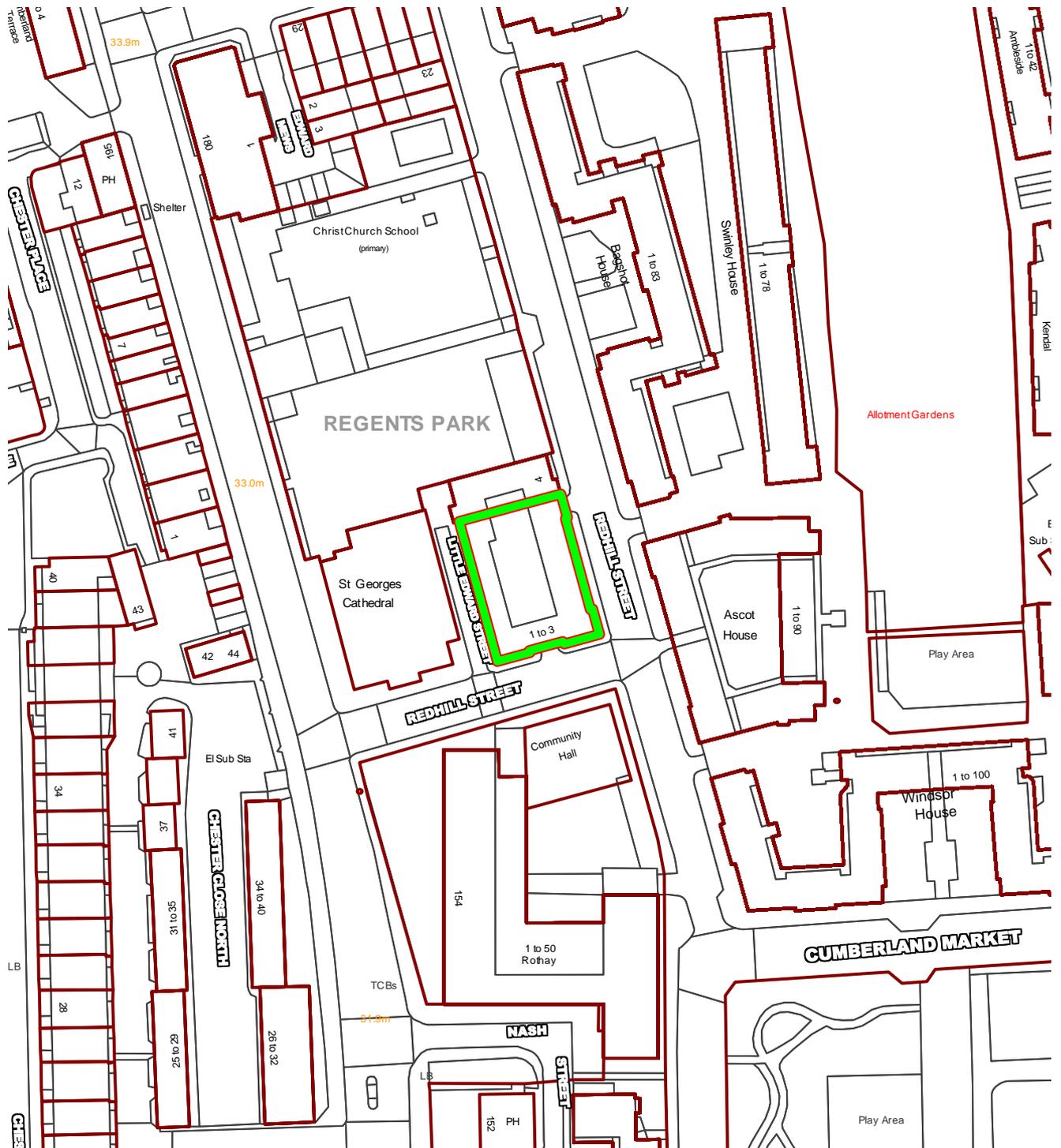
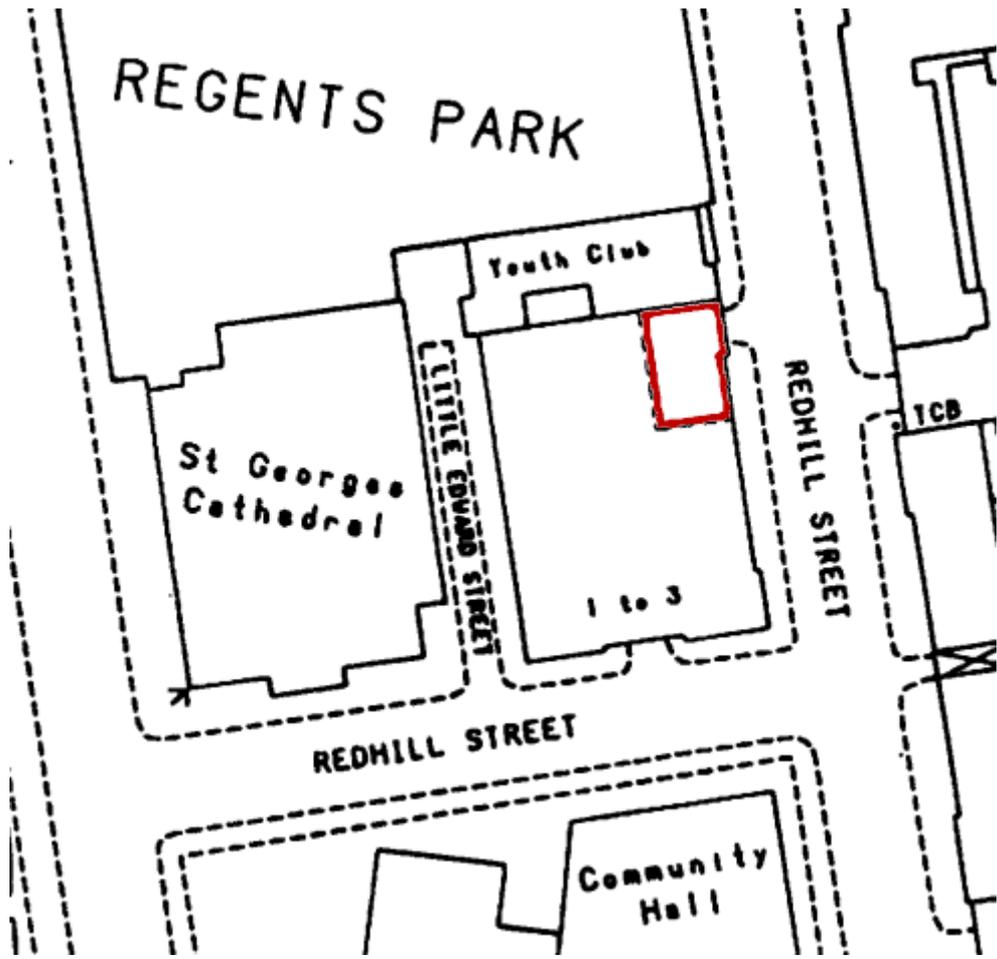


# Flat 1, 1-3 Redhill Street, NW1 4BG ref: 2016/1869/P





Aerial view with Redhill Street above



Flat 1



**View through pedestrian entrance. Flat 1 in far right hand corner.**



**Courtyard elevation**



**Redhill Street elevation**



**View from first floor balcony of Flat 2, Redhill Street Studios**



**View from ground floor living room of Flat 2, Redhill Street Studios**



**View from ground floor of Flat 2, Redhill Street Studios**

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>31/05/2016</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>14/09/2016</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Emily Whittredge			2016/1869/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat 1, 1-3 Redhill Street London NW1 4BG			Refer to Draft Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Loft conversion with roof terrace and roof lights				
<b>Recommendation(s):</b>		Grant Conditional Planning Permission		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>14</b>	No. of responses	<b>04</b>	No. of objections	<b>04</b>
			No. Electronic	<b>04</b>		
Summary of consultation responses:	<p>In addition to the letters sent to adjoining occupiers a site notice was displayed from 18/05/2016 and a press release made on 19/05/2016.</p> <p>The original version of the proposal received one objection from Flat 8, 1-3 Redhill Street on the grounds of:</p> <ul style="list-style-type: none"> <li>• Harm to uniform appearance of the courtyard development</li> <li>• Creation of precedent for roof terraces in the area</li> <li>• Loss of privacy to habitable rooms opposite and Redhill Street Studios.</li> </ul> <p>The proposal was revised to reduce the size of the roof terrace and increase the distance from the eaves to accord with CPG1. In response to the revised proposals, objections were received from Flats 1, 2 and 4 Redhill Street Studios, Little Edward Street, on the grounds of:</p> <ul style="list-style-type: none"> <li>• Site location plan inaccurate, shows Redhill Street Studios as “Youth Club”</li> <li>• Creation of precedent in the area for roof terraces</li> <li>• Terrace would result in noise nuisance and cooking odours</li> <li>• Overlooking and loss of privacy to habitable rooms</li> <li>• Harm to character of courtyard</li> </ul> <p><i>Officer response: Issues of design and neighbour amenity are addressed in sections 1.1 and 1.2 below.</i></p>					
CAAC comments:	The Regents Park CAAC were consulted on the original and revised schemes and made no comments on the application.					

## Site Description

The application relates to a two storey flat on the northern side of 1-3 Redhill Street. Its located within a converted former warehouse building with a central courtyard which forms 9 residential units. The building forms a U-shape with the former Church Hall (now flats) forming the fourth side of the enclosure. The application property comprises both ground and first floors in the north corner of the site facing Redhill Street.

The application site falls within the Regents Park Conservation Area. St George's Church, a listed building, is located opposite Edward Street and does not adjoin the application site.

## Relevant History

**9401818** – Conversion and extension from warehouse use to provide seven houses – **Granted on appeal 11 April 1996**

**PS9604364** - Revision to planning permission PL9401818/R2 allowed on appeal for the conversion and extension of the property as 7 houses with associated car parking, involving the provision of 9 houses comprising 1 x 4 bed, 4 x 3 bed and 4 x 2 bed units, plus 3 additional car parking spaces at basement level – **Granted with conditions 13/02/1997**

### Related decisions:

**Unit 5, 1-3 Redhill Street - 2007/4796/P** - Installation of 3 conservation style rooflights in roof slope facing Redhill Street (South Elevation). – **Granted 27/11/2007**

## Relevant policies

**National Planning Policy Framework 2012**

**The London Plan 2016**

### LDF Core Strategy

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

### LDF Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance (CPG)

CPG1 – Design 2015

CPG6 – Amenity 2011

**Regents Park Conservation Area Appraisal and Management Strategy 2011**

### 1. Proposal

- 1.1.1. Planning the formation of an inset roof terrace on the inner (courtyard) roof slope. The terrace would replace an existing windowless box dormer, which rises from the rear wall. The proposal includes the installation of one new roof light to the hipped end of the roof slope and three roof lights facing the courtyard, which would replace the current two. The loft would be converted into habitable living space to provide additional living areas for the flat.

### 2. Assessment

#### 2.1. Design

- 2.1.1. The existing box dormer structure on the host building (that would be removed) is built off the rear wall and measures 4m wide, 1.7m high and 2.56m deep, with a chimney stack-type structure at one corner. It is considered to be an incongruous feature of the building that significantly detracts its appearance.
- 2.1.2. The proposed inset terrace would measure 2.76m wide and 1.4m deep and would be a distance of 1.76m from the eaves as measured along the roof slope. The opening would be set down 0.87m from the ridge and 0.74-1.94m from the hipped roof margin. The existing chimney stack structure would be removed. The development would be in accordance with the guidelines set out in Figure 7 of CGP1 (Design) which requires the adjacent roof materials to be kept unbroken above the eaves, the width of the inset terrace to be no wider than a dormer opening (the proposal is narrower than the existing dormer) and with a setback of more than 1.4m from the eaves and a height.
- 2.1.3. The proposed roof terrace would relate to a roof slope that is not currently unbroken by previous roof additions, and does not face the public highway. The proposal would result in the removal of the existing bulky dormer, and its replacement with a smaller and less prominent terrace that would not project above the existing roof plane. The proposal would therefore result in an enhancement to the character and appearance of the host building and the Regents Park Conservation Area,
- 2.1.4. The property currently has two roof lights facing the courtyard, which would be replaced with three smaller roof lights at the same height and a single new roof light on the north roof slope facing Redhill Street Studios. There are more than 20 roof lights already in the front and rear roof slopes of the building. The new roof lights would measure 118cm high with two measuring 114cm wide and two 78cm wide. Planning conditions would be added to secure high quality materials (i.e. timber or metal) and to ensure they are flush (conservation style).
- 2.1.5. The proposed roof lights are considered to be appropriate in terms of their number, size, location and design. As roof lights are characteristic of the existing roof slope in 1-3 Redhill Street, they are not considered to cause harm to the architectural quality of the host building.
- 2.1.6. For the reasons stated above, the proposal is considered to be in accordance with CPG1, policies DP24 and DP25, and would preserve and enhance the character or appearance of the conservation area.

#### 2.2. Amenity

2.2.1. Objections have been raised from the residential unit on the opposite side of the courtyard, Flat 8 and Flats 1, 2 and 4 Redhill Street Studios, on the basis of loss of privacy and overlooking.

2.2.2. The roof terrace would be set back substantially from the eaves, resulting in a minimum height of 1.5m from finished floor level to the terrace opening. Although this is less than the 1.7m required to exclude any possible views from the terrace, sightlines to adjoining windows would be sufficiently restricted so as not to create undue opportunities for overlooking during normal use. Furthermore, the property benefits from upper floor windows which would have a greater ability to overlook than the proposal. It is also noted that there are terraces within the surrounding buildings. As such, it is not considered that the proposal would cause an unacceptable loss of privacy to adjoining occupiers.

2.2.3. The size of the terrace would be 3.9 sq. m. and 1.4m deep, which is considered to be sufficiently small that it would not accommodate large gatherings. The roof accommodation itself is limited in size with sloping ceilings, and would not comprise the unit's primary living space. The development would not give rise to significantly greater noise nuisance that exists at present as a result of the communal amenity space within the courtyard and adjoining balconies of Redhill Street Studios.

2.2.4. The roof lights would be a height of 1.7m from finished floor level and would not result in overlooking or a loss of privacy.

### 3. Conclusion

3.1. The proposed development would be in accordance with the guidelines set out in CPG1. It would not result in a material loss of privacy or cause overlooking to adjoining occupiers and as such is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 26<sup>th</sup> September 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mrs Karen Cowan  
Studio 136 Architects Ltd  
6 The Broadway  
Wembley  
HA9 8JT

Application Ref: **2016/1869/P**  
Please ask for: **Emily Whittredge**  
Telephone: 020 7974 **2362**

21 September 2016

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**Flat 1**  
**1-3 Redhill Street**  
**London**  
**NW1 4BG**

# DECISION

Proposal: Loft conversion with roof terrace and roof lights

Drawing Nos: OS location plan, ST\_16\_1REDHILL\_001 Rev D, ST\_16\_1REDHILL\_002 Rev D, Design and Access Statement.

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).

Executive Director Supporting Communities



- 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Notwithstanding the details provided in section 9 (materials) of the application form dated 01/04/2016, the external material of the roof lights hereby approved shall be aluminium, steel or timber. The roof lights shall be flush conservation-type.

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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Manufacturer's specification details of the new doors including typical section drawings, and external finish.

b) Manufacturer's specification details of the new roof lights including typical section drawings, glazing bars and external finish.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans: OS location plan, ST\_16\_1REDHILL\_001 Rev D, ST\_16\_1REDHILL\_002 Rev D, Design and Access Statement.

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 be 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](mailto: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

Executive Director Supporting Communities

**DRAFT**

**DECISION**