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Dear Mr Castle,

Re: Two storey roof extension to create 2 x 1 bedroom dwellings – Chandos Court, 61 Haverstock Hill, London, NW3 4SN

Thank you for submitting a pre-planning application enquiry which was received on 10th October 2016 together with the required fee of £1,800.

The applicant wishes to receive the Council's view on the proposed erection of a two storey roof extension to create 2 x 1 bedroom dwellings at Chandos Court, 61 Haverstock Hill, London, NW3 4SN.

1. Drawings and documents

1.1 The following documentation was submitted in support of the pre-application request:

- Dwg nos. 1315/101C; 1315/102C; 1315/104E; 1315/105E; 1315/110A; 1315/170119/SK01; 1315/VIA/KP; letter dated 19th January 2017.

2. Proposal

2.1 The applicant seeks pre-application advice on the proposed erection of a two storey roof extension to create 2 x 1 bedroom dwellings at Chandos Court, 61 Haverstock Hill, London, NW3 4SN.

2.2 The proposal comprises the following elements:

- A part-one part-two storey roof extension that raises the overall height of the building on the pre-application site by 5m;
- 2 x 1-bed 2 person duplex units measuring 58sqm and 57sqm respectively;
- A total of 2 terraces (one for each unit).
- The facades are to be made from white or glazed brick; the roof is to be made from zinc; it is not yet apparent what materials the fenestration will be framed in.

3. Site description

- 3.1 The site is a four storey building located on a prominent corner site fronting both Haverstock Hill and Eton Road. The building is subdivided into six flats and located within the Eton Conservation Area. The building is described in the Eton conservation area statement as an “unsympathetic modern style building...on the corner of Eton Road”, categorised as a negative building detracting from the streetscape and conservation area.
- 3.2 The site is adjacent to Nos. 65-71, described as two pairs of Italianate villas, categorised as a positive contributors to the area. All the elevations of the pre-application site except for the North West facing elevation (attached to No 63 Haverstock) are visible from the public realm.

4. Relevant planning history

- 4.1 The following planning history is relevant to this site:

61 Haverstock Hill (application site)

PEX0000308 – The erection of a roof extension to provide 1 additional unit. As shown on drawing nos. 180(08)01-06 (inc), 08A-17A (inc). – **Refused 07/06/2000. Appeal Allowed 12/03/2001.**

2016/5535/PRE – Two storey roof extension to create 2 x 1 bedroom dwellings – **Pre-application advice issued 28/11/2016.**

History of the Eton Conservation Area

The Eton Conservation Area was extended in 2002 to incorporate the pre-application site. The pre-application proposal will therefore be judged on whether the development preserves and enhances the Conservation Area as stipulated in Development Plan Policy DP25.

5. Relevant policies and guidance

- 5.1 The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents) as adopted on 8th November 2010, The London Plan 2016 and the NPPF (2012). The following policies will be taken into consideration:

National Planning Policy Framework 2012
London Plan March 2016

LDF Core Strategy and Development Policies

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

- DP16 – The transport implications of development
- DP17 – DP17 Walking, cycling and public transport
- DP18 – Parking standards and limiting the availability of car parking
- DP21 – Development connecting to the highway network
- DP24 – Securing high quality design
- DP25 – Conserving Camden’s heritage
- DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

- CPG1 – Design
- CPG6 – Amenity
- CPG7 – Transport

Eton Conservation Area Statement

Draft Camden Local Plan

- 5.2 Last summer, the Camden Local Plan was formally submitted to the government for public examination. Following the public hearings, the Council is consulting on Main Modifications to the Local Plan. Following the Inspector’s report into the examination, which is expected in mid-May 2017, policies in the Local Plan should be given substantial weight. Adoption of the Local Plan by the Council is anticipated in June or July. At that point the Local Plan will become a formal part of Camden’s development plan, fully superseding the Core Strategy and Development Policies, and having full weight in planning decisions.
- 5.3 As the Local Plan will be adopted by the time the application is determined, the policies below will be used in the determination of this case.

The following policies are considered to be relevant:

- H1 – Maximising housing supply;
- H4 – Maximising the supply of affordable housing;
- H6 – Housing choice and mix;
- H7 – Large and small homes;

- A1 – Managing the impact of development;

- D1 – Design;
- D2 – Heritage;

- CC1 – Climate change mitigation;

- T1 – Prioritising walking, cycling and public transport;
- T2 – Car-free development and limiting the availability of parking.

6. Assessment

- 6.1 The main issues to consider in this case are as follows:
- Land use;

- Design and heritage;
- Impact on the amenity of adjoining occupiers;
- Standard of residential accommodation;
- Affordable housing; and
- Transport & Planning Obligations.

Land use

- 6.2 Housing is regarded as the priority land-use of the Local Development Framework, and the Council will make housing its top priority when considering the future of unused and underused land and buildings. The proposed development of the site for residential purposes is welcomed in accordance with policy DP2. The acceptability of the units themselves, however, must be assessed against the relevant standards of accommodation criteria set out below.
- 6.3 The proposed use is also considered in compliance with policy H1 of the emerging Local Plan which seeks to meet the borough's housing target for the plan period between 2015/16 – 2030/31.

Design and heritage

- 6.4 Policy DP24 (Securing high quality design) requires that all developments, including alterations and extensions to existing buildings will be expected to consider:
- a) *the character, setting, context and the form and scale of neighbouring buildings;*
 - b) *the character and proportions of the existing building, where alterations and extensions are proposed.*
- 6.5 Further to this, and with particular respect to conservation areas, policy DP25 states that the council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

Scale

- 6.6 Following a second full assessment, discussion and walk around the site, officers consider that a part-single part-two storey extension could be acceptable in this location subject to the detailed design. Whilst the change in height would alter the buildings appearance, proportions and overall design, it is considered that, in terms of scale, it could sit comfortably amongst the adjacent buildings surrounding the site.

Detailed design

- 6.7 As noted above, this is the second pre-application request the applicant has made on this site. This is as a result of the comments made as part of the previous advice and seeks to make further design refinements to ensure that the proposal complements both the host building and the wider Eton Conservation Area. Officers welcome the efforts made by the applicant to amend the design accordingly.

- 6.8 One of the principal concerns of the previous advice was that the proposal must *appear* as a single storey extension from views around the site in order to avoid a top-heavy appearance which would compromise the architecture of the host building. Officers consider that this has now been achieved. It will be important, however, to submit detailed CGIs of the proposal from views surrounding the site to demonstrate the limited visual impact of the second storey. The Eton CAAC will be particularly interested in understanding this element.
- 6.9 With regards to its detailed design, it is considered that the asymmetry of its form provides a visual interest that enhances the proposal. Officers did provide comment to the applicant suggesting that a small setback of the eave/soffit and fenestration would help bring some relation to the main elevations of the building whilst also helping to achieve an appropriate relationship with the host building. The applicant has confirmed that they are willing to make this amendment. As such, it will be important that this detail is clearly illustrated in the application material.
- 6.10 Officers welcome the solid appearance of the proposal and welcome the refinements, as set out above, that have been made since the last pre-application advice was issued. With regards to materials, officers welcome the use of white or glazed brick by way of referencing the adjacent building to offer a way of transition between the two sites. The use of zinc for the roof is considered appropriate as opposed to slate, to help the extended building sustain its subordinate relationship to the historic terrace.

Design and heritage conclusions

- 6.11 Officers welcome the refinements made to the design by way of adding articulation to reduce the perceived bulk of the proposal. Subject to the slight design amendment suggested above to the eaves/soffit, the design is considered acceptable.

Amenity

- 6.12 Policy DP26 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Factors to consider, and which is particularly relevant to this case, include sunlight, daylight, artificial light levels, and visual privacy and overlooking.
- 6.13 The proposal seeks to install two terraces at fifth floor level (a terrace for each new unit). It was noted on site that these terraces will overlook public areas and it is not therefore considered this will have a significant impact on the amenity of surrounding occupiers in terms of visual privacy or overlooking for both the neighbouring occupiers and future residents of the proposed units.
- 6.14 The proposed fenestration is positioned in such a way that does not offer any further opportunity for overlooking. This is also considered to be the case with the proposed roof lights at fifth floor level.
- 6.15 With regards to daylight/sunlight, it is not considered that the proposed roof extension will have a significant impact on the required levels of daylight/sunlight to

reach to neighbouring residential properties and to warrant the requirement for a daylight/sunlight report. However, officers recommend that an overshadowing study is submitted to demonstrate that this is the case. This will help provide officers and the public a clear understanding as to the wider impacts of such a proposal once submitted in its final form.

Standard of residential accommodation

- 6.16 Paragraph 26.11 of policy DP26 states that the size of a dwelling and its rooms, as well as its layout, will have an impact on the amenity of its occupiers. As such, new residential units must comply with the London Plan housing standards.
- 6.17 The table below compares the proposed floorspace for each respective unit against the required space standards.

Proposed Unit	Proposed floorspace (sqm)	Required floorspace (sqm)
1b2p	57	58
1b2p	58	58

- 6.18 As identified above, the units meet or just fall short of the required standards for 1b2p units. As a result, the proposed units in their current form would be considered acceptable in terms of floorspace.
- 6.19 With regards to the quality of the units themselves, the units would receive good levels of light and the bedrooms are appropriately sized at 11sqm and 12sqm which accords with London Plan Standards.

Affordable housing

- 6.20 Emerging policy H4 requires an affordable housing contribution from all developments that include housing and provide one or more additional homes. A sliding scale target will apply to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing 2% for each home added to capacity.
- 6.21 It will be based on a 2% target for 100 sqm additional GIA, and a further 2% for each further 100 sqm. See examples below:
- 200 sqm added gives 4% target
 - 300 sqm added gives 6% target
 - 500 sqm added gives 10% target
 - 900 sqm added gives 18% target
- 6.22 Based on this proposal adding two additional residential units, the applicant will be required to make an affordable housing contribution based on 4% of the proposed floorspace.

- 6.23 Based on the above calculations, and assuming the floorspace amounts remain the same, the applicant will be required to provide **£10,600** based on the below:

$$100\text{sqm} \times 0.04 (4\%) = 4\text{sqm}$$

$$4\text{sqm} \times \text{£}2,650 (\text{payment in lieu requirement per sqm – see paragraph 6.11 of CPG8 – Planning Obligations}) = \underline{\underline{\text{£}10,600}}$$

Transport & Planning obligations

- 6.24 The Council expects development to be car free in areas of high accessibility. Paragraph 5.9 of CPG7 defines highly accessible areas as those that have a PTAL rating of 4 and above. The application site has a Public Transport Accessibility Level (PTAL) of 4. As a result, a legal agreement will ensure that the proposed development will be car-free which will be secured via a Section 106 legal agreement. No car parking is proposed as part of the development which is welcomed.
- 6.25 The proposal would be expected to provide one secure cycle storage location per one bedroom dwelling in accordance with the London Plan 2016. Currently, the plans do not illustrate where the secure cycle storage area would be located on the site. This detail will be required at application stage.
- 6.26 The summary page of Development Policy DP21 states that ‘the Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development’. The footway directly adjacent to the site could be damaged as a direct result of the proposed works. It is highly likely that a financial contribution towards repairing the public highway will be required in this instance. The applicant should be mindful of this when an application is submitted.
- 6.27 In summary, a financial contribution for highway works and a car free obligation are all likely to be secured via a Section 106 legal agreement should planning permission be recommended.

CIL

- 6.28 The proposal will be liable for both the Mayor of London’s CIL and Camden’s CIL as the development involves the creation of new dwellings. The Mayoral CIL rate in Camden is £50 per sqm and Camden’s CIL is £500 per sqm.

7. Conclusions

- 7.1 As noted above, the applicant has made welcome steps to the proposal since the last pre-application request and it is considered that, subject to a minor alteration to the eaves as suggested above, the proposal would be considered acceptable on design grounds. The choice of materials for the facades and roof are considered appropriate.

7.2 The following heads of terms are likely to be secured as part of a Section 106 legal agreement:

- Car-free;
- Highways contribution;
- Affordable housing contribution.

8. Planning application information

8.1 In order to ensure your application is valid, the following information will be required to support the planning application:

- Completed and signed planning application forms for Full Planning Permission;
- 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;
- Overshadowing Study;
- The appropriate fee – £770;
- Please see [supporting information for planning applications](#) for more information.

8.2 We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up a notice on each of the proposed sites. The Council must allow 21 days from the consultation start date for responses to be received.

8.3 This application will be decided under delegated powers. However, if 3 or more objections are received, and/or a local amenity group object, then the application will be referred to Member's Briefing which is held every Monday.

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 Ian Gracie (0207 974 2507).

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

Yours sincerely,

Ian Gracie
Planning Officer
Planning Solutions Team