

Delegated Report		Analysis sheet		Expiry Date:		16/06/2017	
		N/A		Consultation Expiry Date:		04/05/2017	
Officer				Application Number(s)			
Evelyn Jones				2017/1056/P			
Application Address				Drawing Numbers			
148-150 Abbey Road London NW6 4SR				See Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Attic conversion to create 1 x 1 bedroom flat and the insertion of rooflights to the front and rear elevations.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections No. of support	06 00
Summary of consultation responses:	<p><u>Site notice: 07/04/2017</u></p> <p>There were six responses received from Flat 12, Flat 13 Flat 14, Flat 16 148 Abbey Road and Flat 2 150 Abbey Road highlighting the following points:</p> <p>Other issues:</p> <ul style="list-style-type: none"> • Disruption during construction works • The building is already overcrowded, additional residents could cause a fire hazard • Need access to the water tank in the loft <p><i>Officer response:</i> <i>Impact on residents during construction in the event of the application being approved is controlled by way of informative regarding noise and impact of demolition.</i> <i>The issue of fire safety is controlled through building control legislation, this is not a material planning consideration.</i> <i>Access to the water tank in the loft is not a material planning consideration.</i></p>					
CAAC/Local Resident's Groups	There is no Priory Road CAAC					

Site Description

The application relates to the loft space of a pair of semi-detached three storey properties on the north side of Abbey Road. Both properties have been converted into eight separate flats. The application site is located north east of the junction between West End Lane, Abbey Road and Quex Road. The surrounding area is predominately residential.

The site lies within the Priory Road Conservation Area and has been identified as a positive contributor, but it not statutory or locally listed.

Relevant History

148-150 Abbey Road

TT64101/4173 – The conversion of Nos. 148 and 150 Abbey Road, Hampstead, each into eight self-contained flatlets. **Granted 26/07/1957**

PWX0002773 – Installation of one dormer window to the rear roof slope of each house and one rooflight to the side roof slope of each house. **Refused 21/11/2000**

2015/5893/P - Loft conversion and installation of 6 x rooflights to front, side and rear roofslope at nos. 148 and 150 Abbey Road. **Granted 13/01/2016**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

Camden Planning Guidance

CPG2 Housing (2016)

CPG6 Amenity (2011)

London Borough of Camden Local Plan 2017

A1 Managing the impact of development

H1 Maximising housing supply

D1 Design

D2 Heritage

T2 Car-free development and limiting the availability of parking

Assessment

1. Proposal:

1.1 The application proposes:

- The conversion of the loft space to create 1 x 1 bedroom flat.
- The addition of two rooflights to the front elevation, two rooflights to the rear elevation and one rooflight to each side elevation.

1.3 The principal considerations material to the determination of this application are summarised as follows:

- Standard of accommodation
- Design and the impact of the proposal on the host property and the wider conservation area
- Amenity of neighbouring properties
- Transport, access and parking

2. Standard of accommodation

2.1 The proposal would provide 1 x 1 bedroom unit.

2.2 While the unit would meet the internal space requirements for a 1 bedroom 1 person unit, the proposed flat is for 2 people. The proposed flat has a floor area of 40sqm which falls below the 48 sqm internal space standards required for a 1 bedroom 2 person dwelling and therefore the floor space available is considered unacceptable.

2.3 The proposal would only offer outlook and natural light through six rooflights, two on the front elevation, two on the rear and one on either side roof slope. CPG6 states that future occupiers should have a pleasant outlook from all new developments, in particular the views or lack of views seen from a new property can have an impact on the amenity of future occupiers. Rooflights are considered a poor form of outlook as they do not provide easily accessible views for occupiers, windows are considered preferable to rooflights in this context. Given the lack of windows, the proposed flat would have a poor outlook and would therefore detrimentally impact on the amenity of future occupiers.

2.4 In this instance, it is considered that the quality of accommodation provided by the new residential unit would not be acceptable and would not provide future occupants with suitable living standards and therefore the application will be recommended for refusal on this basis.

3. Design

3.1 CPG1 Design paragraph 5.21 states that rooflights should be flush with the roof profile and not be an incompatible introduction to an otherwise uncluttered roofscape. Paragraph 5.22 states that rooflights should be proportioned to be significantly subordinate both in size and number to the roofslope. It is considered the proposal would meet both of these criteria. The rooflights would be conservation style and are not considered to harm the character and appearance of the host property or the wider Priory Road Conservation Area.

3.2 The rooflights would be flush with existing roofslope and have been designed to replicate those previously approved under application reference 2015/5893/P granted 13/01/2016. Therefore, the addition of rooflights to the front, rear and side roofslope is considered acceptable and would be in accordance with policies D1 and D2

4. Residential amenity

4.1 Policy A1 states that the Council will consider the impact of developments on nearby residential uses and amenity.

4.2 Given the minor nature of the external works to the property, the proposal is not considered to have a detrimental impact on the access to daylight, sunlight or outlook of any neighbouring occupiers.

5. Transport

5.1 In consideration of policy T2, the Council expects all developments to be car free and for this to be secured through a Section 106 planning obligation. The applicant has failed to enter into a Section 106 legal agreement and therefore the application is recommended for refusal on this basis.

5.2 Policy T1 seeks to promote cycling in the borough and ensure a safe and accessible environment for cyclists.

The proposal would require the applicant to provide one covered secure cycle parking space within the parameters of the site for the use of future occupiers of the property in compliance with policy T1. The applicant has failed to provide secure cycle parking and the proposed development would fail to promote cycle usage in the borough. Therefore the applicant is recommended for refusal on this basis.

Recommendation:

Refuse Planning Permission