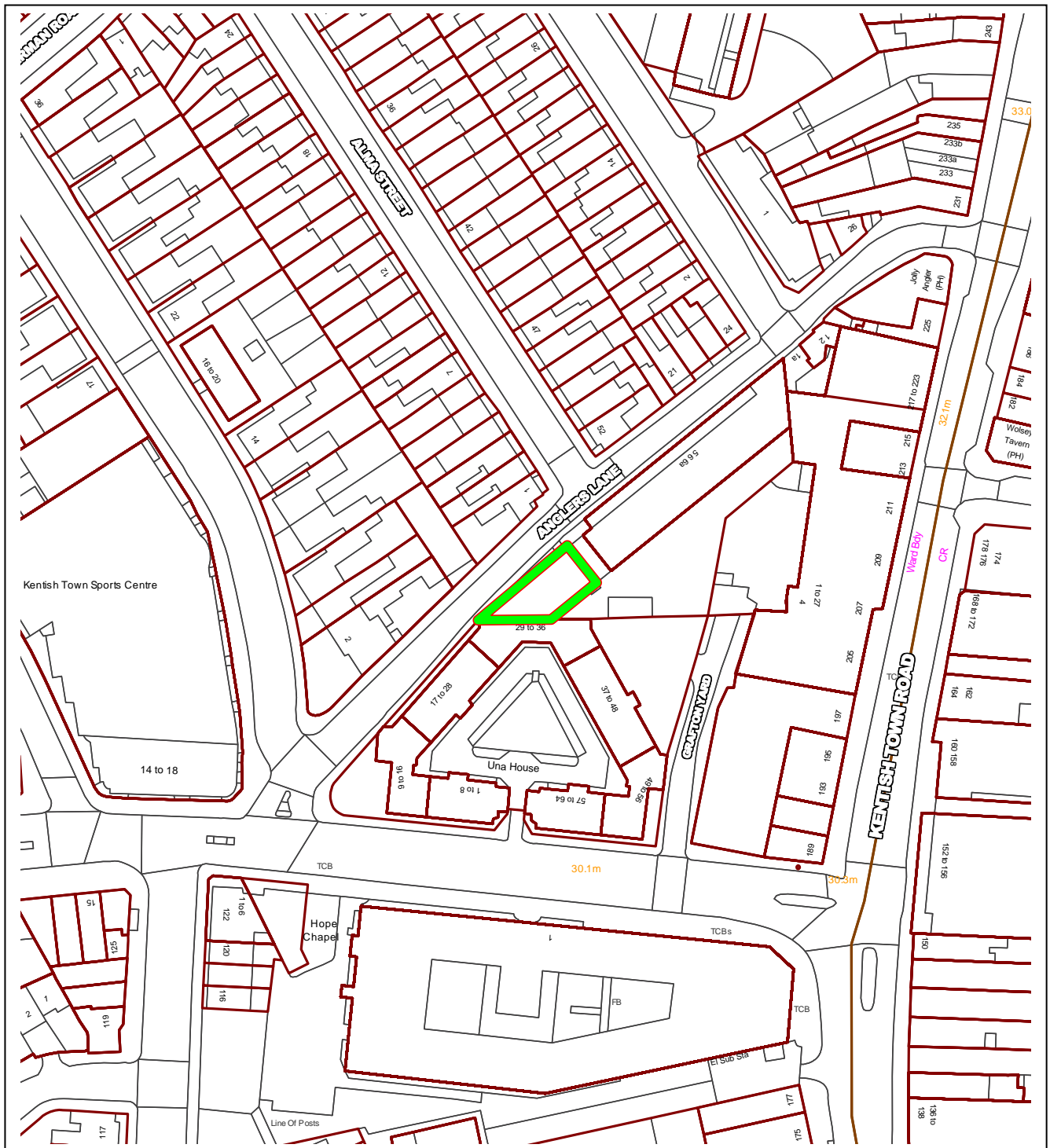


2016/4326/P – 8 Anglers Lane, London, NW5
3LA



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View from north of site along Angler's Lane



Front Elevation



View from the south along Angler's Lane



Rear elevation



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	29/09/2016
		N/A / attached		Consultation Expiry Date:	29/09/2016
Officer			Application Number(s)		
Ian Gracie			2016/4326/P		
Application Address			Drawing Numbers		
8 Anglers Lane London NW5 3LA					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of roof extension to create 2 x 1-bed units (Class C3) following demolition of existing telecommunication and ancillary structures.					
Recommendation(s):		Granted Subject to a Section 106 Legal Agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	08	No. of objections	08
			No. Electronic	00		
Summary of consultation responses:	<p>A total of 8 objections were received from the owners/residents of 10 Willes Road, 2, 51 Alma Street, 4, 6 Raglan Street. A summary of their objections is set out below:</p> <ul style="list-style-type: none"> • Negative impact on local roofscape; • The proposal will destroy the character of the conservation area and would set a dangerous precedent; • Detrimental to the streetscape and the visual aspect of the adjoining industrial area; • The additional floor detracts from the host building; • Not in conformity with the Inkerman Conservation Area Statement; • It is unnecessary overdevelopment; • The rear of the property and my neighbours will be overlooked; • The proposal creates potential noise problems. <p>Officer comment: Please refer to section 3 (Design and conservation) and section 5 (Amenity) below.</p>					
Inkerman Residents Association	<p><i>"Inkerman Area Residents Association includes the Inkerman Conservation Area, and 8 Anglers Lane lies within the CA. Work has only recently finished at this address, to convert from offices to flats and this has been a period of considerable disruption for residents. It has however left the building looking quite good, and very much in the spirit of the CA. The building lies just to the south of another fine and historically important building (the former False Teeth factory) which is currently being restored, and these two buildings share a roofline which extends to Una House, giving us three harmonious buildings which very much respect the CA.</i></p> <p><i>We are pleased that the applicant wishes to remove the radio equipment from the roof, and support this part of the application. However, we are opposed to the construction of flats on the roof. This will break the roof line, overlook adjoining properties and will be of no benefit to the community. The existing flats are for private rental, with no social housing, and there has recently been extensive development from office space to high end residential – the main beneficiaries being private developers.</i></p> <p><i>We hope that you will refuse this application, which is in conflict with the CA statement. If not, please refer it to committee and let us have notice of the date it will be heard."</i></p> <p>Officer comment: Please refer to section 3 (Design and conservation) below.</p>					

Site Description

The application site is a part three storey part four residential (Class C3) building located to the south side of Anglers Lane. The site had previously been an office building before a prior approval from B1a to C3 was granted 11th September 2013 (LPA Ref. 2013/4538/P). The site is not recognised in the Inkerman Conservation Area Statement. The neighbouring building (No. 5, 6 and 6a) is recognised as making a positive contribution to the conservation area.

The building is not a listed building but is located within the Inkerman Conservation Area.

Relevant History

2013/4538/P – Change of use of offices (Class B1a) to create 27 residential units (Class C3). – **Granted Prior Approval 11/09/2013.**

P9602782R1 - Provision of mansard dormer windows to rear. **Granted 07/02/1997.**

P9602782 - Provision of rear elevation mansard dormer windows and roof space conversion for B1 accommodation. **Granted 28/11/1996.**

P9600948 - The erection of a mansard roof extension at third floor level to provide additional B1 accommodation. **Refused 17/05/1996.**

9100612 - Erection of roof extension to provide fourth storey for B1 Use (as defined in Town and Country planning (Use Classes) Order 1987) together with alterations to the ground floor frontage. **Granted 06/11/1991.**

8701178 - Continued use of the three storey building at the rear of 5-8 Anglers Lane for office/studios. **Granted 24/07/1989.**

8601688 - The use of the 3-storey building at the rear of 5-8 Anglers Lane for office/studios in conjunction with the light industrial use of numbers 5-8. **Granted 20/11/1986.**

PE9900360 - The change of use from light industrial use (Class B1(c)) to form seven residential units including alterations at roof level to provide a 2.2m high roof light structure, a mezzanine floor and roof access door. **Refused 24/08/1999.**

PE9901009 - The change of use from light industrial use (Class B1(c)) to a mixed employment (Class B1) and residential (Class C3) use, incorporating Class B1 in the basement and four live/ Work units (Class B1 and C3) on other floors, including alterations at roof level to provide a 2.2 metre high roof light structure, a mezzanine floor and roof access door. **Refused 30/05/2000.**

Relevant policies

National Planning Policy Framework (2012)

National Planning Practice Guidance

The 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
DP5 – Homes of different sizes
DP16 – The transport implications of development
DP17 – Walking, cycling and public transport
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

Supplementary Planning Guidance (updated July 2015)

Camden Planning Guidance (updated July 2015)

1 – Design (2015)
6 – Amenity (2011)
7 – Transport (2011)

Conservation Area Statements

Inkerman Conservation Area Statement (March 2003).

Kentish Town Neighbourhood Plan 2015

Assessment

1. Description of proposed development

1.1 The applicant seeks planning permission for:

“Erection of roof extension to create 2 x 1-bed units following demolition of existing telecommunication and ancillary structures.”

1.2 Following comments from officers the following amendments were made to the proposal throughout the course of this application:

- The roof extension was slightly inset to the rear to provide a visual separation between the host building and the extension;
- Flat 1 was revised from a 1-bed unit to a studio apartment.

2. Principle of development

2.1 Housing is regarded as the priority land-use of the Local Development Framework, and the Council will make housing its top priority when considering the future of unused and underused land and buildings. The proposal would provide a total of two new units (1 x 1-bedroom and 1 x studio). As such the provision of new residential accommodation is compliant with policies CS6 and DP2 as long as it meets the Council’s residential development standards and does not harm the amenity of existing and future occupiers.

2.2 Policy DP5 (Homes of different sizes) seeks to provide a range of unit sizes to meet demand across the borough. Policy DP5 includes a Dwelling Size Priority Table and the expectation is that any housing scheme will meet the priorities outlined in the table. The proposals include the creation of 1 x 1-bedroom and 1 x studio. The housing priority for 2-bedroom units is considered a high priority, and all new residential development should seek to provide 40% 2-bed units within new residential schemes. However, the mix of the proposed units is considered due to the tight constraints of the site. It is considered that the provision of two new units on site rather than one is considered acceptable.

3. Design and conservation

3.1 Policy DP24 states that developments will be expected to consider the “character, setting, context and the form and scale of neighbouring buildings” and “the character and proportions of the existing building, where alterations and extensions are proposed.”

3.2 With regards to roof extensions, CPG1 provides further clarity to the policy and notes that additional storeys and roof alterations are likely to be acceptable where:

“There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.”

3.3 The proposal seeks to install a single storey roof extension following the demolition of the existing incongruous roof addition which is currently used for the housing of telecommunication apparatus. The proposed mansard will comprise the following features:

- The roof extension will be 3.1m in height with a floor to ceiling height of 2.8m;
- Flat no.1 (Studio) will be 39sqm whilst Flat no.2 (1-bed) will be 50sqm;
- Seven dormer windows will be installed to the front and three will be installed to the rear which is consistent with the number of windows at lower levels;
- The pitch to the front will be 45 degrees in order to reduce the visual impact of the proposal from street level.

3.4 Whilst there is no prevailing characteristic of mansard roof extensions in this location it is considered that the provision of a new roof on this site could be considered acceptable provided that the proportions and the character of the host building is not compromised. It is considered that the design of the roof extension together with the proposed timber fenestration to the front and rear is considered to relate well to the host building and is considered acceptable. In terms of materials, the choice of slate to the front, brickwork to the rear, and render to side elevations and timber windows is considered appropriate. The slight inset to the rear is considered acceptable as it provides a visual separation between the host building and the proposed extension.

3.5 Policy DP25 of the Local Development Framework requires all alterations and extensions within designated conservation areas to preserve and enhance the character and appearance of that area. The guidance in CPG1 notes that windows should be replaced like for like wherever possible whereas new windows should match the originals as closely as possible in terms of type, glazing patterns and proportions. It has already noted above that due to the detailed design the fenestration is considered acceptable. The front of the roof extension has a pitch of 45 degrees with the intention of keeping the proposals visual impact to a minimum. The applicant has also submitted visuals within the Design & Access Statement to demonstrate the limited visibility of the proposal from views both within and outside of the Inkerman Conservation Area. CPG1 notes that mansard roof extension should be pitched at an angle of no less than 70 degrees. Whilst the pitch of this roof extension is 45 degrees, it is not considered a traditional mansard roof extension and the guidance noted above is normally reserved for traditional residential extensions. It is therefore considered that the pitch of 45 degrees is considered acceptable in this instance. As such, the proposal is considered to accord with policies CS14 and DP25 of Camden’s Local Development Framework.

3.6 It is also noted that the proposal seeks to remove what is considered to be an unsightly structure at roof level which currently houses telecommunication apparatus in brick slip housing. It is considered a benefit that the proposal seeks to remove this. The proposed mansard will be below the existing height of this structure by 1.5m.

4. Standard of residential accommodation

- 4.1 Paragraph 26.11 of policy DP26 states that the size of a dwelling and its rooms, as well as its layout, will have an impact on the amenity of its occupiers. As such, new residential units must comply with the London Plan housing standards.
- 4.2 The table below compares the proposed floorspace for each respective unit against the required space standards.

Proposed Unit	Proposed floorspace (sqm)	Required floorspace (sqm)
1b2p	50	50
1b1p (studio)	39	39

- 4.3 In light of the above, it is considered that the proposed 1-bedroom and studio units are considered an acceptable size. Whilst the units are single aspect, it is considered that they are high quality units by virtue of the good levels of outlook and daylight that will reach into the units. As such, the proposed units are considered to comply with the requirements of policies CS5 and DP26.

5. Amenity

- 5.1 Policy DP26 states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity of occupiers and neighbours which includes visual privacy, outlook and sunlight, daylight levels.
- 5.2 On inspection during a site visit, it is apparent that the proposed windows will not create any further levels of overlooking that are not already apparent on site, which are already considered minimal. Views from the proposed windows to the front will be obscured by the raised parapet whilst the windows to the rear will allow for the same level of overlooking that is already apparent on site. It is not considered that the level of overlooking will significantly impact upon the amenities of adjacent occupiers. It is therefore considered that the proposal complies with policies CS5 and DP26 of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

6. Transport

- 6.1 Policy DP18 (Paragraphs 18.12 and 18.13) requires development to provide cycle parking facilities in accordance with the minimum requirements as set out within Appendix 2 of the Camden Development Policies document and the London Plan.
- 6.2 The proposed residential development comprises 2 additional units (1 x 1-bed and 1 x studio). This, combined with the 27 units granted as part of the prior approval application in 2013 (LPA Ref. 2013/4538/P) brings the total number of units on site to 29. The applicant has indicated that a cycle store of 36 spaces will be provided to cover the requirements for both applications which is considered acceptable. It is recommended that a condition is added to the permission requesting details of the cycle store prior to commencement of works on site.
- 6.3 The route to the cycle store will be step free from street level and will be secured to the rear of the site. The number of spaces meets the London Plan's minimum cycle parking requirement. It is considered, therefore, that the proposed cycle parking arrangement is acceptable.
- 6.4 The application site is located in an area with a Public Transport Accessibility Level (PTAL) of 6a. Given the transport accessibility level of the site a car-free development is required. The applicant has agreed to enter into a legal agreement for a car-free development.

Construction vehicles servicing this site will have an impact on the narrow Angler's Lane and surrounding residential street network. The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. The applicant has agreed to enter into a legal agreement to secure a Construction Management Plan as a planning obligation which is considered acceptable.

- 6.5 It is therefore considered that the proposal accords with policies CS11, DP18, DP19, DP20 and DP21 of Camden's Local Development Framework.

7. Conclusion

- 7.1 The provision of two new residential units on site is considered acceptable. The proposed extension has been designed in a way that preserves the setting of the host building and the conservation area whilst providing a high quality of residential accommodation on site.
- 7.2 The applicant has agreed to enter into a Section 106 legal agreement to secure a car-free legal agreement and a Construction Management Plan which is considered acceptable.

8. Recommendation

- 8.1 Grant planning permission subject to a Section 106 legal agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th October 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'.

Child Graddon Lewis Architects
155 Commercial Street
London
E1 6BJ

Application Ref: **2016/4326/P**

12 October 2016

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
8 Anglers Lane
London
NW5 3LA

Proposal:
Erection of roof extension to create 2 x 1-bed units following demolition of existing telecommunication and ancillary structures.

Drawing Nos: 13038/100; (Prefix: 13038_) 101; 120; 121; 122; 130; 131; 150; 200B; 201B; 220; 221A; 222; 230A; 231A;

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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).

- 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 13038/100; (Prefix: 13038_) 101; 120; 121; 122; 130; 131; 150; 200B; 201B; 220; 221A; 222; 230A; 231A.

Reason:

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

- 4 Before commencement of works on site, details of the secure and covered cycle storage area for 36 cycle spaces shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

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 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

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.

Yours faithfully

Supporting Communities Directorate