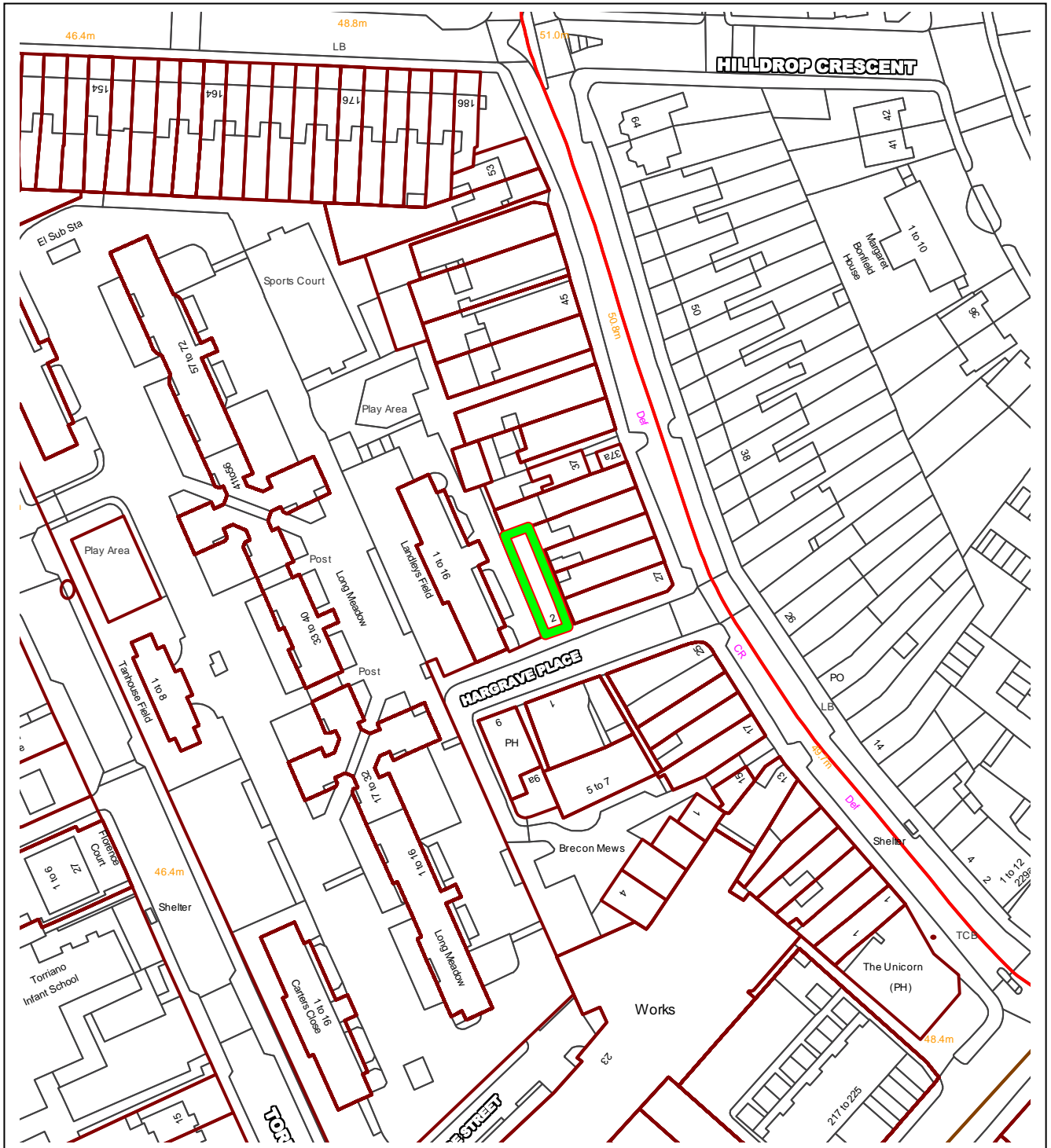


2017/3457/P- 2 Hargrave Place, London N7 0BP



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1. Front of No. 2 Hargrave Place with Landley's Field to the left



2. Western Elevation of 'warehouse' building



3. Western Elevation (right) and Landley's Field (left)



4. Rear Elevation of Brecknock Road buildings



5. Internal area of 'warehouse' building



Delegated Report		Analysis sheet	Expiry Date:	09/08/2017
(Members' Briefing)		N/A	Consultation Expiry Date:	26/07/2017
Officer			Application Numbers	
Samir Benmbarek			2017/3457/P	
Application Address			Drawing Numbers	
2 Hargrave Place London N7 0BP			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey first floor extension to include green roofing and walls, erection of retractable glass roof and associated alterations to single storey rear live/work unit				
Recommendation:	Grant Conditional Planning Permission			
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	06	No. of objections	06
Summary of consultation responses:	<p>3x site notices were displayed from 05/07/2017 (expiring on 26/07/2017). They were displayed in the following locations:</p> <ul style="list-style-type: none"> • 1x outside No. 2 Hargrave Place (application site) • 1x on the junction of Hargrave Place/Brecknock Road • 1x outside Landley's Field Block <p>To date, six objections have been received from the addresses listed below:</p> <ul style="list-style-type: none"> • Flat 1, 2A Hargrave Place • 6 Camden Terrace (on behalf of Flat 1, 2A Hargrave Place) • 4 Hargrave Place • 10 Wasdale Drive, Gatley • 31 Brecknock Road • 33 Brecknock Road <p>The comments are summarised as below:</p> <ol style="list-style-type: none"> 1. No direct notification was received on the proposal. 2. No prior consultation was made between the applicant/agent and the neighbour. 3. Amount of time to comment on the application. 4. Plans not accurate. 5. No Design & Access Statement submitted for the application. 6. The proposal will affect access to light enjoyed by adjacent residential properties. 7. The proposal will affect access to outlook from rear windows. 8. The proposal will present issues of overlooking into neighbouring properties, especially the use of the frameless glass panel. 9. Proposal is an overdevelopment of the site. 10. Development not in keeping with the area in design. 11. Number of occupants are to increase as a result of the development which will cause strain on refuse, storage, parking and fire safety concerns. This will also cause over-intensification of the use of the existing side entrance/alleyway. 12. Maintenance of the proposed green wall. <p><i>Officer's Response:</i></p> <ol style="list-style-type: none"> 1. <i>As of October 01 2016, Camden Council no longer sends out direct neighbour consultation letters. 3x site notices were erected for consultation and it is advised residents sign up to e-alerts to be notified of planning applications within their area.</i> 2. <i>Although it is encouraged that potential schemes are to be consulted with neighbouring occupiers, it is not a pre-requisite for a planning application.</i> 3. <i>The consultation period started on 05 July 2017 and has surpassed</i> 					

	<p><i>the statutory 21-day period.</i></p> <ol style="list-style-type: none"> <i>4. The submitted plans are reviewed to be accurate. There is no elaboration within the objection of the inaccuracies within the plans.</i> <i>5. A Design & Access Statement is not required in this instance for the purpose of validation. The proposal is clearly demonstrated by the proposed drawings.</i> <i>6. Please refer to paragraph 4.7.</i> <i>7. Please refer to paragraphs 4.2- 4.3.</i> <i>8. Please refer to paragraphs 4.4- 4.6.</i> <i>9. Please refer to paragraphs 3.3- 3.4.</i> <i>10. Please refer to section 3.0 (Design).</i> <i>11. It is not considered the proposal would increase the number of occupants as the proposed bedroom would replace the existing 'sleeping quarters' and maintain the same amount of occupants. In turn, it is not considered to cause strain on services such as parking and refuse or the use of the existing alleyway.</i> <i>12. Please refer to paragraph 5.2.</i>
<p>CAAC/ National Amenity Society comments:</p>	<p>The Kentish Town Neighbourhood Forum was formally consulted. To date no response has been received.</p>

Site Description

The application site comprises a four-storey building to the front of the site and a single storey (plus basement) warehouse structure to the rear, which is connected to the ground floor of the main building which fronts Hargrave Place. This application relates to the single storey warehouse structure to the rear only. It is currently in use as a live/work unit with access gained via the ground floor from the main building and a shared access alleyway between No. 2 and No.4 Hargrave Place. To the west of the application site is Landley's Field, a four-storey purpose built residential building.

The building is not a listed building, nor is it located within a conservation area.

Relevant History

2004/2797/P- Full Planning Permission granted on 02/03/2005 for the change of use of basement and ground floor from office/warehouse (B1 and B8 use classes) to use as a live/work unit (B1 and C3 use classes). A condition was attached to this permission restricting the use of the basement area from being used as habitable accommodation.

Relevant policies

National Planning Policy Framework, 2012

The London Plan 2016

London Borough of Camden Local Plan 2017

- G1 (Delivery and location of growth)
- A1 (Managing the impact of development)
- A3 (Biodiversity)
- D1 (Design)
- CC2 (Adapting to climate change)
- CC3 (Water and flooding)

Camden Supplementary Planning Guidance

- CGP1 (Design- Section 5: Roofs, terraces and balconies)
- CPG3 (Sustainability)
- CPG6 (Amenity)

Kentish Town Neighbourhood Plan 2016

1. Proposal

- 1.1 Planning permission is sought for the alteration to the roof of an existing live/work building to include the erection of a first floor single storey extension to provide additional space for the unit, including a bedroom and bathroom. The works include the formation of a terrace at first floor level with a retractable glass roof, installation of high-level aluminium framed windows at ground floor level along the western elevation and the installation of a green roof and wall upon the newly erected first floor extension. Along the western extension, a glazed box would be erected to accommodate an internal spiral staircase.
- 1.2 The first floor extension would read as a height of 2.6m, although the terminating height of the application building would be increased by 700mm from the existing height of 4.6m (from ground floor level) to 5.3m. The extension would have a length of 11.7m and a width of 4.3m. This would provide additional internal residential accommodation of 26sqm and an external terrace area of 10sqm. The additional space includes a bedroom, study area and bathroom. This would replace the 2x 'sleeping quarters' at mezzanine level within the existing roof space, which are currently accessed by ladders from ground floor level.
- 1.3 The main issues for consideration are:
- Land use
 - The impact of the proposal upon the character or appearance of the host building and the surrounding conservation area and;
 - The impact the proposal may have upon the amenity of the occupiers of the neighbouring properties.

2. Considerations on Land Use

- 2.1 The application site consists of a four-storey building at the front which is in use as residential space (C3) across the three upper floors and at ground floor level and the single storey 'warehouse' building at the rear of the site in use as a work/live unit (Use B1/C3). This was authorised by planning permission granted in March 2005 (please refer to 'Relevant History' section). Upon the granting of this permission, a condition was attached restricting the use of the basement area from being used as habitable accommodation.
- 2.2 The proposal to provide additional residential accommodation would not breach the condition of planning permission 2004/2797/P in respect to restricting residential use at basement level of the warehouse building. As a result of the proposal, C3 uses would still be maintained at ground floor level and above. The existing use is also being retained. The proposal results in the improvement of living conditions for the occupiers of the unit.

3. Considerations on Design

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of the neighbouring building, and the quality of materials to be used.
- 3.2 CPG1 (Design) advises roof extensions, alterations and additional stories are acceptable where the alterations is considered as sympathetic to the application building in its design and form and where there is a variety of different roof heights and forms and a further addition

would not cause further harm to the immediate area.

- 3.3 The immediate area where the application site is situated is characterised by taller buildings at three to four storeys in height such as the buildings of Brecknock Road to the east, Hargrave Place to the south and Landley's Field to the west. The front of the application site comprises a four-storey building. Within the block, there are also smaller buildings of either one or two storeys in height which characterises the centre of the block. Overall, there is no consistency in the terminating heights of the buildings within the immediate area, although it is observed that there is a hierarchy in which the buildings around the perimeter are of a taller and larger scale than the buildings in the centre.
- 3.4 The proposed additional storey is considered acceptable in its scale, design and form to the host building. The scale of the development is considered to be appropriate and subordinate in relation to the host building and surrounding area. The proposed terminating height of the proposal is measured at 0.7m higher than the existing terminating height. This is not considered to create any additional significant massing to the building and furthermore is not considered to compete with the taller neighbouring buildings or the smaller buildings in the centre of the block, therefore maintaining the established hierarchy.
- 3.5 The detailed design of the additional storey is considered to be appropriate, using stock brick, and green roofing and walling for the exterior which is welcomed on its environmental merits as well as design. The proposed windows would be aluminium framed for the high-level windows at ground floor level and timber framed for the 2x proposed windows at first floor level and timber doors. The frameless glazed box on the eastern elevation to accommodate the internal spiral staircase is considered minimal but appropriate in relation to the host building and surrounding area. The proposed rooflights are also considered modest in their size and quantity including the retractable rooflight in association with the terrace.

4. Considerations on Neighbouring Amenity

- 4.1 Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for development 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."

Outlook

- 4.2 In regards to outlook, the main residential occupier of concern is the first floor flat of No. 2 Hargrave Place as the existing bedroom window looks onto the existing roof form which is proposed to be increased. The distance between the habitable window and the warehouse building is 2.8m and the increased height of the building due to the proposal is 0.7m. However, the proposed first floor would be set back from the habitable window leading to an increased separation distance of 3.5m. This is considered acceptable in this instance due to the increased distance, access to other vantage points from the window such as Landley's Field and the shared access alleyway and the incorporation of the green wall, which is further considered to improve the outlook.
- 4.3 In respect to the other surrounding residential neighbours, it is not considered the proposal would adversely harm outlook. In particular, the design of the first floor storey would have a setback of 1.0m along the shared alleyway. This would contribute to less harm to surrounding occupiers' outlook when viewed from the rear of the buildings along Brecknock Road.

Overlooking

- 4.4 A window is proposed on the eastern elevation and western elevation (both at first floor level).

They are not considered to cause adverse issues on overlooking into neighbouring properties. The separation distance of the windows from the eastern and western elevation is 9.3m in either direction. Upon site visit and by reviewing the proposed plans, it is observed that the sightline directly from the proposed first floor window on the eastern elevation would look onto a non-habitable window upon an existing rear projection.

- 4.5 Habitable windows of the rear elevation of the buildings along Brecknock Road would not be able to be adversely overlooked due to the differing heights of these windows and the angles from the proposal, and the rear projection of one of the buildings directly opposite obscuring some vantage points. Furthermore, the proposed windows on the eastern elevation would be obscurely glazed and fixed shut. From the western elevation, it is also considered there would be no adverse levels of overlooking due to the design and structure of the balconies/walkways of Landley Fields building in which the windows are doors are inset from by 1.7m.
- 4.6 The proposed high-level windows at ground floor level along the western elevation are not considered to cause an adverse level of overlooking into the ground floor properties of Landley Fields due to the position of the windows from the inside of the application building height and its purpose is for access to light than outlook. The glazed box at first floor level is also considered the same, as it is for the purpose to accommodate a staircase rather than for the use of viewing.
- 4.7 The proposed terrace at first floor level at the north of the site is partially enclosed and therefore presents no issues of overlooking into neighbouring properties and is considered to cause minimal levels of noise as expected from use of a terrace. However, this may be less by virtue of its partially enclosed nature and the use of the retractable glazed roof.

Daylight/Sunlight

- 4.8 It is not considered the proposal would materially impact the access and enjoyment of daylight and sunlight from the adjacent residential occupiers. This is due to the setback of the additional storey from No. 2A Hargrave Place and the properties of Brecknock Road combined with the modest addition of bulk to the building.

5. Green Roof/Wall and Sustainability

- 5.1 Policy CC2 of the Camden Local Plan requires development to incorporate sustainable design measures including green roofing wherever possible. The proposal includes green roofing and walling to the development.
- 5.2 The proposed scheme has been reviewed by the Council's Trees and Landscape Officer who raises no objection to the development on biodiversity principles, subject to a condition attached upon approval. This will be to require full details of the proposed green wall(s) and roof including species, planting density, substrate, detail of depth and a maintenance plan for the initial period. This is to ensure the proposed green exterior undertakes measures to account of biodiversity the water environment.

6. Transport

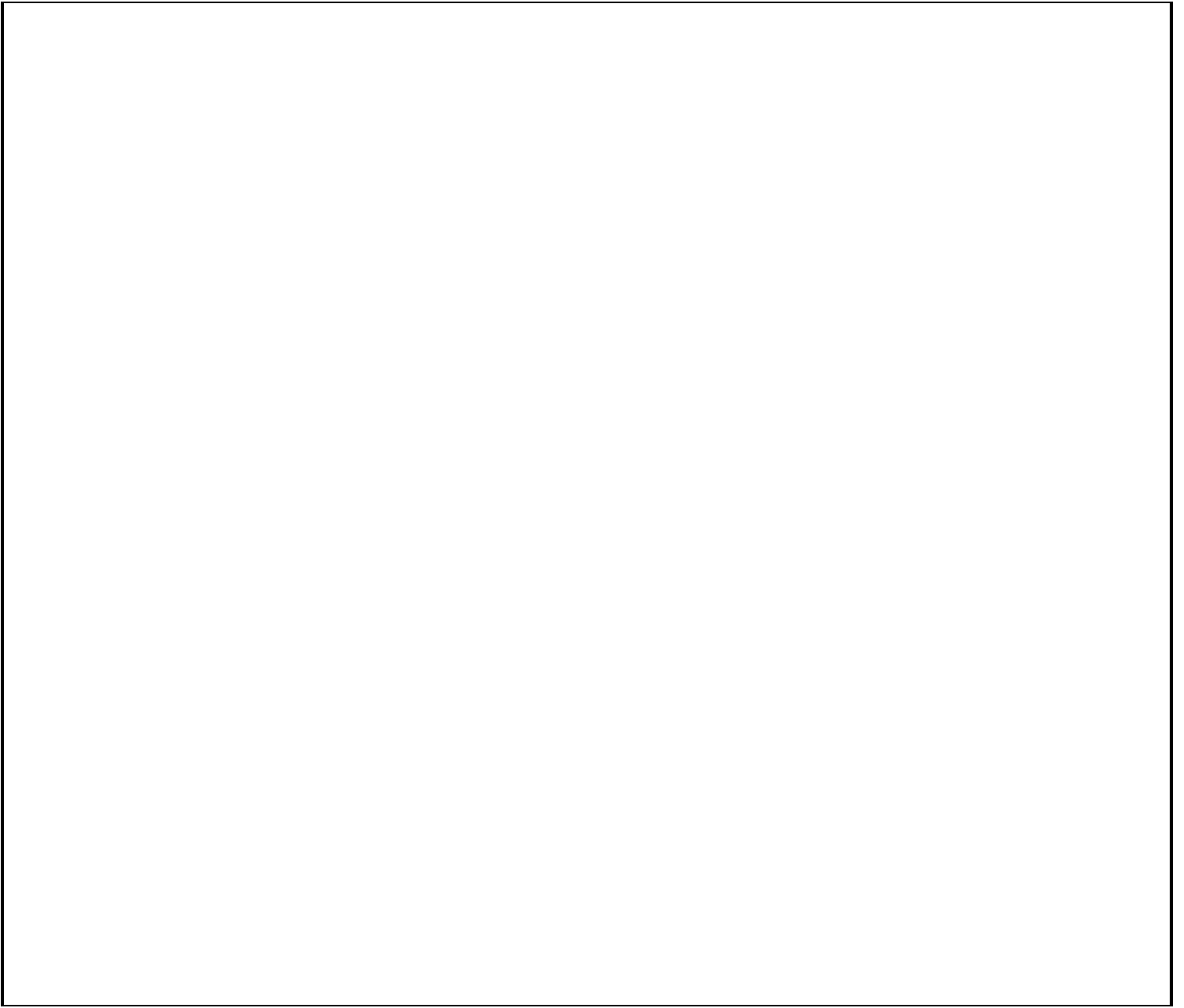
- 6.1 The proposed scheme has been reviewed by the Council's Transport Officer who raises no objection to the development, nor would it present any highways issues.

7. Recommendation

Grant Conditional Planning Permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 29th August 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 and search for 'Members Briefing'.



Craig More
MORE design Ltd
2 Lambton Mews
London
N19 3DR

Application Ref: **2017/3457/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

23 August 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 Hargrave Place
London
N7 0BP

DECISION

Proposal:

Erection of single storey first floor extension to include green roofing and walls, erection of retractable glass roof and associated alterations to single storey rear live/work unit

Drawing Nos: 059.00; 059.001 (OS Extract); 059.008; 059.010; 059.011; 059.020;
059.021; 059.030; 059.110; 059.111-A; 059.120; 059.121-A; 059.130-B.

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.

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

Executive Director Supporting Communities



- 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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 059.00; 059.001 (OS Extract); 059.008; 059.010; 059.011; 059.020; 059.021; 059.030; 059.110; 059.111; 059.120; 059.121; 059.130.

Reason:

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

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan including including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 5 The proposed bedroom window and front panel of the glazed box upon the eastern elevation shall be obscurely glazed and fixed shut and shall be retained as such.

Reason: To safeguard the amenity of adjoining residential occupiers in respect to overlooking and privacy in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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

DECISION