1608 L 011; 1608 L 012; 1608 L 013; 1608 L 014; 1608 L 015; 1608 L 016; 1608 L 017; 1608 L 019; 1608 L 020; 1608 L 021; 1608 L 110 RevB; 1608 L 111 RevB; 1608 L 112 RevB; 1608 L 113 RevA; 1608 L 114 RevA; 1608 L 115 RevA; 1608 L 116 RevA; 1608 L 117 RevB; 1608 L 119 RevA; 1608 L 120 RevB; 1608 L 121 RevA; 1608 L 122 RevB; 1608 L 150 RevA; 1608 L 151 RevA; and Design and Access Statement, dated April 2016.]

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.

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

Executive Director Supporting Communities

DRAFT

DECISION