

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		16/03/2017	
		N/A		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nora-Andreea Constantinescu				2016/6958/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1 8 Ainger Road London NW3 3AR				See decision notice			
<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 from 2 self-contained flats to 1 self-contained (4xbedrooms) flat at ground and 1st floor levels and first floor infill rear extension and extension in height of the existing closet wing to residential building (Class C3).							
<b>Recommendation(s):</b>		Refuse planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		Site notices	08/02/2017-01/03/2017	No. of responses	0	No. of objections	0
<b>Summary of consultation responses:</b>		No responses have been received in relation to this proposed development.					
<b>No CAAC</b>		No responses have been received in relation to this proposed development.					

## Site Description

The application site is located on the eastern side of Ainger Road and it is part of group of 5 terrace properties.

The property does not lie in conservation area but it is part of Camden Local list, considered “later 19<sup>th</sup> century terraced houses with a high degree of consistency including at roof level [...] creates striking uniformity to the townscape”, including properties at nos 1-29, 30-45 and 46-57 Ainger Road.

## Relevant History

2016/5007/P - Flat 1, 8 Ainger Road, London, NW3 3AR - Conversion from 2 self-contained flats to 1 self-contained (5xbedrooms) flat at ground and 1st floor levels. – Granted – 16/12/2016

2012/1179/P – 8 Ainger Road, London, NW3 3AR - Erection of a single storey rear ground floor extension and associated pergola in connection with existing residential dwelling (Class C3). – Granted – 14/05/2012

## Relevant policies

### National Planning Policy Framework 2012

### The London Plan 2016

### LDF Core Strategy and Development Policies

#### Core Strategy

CS5 – (Managing the impact of growth and development)

CS6 – (Providing quality homes)

CS11 – (Promoting sustainable and efficient travel)

#### 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)

DP24 – (Securing high quality design)

DP25 – (Conserving Camden’s heritage)

DP26 – (Managing the impact of development on occupiers and neighbours)

#### Camden Planning Guidance

CPG 1 (Design) 2015

CPG 2 (Housing) 2015

CPG 6 (Amenity) 2011

CPG 7 (Transport) 2011

CPG 8 (Planning Obligations) 2015

#### Camden local Listing 2015

#### Camden Local Plan Submission Draft 2016

The emerging Camden 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 ends 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.

Policy G1 – Delivery and location of growth

Policy A1 – Managing the impact of development

Policy H1 – Maximising housing supply

Policy H3 – Protecting existing homes

Policy H7 – Large and small homes

Policy D1 – Design

Policy D2 - Heritage

Policy DM1 – Delivery and monitoring

Policy T1 – Prioritising walking, cycling and public transport

Policy T2 – Parking and car free development

## Assessment

### Proposal

Planning permission is sought for:

- Conversion of 2 self-contained flats to 1 self-contained (4xbedrooms) maisonette at ground and 1<sup>st</sup> floor levels and first floor
- First floor rear extension and extension of the closet wing

### Assessment

The main issues for consideration area:

- Design and appearance
- Residential accommodation
- Neighbouring amenity

### Design and appearance

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

Aigner Road is residential in character with groups of terraced properties on both sides. The application site appears to be the start of a terrace group of 5 properties, which has been extended previously over the passage way which provides access to the buildings at the rear. The site visit, satellite images and previous planning history reveals that the terrace properties part of this group are characterised by deep part one part two storey closet wings, which would have been extended at the ground floor level with infill extensions or with mansard roofs; however there is no indication of a first

floor extension along the terrace. As such, the terrace benefits from an established historic pattern of development which reflects the typology of these properties, acknowledged to have great significance for Camden Borough.

CPG1 stresses as general principles for rear extensions that they should be designed to “respect and preserve the original design and proportions of the building, including its architectural period and style; respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space; allow the retention of a reasonable sized garden and respect the rhythm of existing rear extensions”. The application property has been extended previously at the ground floor level up to the rear boundary, with a remaining amenity space of 4.5sqm. The proposed extension would infill the gap at the first floor level between the host property’s existing closet wing and the adjacent property at no 9 Ainger Road; and would extend the height of the existing closet wing therefore being double height. The extension would project with the same depth as the existing closet wing of approximately 4.8m, resulting in a full width two storey rear extension. There is no relief in the detailed design and therefore, it is considered to be an overly bulky addition which would have a detrimental impact on the host property and the wider terrace which is locally listed. The proposed infill extension would harm the pattern of the existing townscape and would create additional bulk to an already crowded plot.

The proposal also includes increasing the height of the existing closet wing by 750mm. The combination of the infill extension and the additional height to the overall extension is considered to add a significant level of bulk and mass to the rear elevation, resulting in an overly dominant first floor rear addition. The detailed design of the full width rear extension at first floor level is proposed to include two windows to the rear elevation. Whilst the annotated drawings state that the proposed windows are to match the existing these windows and size of openings are not considered to be appropriate or consistent with the architectural integrity of the host property nor wider terrace. Therefore the integration of two sash windows with a one over one arrangement and being square in size, are considered to be detrimental to the host property and the wider terrace.

### **Residential accommodation**

Policy 3.5 of the London Plan promotes high quality design of housing development that takes into account its physical context, local character, density, tenure and land use mix and relationship with, and provision for public, communal and open spaces taking into account the needs of children and older people.

Conversion of the existing two flats into 5 bedroom self-contained maisonette has been previously assessed under planning application reference number 2016/5007/P and was considered acceptable; the current application being for the conversion into 4 bedroom self-contained maisonette.

The proposal would result in the net loss of one residential unit. Policies DP2 and CS6 seek to protect a range of housing sizes and types by resisting development that would involve the net loss of two or more homes. As the proposal would involve the loss of one residential unit, it is considered to be in line with the council’s policies. The proposal would involve the creation of a family sized dwelling which will provide a good standard of residential accommodation, in line with Policy DP5. On this basis the proposal is considered acceptable.

The new unit would have an approximate GIA area of 141sqm which exceeds the London Plan requirements for a unit over two floors with 4 bedrooms for 8 people. The new unit would be considered acceptable in terms of its size, amenity and internal layout and would exceed the minimum floor area and room size requirements set out in the London Plan. The unit would have dual aspect and the overall the standard of accommodation provided by the proposed conversion is considered adequate and acceptable.

## **Neighbouring amenity**

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that any proposed development protects the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to the amenity and that any development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. CPG6 seeks developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers".

The proposed rear extensions due to their siting and projection are not considered to cause any impact in terms of loss of light or outlook on the neighbouring amenity due to the existing site constraints and the proposal building up against a neighbouring outrigger, and they are therefore considered acceptable on these terms.

## **Recommendation**

Refuse planning permission