

Delegated Report		Analysis sheet		Expiry Date:		04/10/2016	
(Members Briefing)		N/A		Consultation Expiry Date:		8/9/16	
Officer				Application Number(s)			
Tania Skelli-Yaoz				2016/3897/P			
Application Address				Drawing Numbers			
The Coach House 22 Upper Park Road London NW3 2UP				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of use of side wing (coach house) at lower and upper ground floors to create a new 2-bed self-contained maisonette (Class C3) plus erection of rear and side extensions and relocation of stairs at rear elevation. Enlarged window to existing garden flat at ground floor side elevation of main building, under stairs.							
Recommendation(s):		Grant conditional planning permission subject to S106 legal agreement					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>A press notice was advertised in the Ham & High on 18th August 2016 (expired 8th September 2016). A site notice was displayed on 12th August 2016 until 2nd September 2016.</p> <p>Objections have been received from The Coach House, <u>20 Upper Park Road</u>. The following points have been raised;</p> <ol style="list-style-type: none"> 1. Object strongly to the positioning of a screen in front of kitchen window of no. 20 which would have a huge impact on their view of the adjacent garden 2. The proposal is a complete independent self-contained house 3. Unhappy that the staircase into the garden will be directly outside bedroom window of no.22. Strongly feel that this will reduce the light that enters the property. 4. Concerned about the privacy aspect of this relocation. The staircase will allow people to look directly into the bedroom of the garden flat which is not ideal. 5. The addition of the rear extension will reduce the amount of light entering into the garden flat at no. 22. <p><u>Officers' response:</u></p> <ol style="list-style-type: none"> 1. <i>The screen in front of no. 20's kitchen has been removed</i> 2. <i>The creation of a new self-contained unit is considered acceptable.</i> 3. <i>Please see paragraphs 3.1 – 3.3; as the rear ground floor window is already affected by view from the garden the positioning of the staircase to its side as proposed is not considered to significantly increase this. It is not considered to affect daylight & sunlight levels. The winding stairway set away from the lower ground floor level window would provide access to the garden from the upper floor flat only. Given that it is a winding stairway and would not provide a 'platform' with which to congregate, it is unlikely its use would result in a loss of privacy or noise disturbance.</i> 4. <i>As above.</i> 5. <i>As above.</i> 					
CAAC/Local groups comments:	<p><u>Belsize Park Residents Association:</u> no reply received.</p> <p><u>Parkhill CAAC:</u> Objection</p> <ol style="list-style-type: none"> 1. Object to proposal to make the front elevation unsymmetrical 2. Object to rear extension due to increase of bulk and fragmentation of materials and appearance 3. The proposal would not be subservient to the main house <p><u>Officers' response:</u></p> <ol style="list-style-type: none"> 1. <i>The front elevation has been revised to remove the first floor stair enclosure within the gap and the privacy screen behind it. The rear balcony and its railings remain as existing.</i> 2. <i>The rear elevation has been reduced in height to terminate below the existing balcony railings.</i> 3. <i>By reducing the height and depth of the proposed rear extension, removing the side 1st floor stair enclosure, removing the rear screen which would have been apparent from the front and setting the north-eastern building line of the extension back to be within the original line of the coach house – it is considered that the proposed extension will appear subservient to the main house.</i> 					
Site Description						
<p>The application site comprises a semi detached villa property with 2 storey lower and upper ground floors side wing. The ground floor accommodates a garden flat. The upper levels and side element comprises one large maisonette. The building is listed as making a positive contribution to the Parkhill Conservation Area. The adjoining semidetached villa at no. 20 has a similar arrangement of a side wing converted into a coach house, separated by a narrow gap from the application site's side wing at first floor level.</p>						

Relevant History

2011/3002/P Change of use of side wing at lower and upper ground floors to create a new self contained maisonette (Class C3) plus erection of rear and side extensions and relocation of stairs at rear elevation GRANTED subject to legal agreement on 27.2.2012.

No. 20 Upper Park Road, Coach House

2008/1240/P The removal of garage door and reconstruction of front elevation at ground floor level of the coach house including new front door and window; new roof lights; the replacement of a window with a door at rear first floor level providing access to new balcony with spiral stair to garden and the replacement of windows and doors at the rear GRANTED 29/04/2008.

The above includes a window on the party wall with the site which is not obscured and would be affected if a screen erected in front of it.

Relevant policies

NPPF March 2012

London Plan 2016

LDF Core Strategy and Development Policies 2010

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

DP2 Making full use of Camden's capacity for housing

DP6 Lifetime homes and wheelchair homes

DP17 Walking and cycling

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013 & 2015

Parkhill and Upper Parkhill Conservation Area Assessment 2011

Assessment

1.0 This application seeks planning permission to replace a single storey side extension and erect a single storey rear extension. The existing two storey side element plus new extensions would be laid out as a self-contained two bedroom property. The proposal includes an enlarged window to the existing garden flat at ground floor side elevation of the main building, under the front stairs. This application is similar to that approved in 2011 and slightly amended as follows:

2.0 Revisions:

- 1) Side staircase within gap first floor removed and relocated internally
- 2) The projection of the extension to the rear has been reduced by 500mm.
- 2) The slope of the roof over the rear extension has been reduced in angle to lower the height of the parapet to the new rear balcony - this then allows the reinstatement of the existing railings.
- 3) The staircase to the side of the existing extension has been removed and placed inside the existing side extension.
- 4) The existing rear balcony and railings are retained as existing.
- 5) The rear obscured privacy screen at 1st floor level has been removed from proposals.
- 6) The rear spiral staircase has been relocated slightly closer to the rear building line by removing a proposed platform; thereby improving outlook and reducing bulk and clutter at rear.
- 7) The building of the coach house has been set back to its original line between it and the main host building.

2.0 The principal planning considerations are- Impact upon the character and appearance of the Conservation Area; Impact upon adjacent residential amenity; Amenity of the new unit.

2.1 Impact upon the character and appearance of the Conservation Area

2.2 The application property has a two storey side element which sits next to a similar sized element at no. 22 Upper Park Road. The flank building line of no. 22 Upper Park Road is built up to the boundary. The side element at no. 20 is offset from the boundary by approximately 1.3m at first floor level. The Conservation Area Statement for the area identifies that the gaps between semi-detached houses have in most cases been infilled. Many properties on Upper Park Road have been infilled with twentieth century poor quality construction and set almost flush with the main houses. Many properties also include coach house infill development similar to that at number 20 and that proposed as part of this application.

2.3 The proposed front elevation would remain mostly unchanged. The two window reveals at the upper level would remain solid and the new front door would replace an existing front door. This would preserve the character and appearance of the conservation area. Roof lights would be included above the new kitchen. These would be screened by a parapet wall and would not result in a prominent form of development in the street scene.

2.4 The proposed rear extensions would be staggered. A rear extension would project 4.2m from the rear building line of the main house. A deeper element would run alongside the flank elevation of no. 20 Upper Park Road; this would protrude approximately 7m from the rear building line of the property. The proposed roof extension will not be visible from the street scene and thereby it is considered that the proposed extensions would preserve the character and appearance of the conservation area. The width of the rear extension would expand across the side element of the property. It would not splay across the main part of the villa property. The depth would not exceed the two storey element at no. 22. The proposed extensions would be single storey with a glazed roof. It is considered that the extensions would appear subordinate to the parent property and that enough garden space would remain to preserve the character and appearance of the conservation area.

2.5 The balcony to the rear of the main house would be retained as existing. The balcony would be altered to accommodate the new rear extension but retained at same height and width. The alterations to the balcony at the rear of the side element are considered to be acceptable and the alterations would be in keeping with the character and appearance of the host property and wider conservation area.

2.6 The enlarged side window to the garden flat within the main house will provide additional light into the kitchen and is considered acceptable.

3.0 Impact upon adjacent residential amenity

3.1 The adjacent property at no. 22 Upper Park Road is a subordinate 'coach house' attached to the main dwelling of number 22. The coach house has primary windows on the front and rear elevations and a window on the flank party wall which serves a kitchen. The kitchen at no. 22 Upper Park Road looks directly onto the balcony and garden of no. 20. This relationship is not considered to provide privacy to either occupant. The proposed works would include the relocation of the existing staircase to the northern balcony side of the coach house. The main building lines of the existing side element would have no further alterations. Objections have been received from the occupants of no. 20 regarding their outlook and loss of light. The window serves a kitchen which is not considered a primary habitable room; therefore its outlook does not need to be protected. The screen has however been removed and mutual overlooking will continue as existing.

3.2 The lower floors of no.22 are occupied as a separate flat. The proposed single storey extension would be in close proximity to the habitable room window of the garden flat. The proposed extension would intrude a 45 degree splay taken from the centre of the habitable bedroom window which would result in some reduction of daylight. However the extension would be positioned to the south west of the window. This would not affect the morning or midday sun achieved by these habitable room windows. The late evening sun may be affected but this is already limited by the two storey 7m deep element at no. 20 Upper Park Road. Considering that the proposed extension would be single storey and would be located adjacent to an existing two storey element, it is not considered that the proposal would have a significant impact upon the residential amenity of the garden flat. Indeed it is noted that the remaining windows of the garden flat would be unaffected by the proposed extension.

3.3 The proposal would include the relocation of the external spiral staircase. This would be repositioned approximately 0.6m from the bedroom window of the ground floor flat, to its side. Objections have been received regarding the privacy of this window. Although the relocation of the external staircase would be different it is not considered necessarily to be harmful. The upper floors of the main property have access to the garden. Therefore by nature of the garden being shared, a level of overlooking into the garden floor flat occurs as existing. The re-location of the stairs to the side of the garden window where a balcony platform exists above is also not considered to significantly impact the amount of daylight or sunlight received into this room. It is therefore not considered that the location of the spiral staircase would have any increased impacts of overlooking or loss of daylight and sunlight upon the garden flat.

4.0 Amenity of the new unit

4.1 The proposed unit would accommodate two bedrooms and would have access to a patio area to the rear as well as the shared garden. The total proposed floorspace of the unit is 70sqm; this exceeds the three person minimum standard of the national housing Standards. The bedrooms would be 11.5sqm and 11.2sqm which meets the minimum recommended floorspaces. A lifetime homes assessment has been submitted which indicates all criteria that can be achieved and provides a robust justification if a criterion cannot be met. The proposed would have a level access and bedroom, kitchen, WC and living area on the ground floor, another bedroom and bathroom and bedroom would be located upstairs. All habitable room windows would have access to daylight and ventilation. The proposed unit is considered to provide an acceptable level of amenity for future occupants, subject to condition that the accommodation meets to new Building regulations part M4(2).

5.0 Other issues

5.1 The proposed works would create a self-contained unit. The area has good access to public transport and the CPZ is constrained. Therefore the new unit would be secured to be car free by a section 106 legal agreement.

5.2 It is considered that there would be sufficient storage for waste and recyclable within the self-contained unit or to the front of the unit. The kitchen is level with the road and therefore arrangements for bin collection are considered acceptable.

5.3 It is considered that cycle parking can be accommodated within the property or to the front of the property. A condition would be attached to any permission granted requiring details of x1 cycle parking space.

5.4 CIL: the new unit is liable for CIL and the estimated sum is advised accordingly.

6.0 Recommendation: planning permission be granted subject to a S106 legal agreement for car-free development.

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'.