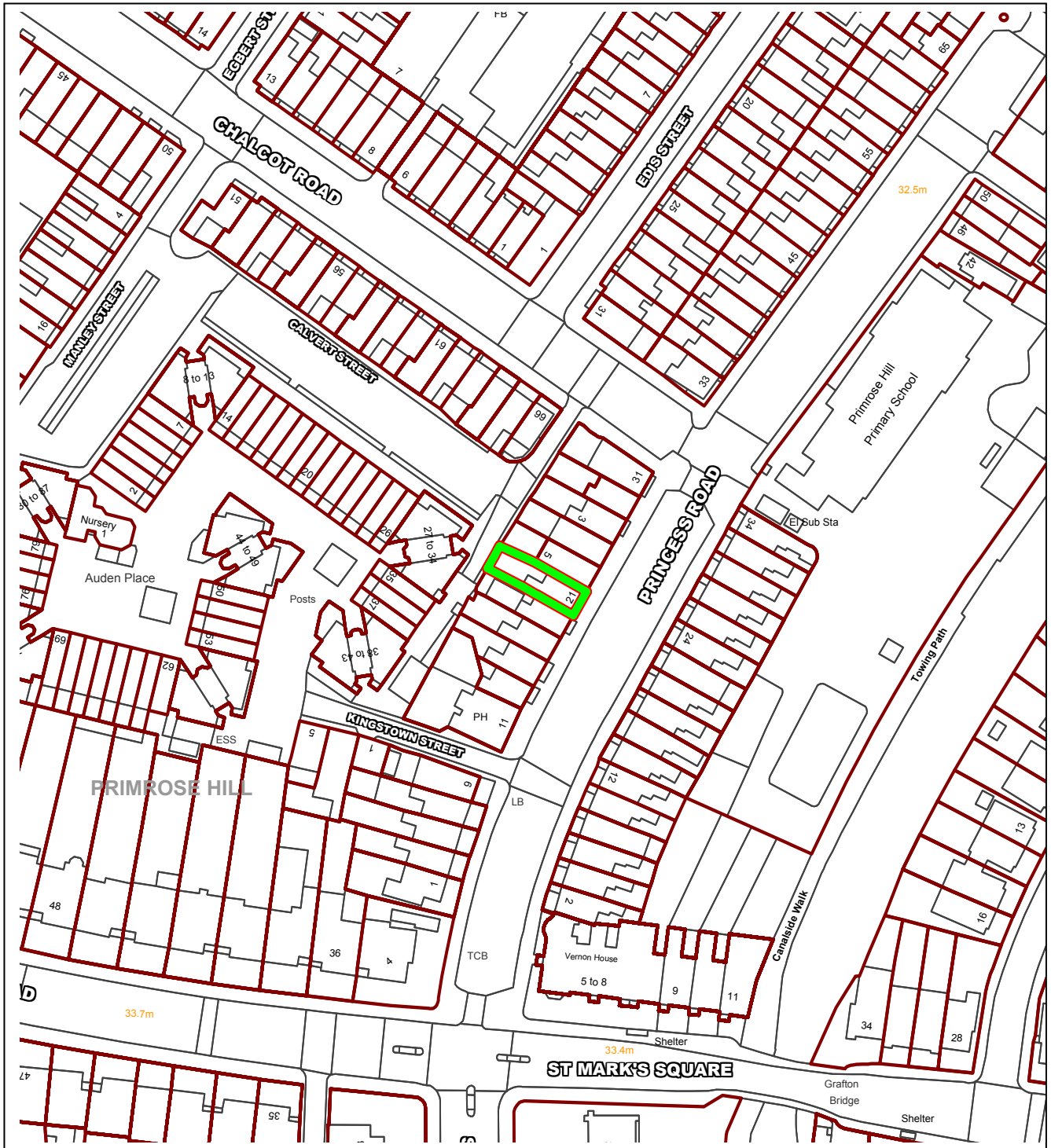


2016/5349/P - 21 Princess Road



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Photos



Front



Front



Rear



Rear



Rear

Delegated Report		Analysis sheet		Expiry Date:	16/12/2016
(Members Briefing)		N/A / attached		Consultation Expiry Date:	17/11/2016
Officer			Application Number(s)		
Kate Phillips			2016/5349/P		
Application Address			Drawing Numbers		
21 Princess Road London NW1 8JR			Please refer to draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use of lower ground floor from office (Class B1a) to create 1 no. self-contained 2 bed flat (Class C3), and erection of part single and part two storey rear extension to provide additional floor space at lower and upper ground floor levels; and associated works					
Recommendation(s):		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	n/a	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed on 27/10/2016 (end date 17/11/2016) and a notice was placed in the local press on 26/10/2016 (end date 16/11/2016).</p> <p>No responses have been received.</p>					
Primrose Hill CAAC	<p>Objection:</p> <ul style="list-style-type: none"> • Do not object in principle to the change of use • Support retention of office at upper ground level • At rear, removal of original footway paving is not acceptable • Should be providing SUDS • Provision of extra parking space not in line with aims to minimise car ownership • Narrow access to reach new flat • Rear extension larger than other rear projections, diminishes openness of area • Inadequate living standards for future occupiers <p>Officer comment</p> <ul style="list-style-type: none"> • <i>The applicant has provided an email response to the CAAC's comments and they have submitted revised plans which show the dropped kerb detailing and revised proposed fenestration at lower ground floor level.</i> • <i>There are 2 spaces at the site which will be retained and the removal of part of the footway will enable 2 cars to access the driveway properly. The retention of 2 spaces has already been established as acceptable at the time of the previous decisions and the Council cannot now alter their position in this respect.</i> • <i>The existing driveway will be retained and therefore it would not be reasonable to require the applicant to provide SUDS.</i> • <i>The access to the new flat is considered to be acceptable.</i> • <i>The proposed extensions to the rear were considered to be acceptable at the time of the appeal. Therefore, the Council cannot now take a different view on these elements.</i> • <i>Please see section 4 of the Officer's Report for the discussion on living standards.</i> 					

Site Description

No. 21 Princess Road is a three storey, mid-terrace, brick building with a roof extension and roof-level terrace on the western side of the road. The building is painted blue.

Currently, the lower and upper ground floor levels are in office use (Class B1a), with a traditional shopfront at the ground level, and the upper floors are in residential use (Class C3). There is off-street parking for 2 no. cars at the rear of the building, accessed from Calvert Street.

The application site is within the Primrose Hill Conservation Area and Nos. 1-65 (odd) Princess Road are identified as making a positive contribution to the character and appearance of the conservation area. The application site is also covered by an Article 4 direction which removes permitted development rights for certain works.

Relevant History

No. 21 Princess Road (Application site)

2016/0885/P – Change of use of lower ground floor from office (Class B1a) to residential (Class C3) to create a 1 bedroom self-contained unit - **Grant Prior Approval 04/04/2016**.

2015/2598/P – Change of use of lower ground floor from office (Class B1a) to create 1 no. self-contained 2 bed flat (Class C3), creation of front lightwell and erection of railings, and erection of two storey rear extension to provide additional floor space at lower and upper ground floor levels – **Refused 06/11/2015. Appeal dismissed 02/08/2016**.

Council's reasons for refusal:

- 1. The proposal to create a front lightwell and erect railings would fail to reflect the historical development of the building and the parade and would disrupt the building's relationship with the street. The proposal would cause harm to the character and appearance of the host building and the parade and would fail to preserve and enhance the character and appearance of the Primrose Hill Conservation Area, contrary to Policy 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.*
- 2. The proposal would, by virtue of the poor outlook from the main living space (living room and kitchen area), fail to provide a satisfactory standard of accommodation for future occupiers contrary to Policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) and Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.*

Summary of Appeal Decision:

Impact on Primrose Hill CA

- The established form of development (i.e. the lack of original lightwells and railings at the front of the parade of shops) makes a positive contribution to the character and appearance of the CA.*
- Guideline PH40 of the Primrose Hill Conservation Area Statement states that excavation of a*

basement lightwell is unlikely to be acceptable where this is not a characteristic of the building type or street, i.e. to the side elevation of a terrace property or to the forecourt of a shop or public house.

- The lightwell would create an obstruction between the shopfront and the footway which would interrupt the relationship with the street.*
- Rather than setting a precedent for the appeal proposal before me, the examples (of other lightwells) serve to highlight how the cumulative effect of incremental changes to buildings can have a materially adverse effect on their character and appearance. The existing lightwells are uncharacteristic additions which have caused harm to the integrity and architectural rhythm of the historic parade of shops and to the Conservation Area.*
- The harm caused by unsympathetic development in the past makes the preservation of remaining examples of the historic townscape all the more important.*
- The proposed creation of a lightwell and railings would fail to respond to local character and history or reflect the identity of local surroundings, as required by paragraph 58 of the NPPF.*
- The appeal proposal would fail to sustain or enhance the significance of the heritage asset and would not make a positive contribution to local character and distinctiveness, contrary to paragraph 131 of the NPPF.*
- Harm to the CA considered to be less than substantial.*
- The provision of 1 extra dwelling not considered to amount to a public benefit sufficient to outweigh the harm that would be caused to the heritage asset. (The Inspector specifically noted that an application for prior approval in respect of the proposed change of use of the basement to a 1 bedroom flat was granted; it would therefore be possible to create a self-contained flat in the basement in any event)*

Living conditions

- Proposed flat would be dual aspect – bedrooms would look out to rear patio, main living space would look out into lightwell*
- Although the lightwell would be small, set below pavement level and contain the access staircase, it would be a fairly light space open to the sky. The Inspector considered that this matter alone would not cause significant harm to the living conditions of future occupants.*
- Otherwise, satisfactory living standards in terms of space standards, outdoor amenity space, daylight and sunlight, privacy, security, and noise.*

PEX0000788 - Use of the ground floor for food and drink use within Class A3. - **Refuse Planning Permission 21-11-2000.**

9003390 - Construction of a glazed infill extension at rear basement level - **Grant Permission with Conditions 18-07-1991.**

8600330 - The addition of a 3rd storey roof extension for residential purposes. Revised on 15th April 1986. - **Grant Full Planning Permission 23-04-1986.**

35131 - The rebuilding and enlargement of the garage at the rear. - **Conditional permission 21-12-1982.**

No. 29 Princess Road

8600627 - Change of use including works of conversion to form one self-contained flat at basement level with access from Calvert Street including the erection of a rear extension – **Granted 25/09/1986.**

No. 27 Princess Road

PEX0000670 - Change of use of basement ancillary retail/storage to a self-contained flat together with the erection of a conservatory to the rear and excavation of the front area to create a light-well. –
Appeal allowed 02/01/2001.

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

LDF Core Strategy and Development Policies (2010)

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS7 Promoting a successful and inclusive Camden economy

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

DP2 Making full use of Camden's capacity for housing

DP6 Lifetime homes and wheelchair homes

DP13 Employment sites and premises

DP16 The transport implications of development

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

DP28 Noise and vibration

DP30 Shopfronts

Camden Planning Guidance

CPG1 Design (2015)

CPG2 Housing (2015)

CPG5 Town Centres, Retail and Employment (2013)

CPG6 Amenity (2011)

CPG7 Transport (2011)

Conservation Area Statement – Primrose Hill (2000)

1. Proposal

- 1.1. This application seeks planning permission to change the use of the lower ground floor from office use (Class B1a) to residential use (Class C3) to create 1 no. self-contained, 2-bedroom flat (Class C3).
- 1.2. The proposal involves a part single and part two storey extension at the rear (on the Calvert Street side), to provide additional floor space at the lower and upper ground floor levels.
- 1.3. The existing single storey rear extension at the lower ground floor level would be removed. The lower ground floor element of the new extension would extend out from the original rear wall by 4.4 metres and it would measure up to 5.6 metres wide (the same width as the host building and the building plot). The upper ground floor element would have the same depth but would only measure 3.1 metres wide and it would be sited on the left-hand side of the building (when viewing the building), adjacent to the existing upper ground floor rear projection. The two storey part of the rear extension would measure 5.3 metres high and the single storey element would measure 2.9 metres high.
- 1.4. A sunken patio measuring 5.5 metres by 2 metres would be created at the rear of the proposed rear extension (in the space between the building and the retaining wall for the driveway). Steps would lead up from the patio to the driveway.

2. Revisions

2.1. The following revisions have been made during the course of the application:

- Details of dropped kerb at rear provided
- Revised proposed fenestration at lower ground floor level.

3. The principle of development (change of use)

- 3.1. In 2015, planning permission was refused for a change of use of the lower ground floor from office to create 1x 2 bed flat, the creation of a front lightwell and railings, and the erection of a two storey rear extension to provide additional floor space at lower and upper ground floor levels (2015/2598/P, dated 06/11/2015) (see section planning history section above) and the subsequent appeal was dismissed on 02/08/2016, due to the harmful impact of the proposed lightwell and railings on the Primrose Hill Conservation Area.
- 3.2. In 2016, prior approval was granted for a change of use of the lower ground floor from office to create 1x 1 bed flat, pursuant to Class O of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (2016/0885/P, dated 04/04/2016).
- 3.3. This application seeks permission for a change of use of the lower ground floor from office to create 1x 2 bed flat, and the erection of part single and part two storey rear extensions to provide additional floor space at lower and upper ground floor levels. Insofar as these elements of the scheme (i.e. the change of the use and the works to the rear) were judged to be acceptable by the Planning Inspector at the time of the aforementioned appeal, the principle of these works is acceptable.

4. Impact on the character and appearance of the host building, the street scene and the wider

area (including the Primrose Hill Conservation Area)

- 4.1. The application site is within the Primrose Hill Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. The Primrose Hill Conservation Area Statement (PHCAS) identifies Nos. 1-65 (odd) Princess Road as making a positive contribution to the character and appearance of the conservation area.
- 4.2. At the front of the building, the only changes would be the installation of a ventilation grille, to serve the lower ground floor bedrooms, and the replacement of the existing pavement lights.
- 4.3. A planning condition can require the ventilation grille to be painted the same colour as the surrounding tiles, to minimise its visual impact.
- 4.4. It is not considered that the replacement pavement lights would detract from the character and appearance of the host building or the street scene. Although the amount of individual lights would increase, the size of the overall frame would not increase and given that is flush with the ground it is not considered that there would be a detrimental visual impact.
- 4.5. At the rear, the plans have been revised so that there would be 3 openings at lower ground floor level rather than the entrance door and one larger opening (to serve the main living space). The altered solid to void ratio is welcomed and even though the proposed openings would not align with those above, this is considered to be acceptable because, due to the change in ground level, the openings would be largely screened from public view by the metal railings around the driveway retaining wall. Overall, it is not considered that the proposed fenestration would detract from the character and appearance of the host building or the wider area.
- 4.6. The position of the stairs to access the driveway has also changed from the appeal proposal, but this would not impact on the character and appearance of the host building or the wider area either.

5. Living standards of future occupiers

- 5.1. Internally, the plans have changed since the appeal proposal so that the main living space would be at the rear, with an outlook over the sunken patio, and the 2x bedrooms would face into the covered lightwell at the front (the replacement paving lights would be clear glass). A canopy would also be provided over the main entrance, which would be at the rear.
- 5.2. Whilst the bedrooms would have no meaningful outlook, the Inspector noted at the time of the appeal that poor outlook "*alone would not cause significant harm to the living conditions of future occupants*". The outlook to the front has worsened (the lightwell would be covered rather than open to the sky as previously); however, the main living space would have a pleasant outlook onto the patio area and the fall-back position is the implementation of the prior approval scheme, whereby the new residential unit would have an outlook from the 1x bedroom at the rear, but almost no outlook from the main living space. On balance, given the specific circumstances of the application site, the proposal is considered to be acceptable in terms of outlook.
- 5.3. As noted, the main entrance to the new residential unit would be at the rear and future occupiers would have to walk alongside any cars parked on the driveway. Insofar as it is not practical to provide access to the new residential unit from the front of the building (because of the impact any lightwell/railings would have on the character and appearance of the conservation area) this is considered to be acceptable. It is likely that other nearby properties

have a similar arrangement.

6. Impact on the visual and residential amenities of the neighbouring properties

6.1. At the time of the previous planning application, it was not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties. This consideration is maintained.

7. Transport

7.1. The application site has 2x car parking spaces which would be retained. In line with the previous decisions at the application site, due to the availability of on-site parking and the relatively low PTAL level (2), it is not considered necessary to make the development car-free.

7.2. The London Plan requires 2x cycle parking spaces per dwelling. In this case, there is no provision for secure cycle parking provision within the dwelling; however, the constraints of the site (no level access) do not readily allow for this. As such, the application is considered to be acceptable in this respect.

7.3. The proposal will involve the removal of part of the dropped kerb. An Informative will remind the application of their responsibility to contact the Council's Highways team regarding this.

Recommendation: Grant conditional planning permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28th of November 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'.

Debra Foskett
Stephen Wax Associates Ltd
2nd Floor Compass House
Pynnales Close
Stanmore
Middlesex
HA7 4AF

Application Ref: **2016/5349/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

21 November 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21 Princess Road
London
NW1 8JR

DECISION

Proposal:
Change of use of lower ground floor from office (Class B1a) to create 1 no. self-contained 2 bed flat (Class C3), and erection of part single and part two storey rear extension to provide additional floor space at lower and upper ground floor levels; and associated works

Drawing Nos: SW276 / 00; SW276 / 01; SW276 / 10; SW276 / 12; SW276 / 20 Rev. B; SW276 / 22 Rev. B; SW276 / 25.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: SW276 / 00; SW276 / 01; SW276 / 10; SW276 / 12; SW276 / 20 Rev. B; SW276 / 22 Rev. B; SW276 / 25.

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

- 3 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.

- 4 The proposed ventilation grille on the front elevation shall be painted the same colour as the surrounding wall tiles.

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 approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water)

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 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.

The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. 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.

- 4 You are advised that the Transport Strategy Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.

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