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By email

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Dear Jorge Giraldo,

Re: 97 Bartholomew Road, London, NW5 2AR

Thank you for submitting a pre-planning application enquiry for the above property which was received on 26/02/2017. A site visit was carried out on 22/03/2017.

1. Proposal

The proposal is for the conversion of a single dwelling house into 4 x self-contained flats including rear extensions at lower ground, upper ground and second floor levels; lowering of rear garden level; and alterations to front elevation including provision of cycle storage area and bin store.

2. Site description

The site is a four-storey end-of-terrace house on the east side of Bartholomew Road, close to the junction with Sandall Road. It comprises a small rear garden/yard which backs onto the larger rear gardens of the properties on Sandall Road. Beyond, lies the train lines that connect Kentish Town and St. Pancras stations. The property belongs to a wider building group of five properties of the same style, although various alterations to the front elevations have resulted in the loss of uniform character.

The property is not listed but it lies within the Bartholomew Estate Conservation Area and is designated as a building that makes a positive contribution to the conservation area.

3. Relevant planning history

None at application site

89 BARTHOLOMEW ROAD

35184 - Erection of a bathroom extension at rear second floor level. **Conditional January 1983**

4. Relevant policies and guidance

[National Planning Policy Framework 2012](#)

[The London Plan 2016](#)

[LDF Core Strategy](#)

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)
- CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

LDF Development Policies

- 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)
- DP21 (Development connecting to the highway network)
- DP22 (Promoting sustainable design and construction)
- DP23 (Water)
- 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 Planning Guidance 2011/2015

- CPG1 (Design)
- CPG 2 (Housing)
- CPG 3 (Sustainability)
- CPG 6 (Amenity)
- CPG 7 (Transport)
- CPG 8 (Planning Obligations)

Bartholomew Estate Conservation Area statement (2000)

Emerging Local Plan

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.

The Local Plan policies relevant to the proposals are:

- H1 Maximising housing supply
- H6 Housing choice and mix
- H7 Large and small homes
- A1 Managing the impact of development
- A5 Basements and lightwells
- D1 Design
- D2 Heritage
- CC3 Water and flooding
- CC5 Waste
- T1 Prioritising walking, cycling and public transport
- T2 Car-free development and limiting the availability of parking

5. Assessment

The planning considerations material to the determination of this application are as follows:

- Residential accommodation
- Design
- Amenity
- Transport and Parking

Proposed residential accommodation

The proposal would convert an existing single dwelling house into 4 self-contained flats (1 x 2-bed; 2 x 1-bed; 1 x studio). Flat 1 (approx. 78 sqm) would be a 2-bed flat at lower ground level and include a rear garden; Flat 2 (approx. 50 sqm) would be a 1-bed flat at upper ground floor and include a terrace area; Flat 3 (approx. 43 sqm) would be a studio flat at first floor level; and Flat 4 (approx. 52 sqm) would be a 1-bed at second floor level.

The London Plan introduced new Nationally Described Space Standards in March 2015, setting out minimum gross internal floor areas (GIA) and accommodation standards for new/converted residential units. The GIA standards for units are as follows:

- 1 bedroom 1 person flat – 39 sqm (37 with shower room)
- 1 bedroom 2 person flat – 50 sqm
- 2 bedroom 3 person flat – 61 sqm
- 2 bedroom 4 person flat – 70 sqm
- 3 bedroom 4 person flat (over 2 storeys) – 84 sqm
- 3 bedroom 5 person flat (over 2 storeys) – 93 sqm
- 3 bedroom 6 person flat (over 2 storeys) – 102 sqm

All proposed flats would satisfy these requirements.

2 bedroom flats have been identified in the Camden LDF as being of **very high** priority and would be welcomed by the Council. Policy DP5 (Homes of Different Sizes) seeks to secure at least 40% 2 bed dwellings in developments. In addition DP5 encourages the conversion of market housing to also include large homes i.e. 3+bedrooms. 1 bedroom units are recognised as being lower priority. It is appreciated that that the property's layout means it is logical to have one unit per floor; however, you are encouraged to explore how the unit mix could better comply with DP5. Replacing two 1-bed flats with a 3-bed maisonette would be an improvement on the proposed scheme, subject to the design concerns below.

It is also recommended that the studio unit is removed from the proposal and replaced with a 1-bed unit (or incorporated into a larger 3-bed unit) as the floorspace is sufficient for the bedroom to be a separate room to the living area.

All new and converted residential dwellings are required to meet the minimum size standards, and have acceptable outlook, daylight and ventilation. From the submitted drawings it is believed that the dwellings meet these criteria.

Design

Policy DP25 of the LDF states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

- **Erection of two storey extension at lower and upper ground floor levels**

Policy DP24 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; and the character and proportions of the existing building. CPG1 (Design) states that rear extensions and alterations should be subordinate to the building being extended, should respect the original design and proportions of the building as well as the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space.

The Bartholomew Conservation Area statement reads that in most cases rear extensions should not be more than one storey in height and half width and extensions should be in harmony with the original form and character of the house and historic pattern of extensions within the terrace or group of buildings.

It is proposed to erect a two storey extension with a footprint of 3.6m deep x 3.4m wide at lower and upper ground levels.

The extension is considered to be acceptable at lower ground floor level, an area of the property that receives only limited private views from 'above ground' windows of surrounding occupiers. An extension at this level would be subordinate in scale and not be read as an excessive addition of bulk to the host property. Furthermore, there is a small existing WC outbuilding which already occupies part of this area.

At upper ground floor level; however, the introduction of bulk would be out of character with the pattern of rear development along the terrace as no other property along the street has a full-width extension at this level. Furthermore, the new part of the extension would be deeper than the existing closet wing, resulting in excessive bulk and also harming the closet wing feature common to most properties along the terrace. Due to the relationship of the terrace with the surrounding streets, the rear of the property at this level is visible in many private views, and also longer public views from across the train tracks including from Canteloves Gardens.

- **Erection of extension at second floor level**

To provide more floorspace for the flats at first and second levels, it is proposed to extend a storey and a half above the existing closet wing which terminates between upper ground and first floor level. As part of converting the property into flats, the levels of the two 'half landings' would be adjusted to achieve a more suitable internal layout.

CPG1 (Design) requires rear extensions to be no taller than one full storey below the eaves and the proposed height of the closet wing extension would therefore be unacceptable. Given there is not a strong sense of uniformity across the closet wings, it is considered acceptable to heighten the closet wing by half a storey to enable the half-floor to be incorporated as additional space for the first floor flat, however; it is not recommended that the second floor element is included in an application. An additional half storey extension to the closet wing is evident at no.89 Bartholomew Road which is part of the same building group.

- **Lowering of the front and rear garden levels**

To provide an area for cycle storage, it is proposed to excavate the paved front garden area and create a space underneath. The 'roof' of the cycle storage area would remain at the same level and be paved and landscaped to avoid a material change in the appearance as viewed from the street. This is important as the nearby properties demonstrate consistency in terms of the size of the front lightwell. The proposal is considered to be acceptable subject to further details on the landscaping treatment of this area and section drawings that demonstrate the extent of excavation and the resultant headroom.

To the rear, it is proposed to lower the rear garden level by approx. 1.3m across an area of approx. 23sqm to provide amenity space for the lower ground flat. This would be acceptable in principle as it would not have a material impact on the character of the property or wider building group.

The Council will require a basement impact assessment (BIA) to at least Stage 1 (Screening) to be submitted so that we can properly assess whether any harmful impact will result from the aforementioned excavation work, and whether or not a full BIA is required. Further detail on BIAs can be found in Camden Planning Guidance 2013 (CPG4 Basements, page 15).

- **Alterations to front elevation**

On the site visit it was asked whether the removal of the wrought iron balcony at first floor level would be acceptable as it has fallen into disrepair. Given the inconsistency in the remaining balconies along the terrace, it would be unreasonable to insist on its retention; however, the Council's preference would be to see it restored or replaced.

A bin storage area for the four flats would be provided to the front of the property. The scale and location of the bin store appears appropriate and corresponds with bin stores at other properties along the terrace. Given its visibility, the bin store should be constructed using high quality materials, further details of which should be provided at planning application stage.

The conversion of a door to a window at lower ground floor level under the stairway is an acceptable change that would not impact on the character of the property.

Amenity

CPG6 aims to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers and ensure sufficient daylight to occupiers of new dwellings taking in account overall planning and site considerations.

The extension at second floor level may lead to some loss of daylight/sunlight and reduction in quality of outlook to the neighbour's terrace; however, given the small footprint of the extension, it is expected that the impact would be minimal and therefore considered acceptable in daylight/sunlight and outlook terms.

By virtue of the nature and location relative to nearby buildings, it is not considered that any other element of the scheme could pose an impact on the amenity of adjoining neighbours.

Transportation and Parking for Residential Use

Policies CS11 and DP17 support cycle provision and Camden's parking standards for cycles states that one cycle parking space is required per residential unit. Changes to the London Plan recently adopted require two cycle spaces to be provided for two bedroom and higher units in a secure and accessible location. Cycle parking for 5 bikes would be provided in the front lightwell area within a secured storage area. The provision is compliant with London Plan which requires 2 spaces for a 2-bed flat and 1 space for a 1 bed.

The site has a PTAL rating of 4 (Good) and is easily accessible by public transport. Policies CS11, DP18 and DP19 require developments in such locations to be 'car free'. For 'car free' developments, the Council will:

- not issue on-street parking permits;
- use planning obligations to ensure that future occupants are aware they are not entitled to on-street
- parking permits; and
- not grant planning permission for development that incorporates car parking spaces, other than spaces designated for people with disabilities, and a limited number of spaces for car capped housing in accordance with Council's Parking Standards.

As required under Development Policy DP18, the additional three units created by the development should be 'car free'. This would be secured by way of a Section 106 legal agreement.

6. CIL

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 charge would be £50 per sqm for the Mayor's CIL and £500 per sqm for the Camden CIL.

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.

7. Conclusion

The principle of converting the single dwelling into 4 flats is considered to be acceptable subject to the proposals being in accordance with the Nationally Described Space Standard as set out above, which they currently are. It is recommended that you explore the potential to include a 3-bed maisonette, perhaps instead of 2 x 1-bed/ studio at first and second floor levels.

The proposed infill extension at upper ground and first floor levels as well as the second floor extension to the rear outrigger should be removed from the proposal. Further details regarding the treatment of the bin store and cycle storage area should be provided at planning application stage.

8. Planning application information

Should you choose to submit a planning application which addresses the outstanding issues detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Full Planning Application
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- Basement Impact Assessment (Screening stage)
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a notice on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. You are advised to contact your neighbours and the [Bartholomew Estate Conservation Area Advisory Committee](#) prior to submission, to discuss the proposals.

Non-major applications are typically determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Kristina Smith on **020 7974 4986**

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Kristina Smith

**Planning Officer
Planning Solutions Team**

