

OC/ST/P6225
14 November 2016

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Dear Sir/Madam,

195 Fordwych Road, London, NW2 3NH

Planning Application for the subdivision of the property from a single dwelling house to four self-contained apartments comprising 1 Studio, 1 one bedroom unit and 2 two bedroom units, including a single storey rear and side extension at ground floor level and construction of a dormer to the rear outrigger and other minor alterations.

On behalf of the applicant, New World Private Equity Partnership LLP, we write in support of an application scheme for the subdivision of the property from a single dwelling house to four self-contained apartments comprising 1 Studio, 1 one bedroom unit and 2 two bedroom units, including a single storey rear and side extension at ground floor level and construction of a dormer to the rear outrigger and other minor alterations.

Site Description

The application site is located on the eastern side of Fordwych Road. The site currently forms a semi-detached property which is in use as a single residential unit.

The characteristics of the property are typical of the area as a whole; comprising a two storey, semi-detached residential property with a single storey rear extension, situated on a relatively narrow plot. The site has an additional rear extension, in a poor state of repair, however this extension appears to pre-date the planning system and therefore forms part of the original dwelling. To the rear of the site runs the Thameslink railway line, with local stations at Cricklewood and Kilburn. The railway embankments are designated as Open Space.

The site is not located in or within close proximity to a conservation area or a listed building. The site does not fall within any local planning policy designations. The site has a Public Transport Accessibility Rating (PTAL) of 5 which reflects very high accessibility to public transport.

Relevant Planning History

The applicant applied for a Certificate of Lawfulness of Proposed Use or Development for a roof extension to the dwellinghouse including a hip to gable and dormer extension to the main roof. This was issued on the 6th October 2016 (ref: 2016/4267/P). The works in accordance with the Certificate

Architecture Planning Interiors

Old Church Court, Claylands Road, The Oval, London SW8 1NZ

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of Lawfulness of Proposed Use or Development are ongoing.

Pre-application advice

The applicant has engaged the Council's pre-application advice service prior to the submission of the application. The formal advice was issued on the 21st June 2016 and was referenced 2016/1933/PRE. Prior to the written response a meeting was held at the site on the 12th May 2016.

The pre-application proposal sought subdivision of the property into 5 residential units, comprising 2 two bedroom units and 3 one bedroom units. The pre-application advice considered the sub-division acceptable in principle, noting that whilst the proposal would have led to the loss of a family unit, the proposal provided a satisfactory mix of units and there is not a deficiency of large dwellings in the area.

The pre-application proposal proposed both a side and rear extension at the rear of the property. The principle of the extensions was supported however the advice noted that the design appeared contrived, with the rear extension wider than the side extension. A preferred approach of matching the width of the side extension to the original side elevation was stated.

The proposed dormer to the rear outrigger did not feature in the pre-application discussion.

A car free agreement was advised with regards to car parking. Concerning amenity, the Council advised the production of a daylight/sunlight report, overlooking and privacy considerations and improvements to noise transmission throughout the property.

Please note that whilst the pre-application proposal proposed the creation of a basement and light well, these no longer form part of the proposal. The Council's concerns about the quality of the accommodation in the lower floor have thus been addressed.

Application Scheme

The application description is as follows:

'Subdivision of the property from a single dwelling house to four self-contained apartments comprising 1 Studio, 1 one bedroom unit and 2 two bedroom units, including a single storey rear and side extension at ground floor level and construction of a dormer to the rear outrigger and other minor alterations.'

The application scheme proposes the sub-division of the existing dwellinghouse into 4 self-contained apartments with physical alterations to accommodate the proposed apartments. All of the units either meet or exceed the Mayor of London's minimum space standards for new dwellings. The unit mix and space standards of the proposed units are tabled below:

Unit Number	Unit Mix	NIA of Unit (square metre)
1	1b 1p (studio)	41
2	2b 4p	70
3	2b 3p	63
4	1b 2p	50

The application scheme includes the construction of a dormer to the rear outrigger which will connect in an 'L' shape with the rear main roof dormer presently under construction in accordance with the

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issued certificate of lawfulness (2016/4267/P). The proposed dormer will sit below the main roof dormer by approximately 0.9 metres and is also below the existing rear chimney. The dormer will be utilised as the bedroom for Unit 4.

The proposal seeks the construction of a single storey side and rear extension. These extensions will give a rectangular form to the ground floor. The rear extension projects approximately 2 metres from the existing building line. The side extension aligns with the existing side elevation of the main property. The extensions will have a flat roof with a single roof light to increase natural light entering unit 2.

The rear garden will be allocated to unit 2 as private amenity space. Private amenity space will not be provided to the other units.

The proposal provides 7 cycle parking spaces. The applicant proposes a car free development which will be secured either through a condition or legal agreement/undertaking.

Planning Policy

Land Use

The proposal retains the land use of the site as Class C3, an appropriate use for the area which is characterised by residential land uses. The main planning consideration concerns the sub-division of the existing family dwelling into four residential units.

The pre-application advice the applicant received considered the sub-division into four apartments acceptable in principle as the proposal provided a satisfactory mix of units and there is not a deficiency of large dwellings in the area. This remains the case with this application, providing an equal number of 1 and 2 bedroom units varying in size.

In planning policy terms, Policy DP5 expects a mix of large and small homes in all residential developments. Policy DP2 aims to maximise the number of units on a site. Policy CS6 demonstrates the Council's priority in providing housing by setting the default land use of Camden for the provision of housing. The existing property is a three bedroom unit. The Council aims that developments that seek the conversion of existing homes should re-provide any two bedroom or larger homes that are lost. The proposal exceeds this by providing 2 two-bedroom units with unit 2 providing for 4 people, a typical family size. 2 bedroom units are identified as being in 'very high' demand, with a target of 40% provision. The proposal exceeds this with 50% of the units being 2 bedroom units.

It is therefore considered that in principal the sub-division of the property is acceptable in planning policy terms and is supported in the Council's pre-application advice.

Design

The extent of the alterations to the property has been substantially reduced since the pre-application stage, in particularly the removal of the proposed basement and lightwell excavations.

Minimal alterations to the front elevation of the property are required. New timber sash windows will be installed and the front restored with new paving. Cycle and refuse/recycling stores will be constructed and a meter box for all flats installed. A new entrance gate will also be installed. Whilst

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all of these alterations are moderate they will cumulatively positively contribute to the appearance of the front elevation and will form an enhancement to the quality of the residential accommodation.

The main physical alterations comprise the construction of a single storey side and rear extension at ground floor level and the construction of a dormer to the rear outrigger connected to the dormer on the main roof. Within the wider context of the site the surrounding residential area is composed of houses which are not located in a conservation area. In these circumstances residents have utilised their permitted development rights to alter and extend their properties at the rear and side of the properties to increase the size of their building and enhance their accommodation space. This proposal reflects these changes, but unlike the ad hoc changes elsewhere is being undertaken in a comprehensive and sensitive manner and the proposed extensions reflect an evolution of a building which has already undergone change over time.

The side extension aligns with the existing side elevation of the main building. The design is an enhancement over the pre-application proposal giving the property a regular form and layout which is both appropriate and complementary to the plot layout of the site.

The rear extension has been reduced, only extending approximately 2 metres from the existing rear of the site. The existing rear extension has no architectural merit and is in a poor state of repair; its replacement is an enhancement to the appearance of the site. The rear extension is of a similar height to the rear extension of the neighbouring property and also has a flat roof. The relationship with the neighbouring property has therefore been well considered and its scale subordinate to the rest of the built form. Both the side and rear extension will be constructed from brick, matching the materials of the existing building and surrounding area. Bi-folding doors to the rear extension will improve the amount of natural light entering the unit and reduce the sense of enclosure within this relatively tight site.

The proposed dormer extension located on the rear outrigger building will connect to the main dormer under construction at the rear of the main building. It will be lead faced to materially link it with the rear dormer. As described, due to the nature of the surrounding area being composed of single dwellinghouses occupiers, owners have constructed rear dormer extensions utilising their permitted development rights. It is therefore a general character of the area to provide for rear dormer extensions. The connection of the new dormer with the existing rear dormer will create an 'L' shape, complementary to the shape of many properties in the area. The proposed dormer will be subservient to the dormer on the main building, reducing the overall bulk of the dormer extensions and retaining the height and bulk of the development on the front main building. The dormer will sit below the existing party wall and chimney stack and relate to the dormer extension on the neighbouring 193 Fordwych Road. The dormer is therefore considered to be scaled proportionately to surrounding properties. The position of the dormer window aligns with the windows below and sufficient space given between the eaves and the dormer.

The existing side access and rear 'garden' area is hard landscaped with no real vegetation and clear signs of neglect. The works will improve the landscaping at the rear of the site, composed of terrace decking and a lawn. The lawn provides soft landscaping to the site, enhancing the amenities of the accommodation and providing space for biodiversity and drainage. Separate refuse and recycling facilities have been provided in consideration of Policy CS18.

The proposed physical alterations to the property have been designed in consideration of the architectural character and material choices of the surrounding area and on the advice received during the pre-application process. The works are required to enable the creation of additional

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residential accommodation and considered unit layouts which is strongly supported by the Council's local planning policies. The application scheme will enable works to the whole property, significantly improving the standard of accommodation and landscaping and all newly constructed elements will meet, where appropriate, the relevant standards in the Optional M4(2) Building Regulation; details of which are provided in the submitted Design and Access Statement. However as the building is a conversion step free access cannot be provided. The design approach of the application scheme is fully supported by local planning policies DP24, DP26 and CS6 and Camden's Design Planning Guidance.

Amenity

At pre-application stage the proposals included a basement which included habitable accommodation. In its pre-application response, the Council raised a concern over the possible quality of accommodation that would be achieved in the lower floor given the level of light. Following the Council's comments the basement was removed from the scheme and the layout amended to ensure all units receive excellent daylight and sunlight. Furthermore there are considered to be no impacts on any surrounding properties in respect of daylight and sunlight.

In accordance with design standards all units are dual aspect and there is no direct overlooking to neighbouring properties as a result of the proposed works and therefore no harm to the privacy of surrounding neighbours.

To mitigate internal noise transmission measures both within the property and across the party walls the scheme has been designed in accordance with Part E of the Building Regulations. An acoustic report is being prepared which demonstrates that these are satisfactory measures to ensure adequate amenity for all future occupiers. This will be submitted, if required, to the Council.

Private amenity space is provided to Unit 2 which will take ownership of the existing rear garden. The site restrictions prevent private amenity space for the other units however the site is located in good proximity to the public open spaces of Gladstone Park, Clitterhouse Playing Fields and Fortune Green and Hampstead Cemetery. The application scheme is therefore considered to accord with Policies DP26 and DP28.

Transport

The pre-application advice received from the Council advised that the application scheme would be expected to be car-free on account of the established accessibility of the site (PTAL 5). The application scheme will be car-free development and the applicant expects that either a condition be applied or a Section 106 Agreement or Unilateral Undertaking would be entered into with the Council. The Mayor of London's cycle standards seek 1 cycle space for 1 bedroom units and 2 cycle spaces for all other sizes. The application scheme therefore requires 7 cycle parking spaces which have been provided for.

The development can be sustainably accommodated with car usage discouraged and cycle usage encouraged, indeed a car-free agreement would actually reduce the amount of vehicles which could make use of the site. The proposal is considered acceptable on transport grounds and in compliance with Policy DP18 and DP26

Summary

The application scheme proposes the sub-division of the existing dwellinghouse to form four

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apartments with associated rear, side and dormer extensions and other minor alterations to the property. The application scheme will increase Camden's housing stock provision and refurbish and improve the quality of the accommodation provided on site. The alterations are focussed to the rear of the site and have been sympathetically designed in relation to neighbouring properties and the character of the area. The application scheme will not cause harm to existing amenities and all proposed accommodation will provide for a high standard of living.

It is considered that the application scheme is supported by national, regional and local planning policies and aligns with the advice received at pre-application stage and thus is in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should be granted for the application scheme.

Yours sincerely

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For and on behalf of
Rolfe Judd Planning Limited