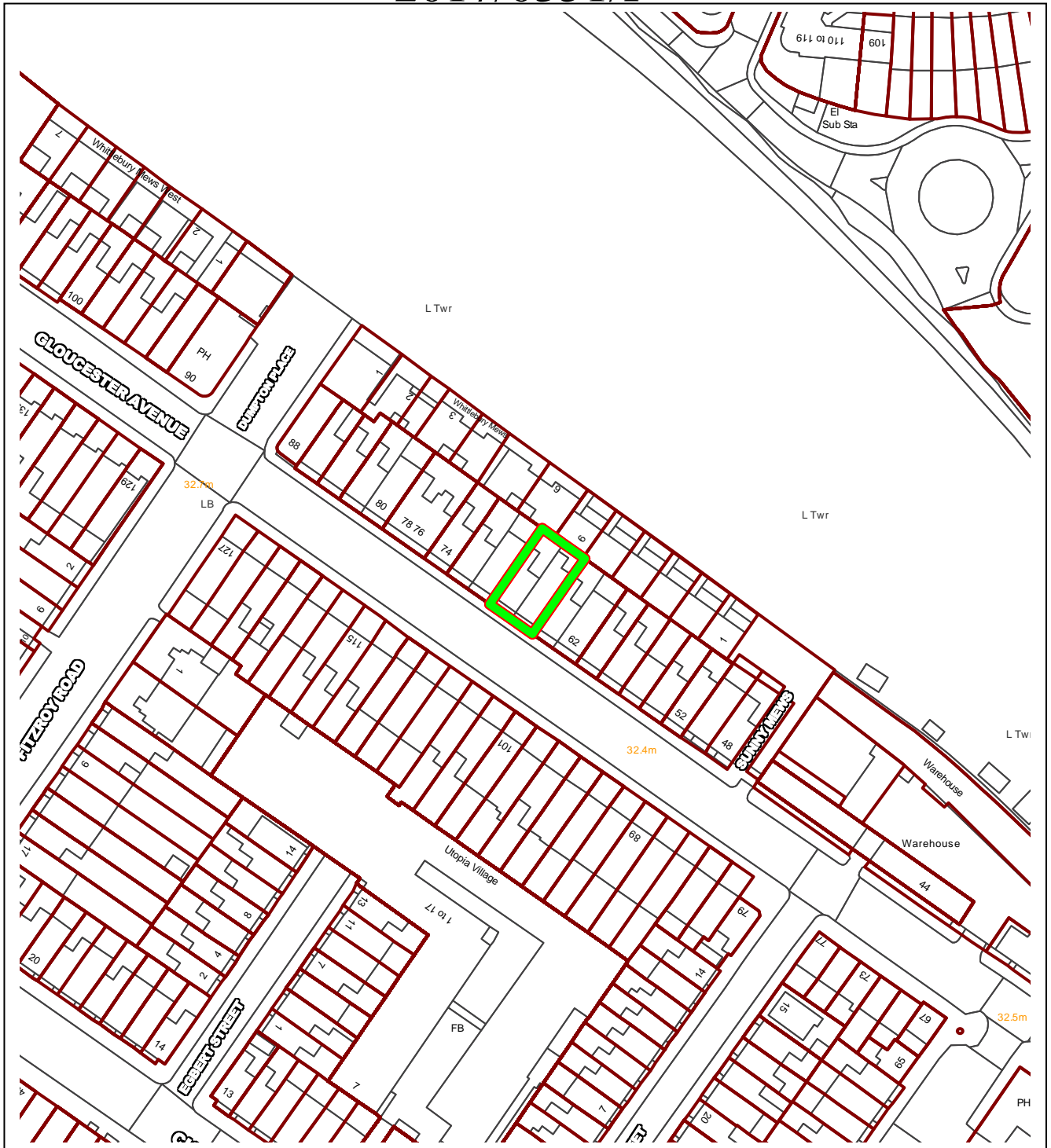


# Flats 1 & 3, 66-68 Gloucester Avenue, 2017/0351/P



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Site Photos, Flats 1 & 3, 66-68 Gloucester Avenue, 2017/0351/P



Photo 1: Front facade



Photo 2: Rear elevation lightwell at first/second floor.



Photo 3: Rear elevation showing upper floors and neighbouring property to the north.



Photo 4: Looking south from rear garden.



Photo 5: Looking north from rear garden

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>14/04/2017</b>
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	<b>09/03/2017</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Robert Lester			2017/0351/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flats 1 & 3 66-68 Gloucester Avenue London NW1 8JD			See draft decision		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Conversion of the existing 2-bed lower ground floor and 1-bed upper ground floor flats to provide a 3 bedroom flat, construction of a rear infill extension at upper ground floor level, installation of replacement doors and window at ground floor level to the rear and provision of a roof terrace on the roof of the existing lower ground floor rear extension including the installation of glazed access doors and perimeter metal balustrading.					
<b>Recommendation(s):</b>		<b>Grant conditional planning permission</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>02</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>	<p>A site notice was erected on the 10/02/2017 and a press notice was placed in the local newspaper on the 16/02/2017. The consultation period expired on the 09/03/2017.</p> <p>2 responses were received (1 objection and 1 comment) with the following points:</p> <ol style="list-style-type: none"> <li>1. Objection to proposed roof terrace on the grounds of overlooking of neighbouring flats and garden space (to the north at lower ground and upper ground floor levels). The terrace would be 2 m from the kitchen and 4 m from the living room to the adjacent upper ground floor flat. The terrace would affect neighbours privacy. There would be a direct line of sight into neighbouring windows. The plants would not provide adequate screening and would be unlikely to be maintained (the existing green roof was not maintained).</li> <li>2. Objection to the proposed roof terrace on the grounds of noise and disturbance in the summer.</li> <li>3. Objection to the roof terrace on the grounds of loss of light to the neighbouring lower ground floor flat to the north.</li> <li>4. Objection to the roof terrace on the ground of being boxed in and the impact on birds who presently use the rear garden.</li> <li>5. The only notification of this application was a yellow notice on a lamp post outside the site.</li> <li>6. Discrepancies on plans. The proposal for the ground floor shows a window instead of a door for the street level, removal of an item across the hallway (and no longer shows my front door as a door).</li> </ol> <p>Case Officer's Response:</p> <p><i>1-3. Please refer to the amenity section of the following report (section 5) for a response to these points regarding the proposed terrace.</i></p> <p><i>4. The terrace would not impact on local biodiversity.</i></p> <p><i>5. Consultation was undertaken in accordance with the statutory requirements on this application and the Council's Statement of Community Involvement including a site notice and press notice.</i></p> <p><i>6. The development proposes no alterations to the main front door on the front elevation of the building and no alterations to the doorways to neighbouring flats.</i></p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	<p>Primrose Hill CAAC</p> <p>"We always regret the loss of smaller residential units in the CA, but acknowledge that policy allows the loss of one unit in a property.</p> <p>We would normally object to the provision of an infill extension at the rear above lower ground floor, but in this circumstance, where the rear looks on to a high wall, we do not object.</p>					



	<p>We object to the planted privacy screen, which we do not see as effective in either height or materials: it needs to provide real screening for the neighbours without loss of natural light in this tightly enclosed area.”</p> <p><i>Officer response: Please refer to the amenity section of the following report (section 5) for a response to these points regarding the proposed terrace.</i></p>
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## Site Description

The application site located at 66-68 Gloucester Avenue, Primrose Hill comprises a double-fronted Victorian, 4 storey mid-terraced townhouse currently containing eight flats.

The application relates to flat 1 which occupies the lower ground floor and flat 3 which occupies the upper ground floor of the property. The existing lower ground floor flat has a single storey rear extension to the side and rear of the outrigger. This building has a narrow rear garden which backs onto a high boundary wall with railway lands to the rear.

The property is located within the Primrose Hill Conservation Area and is not a listed building.

## Relevant History

- 3083 - The erection of extensions to the rear and the conversion of the houses to provide 8 self-contained flats – Approved - 24/02/1967.
- 3084 - The erection of a new 3rd storey and rear extensions to provide 10 self-contained flats - Refused - 24/02/1967.
- 11108 - The formation of a dining area at the rear and a dressing room at the front, Flat 1 – Approved - 05/10/1971.
- 14136 - Erection of roof extension and part rear extension between existing roof extensions for use as a penthouse – Refused – 01/02/1973
- 15947 - Addition of penthouse between existing penthouses of adjoining properties, at 3rd floor level – Approved - 12/04/1973.
- 2011/3671/P - Erection of single storey ground floor rear extension with green roof to dwelling (Class C3) and installation of door to fence in rear garden - Withdrawn - 15/09/2011.
- 2011/4629/P - Erection of single storey ground floor rear extension with green roof to dwelling (Class C3) and installation of door to fence in rear garden – Approved - 08/11/2011.

## Relevant policies

### 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.  
DP6 Lifetime homes and wheelchair homes.  
DP24 Securing high quality design  
DP25 Conserving Camden's Heritage  
DP26 Managing the impact of development on occupiers and neighbours  
DP28 Noise and vibration

### Camden Local Plan 2016 Submission Draft

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

H3 Protecting existing homes  
H6 Housing choice and mix  
C6 Access for all

A1 Managing the impact of development  
A4 Noise and vibration  
D1 Design  
D2 Heritage  
T1 Prioritising walking, cycling and public transport  
T2 Parking and car-free development

### **Camden Planning Guidance**

CPG 1 (Design) 2015  
CPG 2 Housing 2016  
CPG6 (Amenity) 2011  
CPG 7 (Transport) 2011

### **Primrose Hill Conservation Area Statement (2000)**

The London Plan (2016)  
The London Plan Housing SPG (2016)  
The NPPF 2012  
Technical housing standards – nationally described space standard (2015)

## **Assessment**

### **1. Proposed Development**

1.1 The development proposes the conversion of the existing lower ground and upper ground floor flats to provide a 3 bedroom flat. This conversion includes the relocation of the internal entrance door from the upper ground floor hallway and the provision of an internal staircase between lower ground and upper ground floor levels.

1.2 The development also proposes the construction of a rear infill extension at upper ground floor level. This extension would be constructed above the existing lower ground floor infill extension, which is located to the side of the rear outrigger. This extension would measure 4 m depth, 1.85 m width and 3.4 m in height with a flat roof (6 m in height in combination with the existing lower ground floor rear extension). The extension would have a lightweight design with slim line metal framed glazing and render construction. The development also proposes the installation of replacement doors and windows at ground floor level to the rear to match the design of the new infill extension above.

1.3 Other alterations include the installation of replacement windows/doors to the lower ground floor rear extension located to the rear of the main outrigger and the provision of a roof terrace to the roof of this extension including the installation of glazed access doors and metal balustrading.

1.4 This application has been amended since it was originally submitted to relocate the cycle parking to the rear garden and reduce the size of the terrace.

### **2. Principle of Development**

2.1 Policies CS6 and DP2 seek to minimise the loss of existing homes in the borough and require that developments do not involve the net loss of two or more units. In this instance only one unit would be lost. There have not been any previous planning applications which have resulted in a reduction in the number of units at this site. Therefore the proposed conversion complies with policies CS6 and DP2 and is acceptable in principle.

### **3. Standard of Proposed Housing**

3.1 Policies CPG 2, The London Plan Housing SPG and the National Technical Housing Standards require that development provides a good standard of residential accommodation. The development would provide a 3 bed 5 person flat with an internal floorspace of 146 sq.m, which would exceed the

93 sq.m minimum requirement for a dwelling of this size.

3.2 In accordance with CPG2 and The London Plan Housing SPG, the development is required to provide outdoor amenity space. The development would retain the existing 16 sq. m ground floor garden, which would exceed the 8 sq. m minimum requirement for a dwelling of this size.

#### **4 Design and Heritage**

4.1 In accordance with policies CS14 and DP24 all developments, including alterations and extensions to existing buildings need to be of the highest standard of design with consideration given to the character, setting, context and the form and scale of neighbouring buildings; the character and proportions of the existing building and the quality of materials to be used. In accordance with policy DP25 all development should preserve and enhance the conservation area.

4.2 The proposed upper ground floor rear glazed infill extension would be positioned above the existing single storey rear infill extension between the 3 storey outriggers of the subject property and neighbouring property. It would measure 4 m depth and 1.97 m width and 3.4 m in height (6 m from ground level) with a flat roof.

4.3 This property has a narrow rear garden with a depth of 5m and there is a high boundary wall and hedge to the rear with an approx. height of 5-6 m. The proposed upper ground floor rear extension would be located between the 3 storey outriggers to the subject property and the neighbouring property at no. 64. It would therefore not be visible from the public realm and would only be visible from the rear gardens of the neighbouring properties at 64 and 68 Gloucester Avenue.

4.4 The Council's CPG 1 Guidance states that rear extensions should be designed to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing; should respect and preserve the original design and proportions of the building, including its architectural period and style; respect and preserve existing architectural features and the historic pattern and established townscape of the surrounding area. This guidance also states that rear extensions should not be higher than one full storey below roof eaves/parapet level,

4.5 It considered that the proposed upper ground floor extension would be a subordinate extension to the main building, located in-between the existing 3 storey outriggers, it would be set in from the end elevation of these outriggers and it would be screened by the high rear boundary wall. It would have no impact on the public realm. It is therefore considered that the layout, scale and form of the proposed upper ground floor infill extension would be acceptable. It is noted that the Council has granted similar upper ground floor infill extensions at several other properties on Gloucester Avenue including no. 81 (2008/4226/P dated 21/10/2018), no. 83 (2009/2868/P dated 21/1/2010), no. 87 (2005/3715/P dated 16/1/2006) and NO. 175 (2007/2998/P dated 29/11/2007).

4.6 In relation to the design and architectural appearance of the proposed extension, the rear elevation of the development would be constructed using slim-line metal framed windows. Although the Council's Guidance in CPG1 and The Primrose Hill Conservation Area Statement has a preference to traditional materials to match the existing building, it is considered that the proposed extension would have a high quality contemporary lightweight appearance which would succeed in preserving the character of the conservation area in accordance with policies DP24 and DP25. Details of materials would be secured by condition.

4.7 The other alterations to the rear including the new glazed windows/ doors and terrace balustrading would have an appropriate design and would also not harm the character of the conservation area in accordance with policies DP24 and DP25.

#### **5. Amenity Impact**

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. The factors we will consider include visual privacy, overshadowing, outlook, sunlight and daylight.

5.2 The application proposes the installation of an upper ground floor terrace located on the roof of the existing single storey rear extension which is located on the north side of the rear garden. It is noted that objections to the proposed terrace have been received from these properties. The local CAAC also objected to the terrace.

5.3 The developer has provided amended terrace details showing a reduced terrace with a depth of 1.5 m and width of 2.2 m enclosed by metal balustrading. This would provide a small external space around the proposed double doors. This set back terrace would not result in overlooking of the neighbouring lower/upper ground floor flats and the garden to the north due to the oblique relationship (a site visit was undertaken onto the roof of this extension to assess the amenity impact of the proposed terrace).

5.3 The upper ground floor rear extension and other alterations would not impact on neighbouring amenity in accordance with policy DP26.

## **6. Transport**

6.1 The site has no off street car parking and is located in the Primrose Hill controlled parking zone (CA-J) which operates between 0830 and 1800 hours on Monday to Friday and should therefore be a car free development. In accordance with policy DP18 development should normally be car free in areas within Controlled Parking Zones that are easily accessible by public transport. However, the development would involve a net loss of units and would result in a reduction in car parking demand and highway impact; therefore no car-free agreement would be required in this case.

6.2 In accordance with The London Plan Housing SPG, the development should provide 2 on-site cycle parking spaces. The cycle stores need to be covered, secure and fully enclosed and need to be of sufficient dimensions to allow access and egress to them easily and comfortably with their bicycles. The development would provide 2 secure and covered bicycle parking spaces in the rear garden in accordance with these requirements.

6.3 The proposed development is small and would not require a Construction Management Plan.

## **7. Conclusion**

7.1 The proposed conversion of the existing lower ground and upper ground floor flats would be acceptable in principle. The development would provide good living conditions for future occupiers. The layout, scale, form and design of the proposed upper ground floor rear infill extension would harmonise with this property and would not harm the character of the conservation area. The other small alterations to the rear would also be suitable and would preserve the character of the conservation area. Finally, the rear terrace has been reduced in size and would not result in overlooking of neighbouring properties.

**The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10<sup>th</sup> April 2017, 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'**

Sophie McCarthy  
Kirkwood McCarthy  
Studio A001  
Lighthouse Studios  
73-75 Shacklewell Lane  
London  
E8 2EB

Application Ref: **2017/0351/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

4<sup>th</sup> April 2017

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flats 1 & 3**  
**66-68 Gloucester Avenue**  
**London**  
**NW1 8JD**

**DECISION**

Proposal: Conversion of the existing 2-bed lower ground floor and 1-bed upper ground floor flats to provide a 3 bedroom flat, construction of a rear infill extension at upper ground floor level, installation of replacement doors and window at ground floor level to the rear and provision of a roof terrace on the roof of the existing lower ground floor rear extension including the installation of glazed access doors and perimeter metal balustrading.

Drawing Nos: 16006 (EX) 001 A, 16006 (EX) 100 A, 16006 (EX) 101 A, 16006 (EX) 200 A, 16006 (EX) 300 A, 16006 (EX) 301 A, Design & Access Statement Rev A April 2017, 16006 (GA) 100 B, 16006 (GA) 101C, 16006 (GA) 200 C, 16006 (GA) 300 C, 16006 (GA) 301A.

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.

Executive Director Supporting Communities



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 16006 (EX) 001 A, 16006 (EX) 100 A, 16006 (EX) 101 A, 16006 (EX) 200 A, 16006 (EX) 300 A, 16006 (EX) 301 A, Design & Access Statement Rev A April 2017, 16006 (GA) 100 B, 16006 (GA) 101C, 16006 (GA) 200 C, 16006 (GA) 300 C, 16006 (GA) 301A.

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

- 3 Details of all materials (including samples) shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The cycle storage area hereby approved shall 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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

Director of Regeneration and Planning