

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		12/01/2017	
		N/A		<b>Consultation Expiry Date:</b>		20/12/2017	
<b>Officer</b>				<b>Application Number(s)</b>			
Patrick Marfleet				2017/6448/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
St Aloysius Convent 32 Phoenix Road London NW1 1TA				See draft 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>							
External alterations to existing convent building (Sui Generis) including erection of infill extension at ground floor level, two-storey rear extension at second and third floor level, replacement of external staircase to east elevation, replacement of existing windows and introduction of new windows and provision of a new entrance ramp, stairs and canopy to the front.							
<b>Recommendation(s):</b>		Grant conditional planning permission subject to a section 106 legal agreement.					
<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>		No. notified	00	No. of responses No. electronic	00 00	No. of objections	00
<b>Summary of consultation responses:</b>		Site notice: displayed from 29/11/2017 - 20/12/2017 No comments received.					
<b>CAAC/Local groups comments:</b>		No comments received.					
<b>Site Description</b>							
The application relates to the St Aloysius Convent site located on the southern side of Phoenix Road. Whilst located in the close proximity to the Central London Area, the application site itself is located just to the north of the area boundary. The property is not a listed building and is not located within a conservation area.							
<b>Relevant History</b>							

## Application site

Planning permission was granted on 24/07/1969 for the erection of a new building for convent community house on the site of St. Aloysius Church and 3234, Phoenix Road, Camden (ref L13/6/D/6316).

Planning permission was granted on 23/04/1970 for the erection of a new building, for use as a Convent Community House, on the sites of 32, 34 and the Old Church, Phoenix Road, N.W.1.(ref L13/6/D/8243).

## **Relevant policies**

### **National Planning Policy Framework 2012**

#### **The London Plan 2016**

#### **Camden Local Plan 2017**

G1 Delivery and location of growth  
A1 Managing the impact of development  
A4 Noise and vibration  
C2 Community facilities  
C5 Safety and security  
C6 Access  
D1 Design  
D2 Heritage  
CC1 Climate change mitigation  
CC4 Air quality  
CC5 Waste  
H1 Maximising housing supply  
H2 Maximising the supply of self-contained housing from mixed use schemes  
H3 Protecting existing homes  
H4 Maximising supply of affordable housing  
H6 Housing choice and mix  
H10 Housing with shared facilities ('houses in multiple occupation')  
T1 Prioritising walking, cycling and public transport  
T2 Parking and car free development  
T3 Transport infrastructure  
T4 Sustainable movement of goods and materials  
TC1 Quantity and location of retail development  
TC2 Camden's centres and other shopping areas  
DM1 Delivery and monitoring

#### **Camden Planning Guidance 2011/2015**

CPG1 (Design)  
CPG6 (Amenity)  
CPG7 (Transport)

## **Assessment**

### **1.0 PROPOSAL**

- 1.1 Planning permission is sought for the enlargement and alteration of the existing convent building to provide additional Sui Generis space (mix of C2 and D1 uses) at the site to become a centre for Christian Spirituality and Conference Centre for people of all faiths and none. The proposed alterations include:

- Erection of single storey infill extension at ground floor level;
- Erection of two storey, largely glazed, rear infill extension at second and third floor level;
- Alterations to fenestration on all facades including new ramped access and external stairs to main entrance and new entrance canopy;
- Installation of spiral fire escape stairway to the rear of the site;

The proposal would rationalise the internal layout of the existing building with the second and third floor extension providing 108m<sup>2</sup> of additional C2 (residential institution) space and the ground floor extension providing 139m<sup>2</sup> of additional D1 (non-residential institution) space. The total GIA of the building would increase by approximately 240m<sup>2</sup>. The facilities provided by the new development comprise, but are not limited to, the following:

- 10 bedrooms to provide permanent and guest accommodation for the Faithful Companions of Jesus (FCJ).
- 14 meeting rooms ranging from on-to-one rooms to larger space for bigger gatherings.
- New kitchen, toilet, library, chapel, bin and bike store facilities.

## 2.0 ASSESSMENT

The material considerations for this application are summarised as follows:

- Land use;
- Design;
- Amenity of neighbouring residential occupants;
- Transport

### 2.1 Land Use

2.1.1 Policy C2 of the Local Plan states that the Council will facilitate multi-purpose community facilities and the secure sharing or extended use of facilities that can be accessed by the wider community and seeks to ensure that facilities provide access to a service on foot and by sustainable modes of transport.

2.1.2 The existing convent building has provided an active role within the both the Catholic community and the education of pupils at the nearby Maria Fidelis School for over 40 years. The proposed enlargement and refurbishment of the host building would create additional meeting room space and faith based facilities that could be used more fully by the wider community and would ensure the long term future of the community facility. The proposal is therefore considered to comply with the requirements of Policy C2 and officers raise no objection in land use terms.

### 2.3 Design

2.3.1 Local Plan Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area.

2.3.2 The size, scale and bulk of the proposed second and third floor rear infill extension is considered to represent a proportionate addition that would not detract from the appearance of the host building. Furthermore, the predominant use of glazing on the rear façade of the extension would offer the development a lightweight aesthetic that would not appear overbearing when viewed from the surrounding public realm. The proposed ground floor infill extension would occupy a portion of the existing car park undercroft at the site and would not have a significant impact on the appearance of the building or surrounding area.

2.3.3 The proposed alterations to the fenestration of the host building including the replacement of all existing windows and introduction of new punched openings, are considered to represent sympathetic alterations that would complement the existing architectural character of the building. Detailed drawings of the new and replacement windows will be secured by condition.

2.3.4 Furthermore, the proposed alterations to the existing north (front) façade including the introduction of a series of vertically aligned window openings and installation of metal railings to the new access ramp, are considered to be sympathetic to the architectural character of the building and would not detract from the character of the surrounding area. Details of the proposed hard and soft landscaping works to the rear of the site will be secured by condition.

## 2.4 Amenity of neighbouring residential occupants

2.4.1 Local Plan Policies A1 and A4 seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight/sunlight noise and vibration.

2.4.2 Due to the location of the site and the size and scale of the development, the proposal is not considered to impact on neighbouring amenity in terms of loss of light, outlook or privacy. Any noise and disturbance issues relating to the construction works at the site will be monitored and controlled through a CMP which will be secured via a s106 legal agreement (see below).

## 2.5 Transport

2.5.1 The proposal would reduce the amount of car parking spaces at the site from 10 to 3, which is welcomed. The council's transport officer has advised that a car capped development should be secured via legal agreement which would ensure no more than 3 car parking spaces are retained on site.

2.5.2 Policy T1 of the Camden Local Plan requires development to provide cycle parking facilities in accordance with the minimum requirements of the London Plan and the design requirements outlined in CPG7. The proposed development would provide 10 new secure and covered cycle parking spaces in an external storage area to the rear of the site, which would meet the requirements of the Local Plan and CPG guidance. A compliance condition requiring the cycle storage facility to be provided prior to the first occupation of any of the new units has been added to the decision notice. Given the above, the proposal is considered acceptable with regard to cycle parking.

2.5.1 The proposal would involve substantial construction works on a constrained site; this is likely to generate a significant number of construction vehicle movements during the overall construction period. Therefore, the Council needs to ensure that the proposed development can be implemented without being detrimental to neighbouring amenity or the safe and efficient operation of the highway network in the local area. A Construction Management Plan (CMP) would therefore need to be secured as a section 106 planning obligation. A CMP will need to be submitted once a Principal Contractor has been appointed, and would need to be approved by the Council prior to any works commencing on site. A CMP would also allow control over concurrent site works in the surrounding area (42 Phoenix Road and HS2), ensuring the construction of all development can be appropriately managed.

## 3.0 **Recommendation**

3.1 Grant conditional planning permission subject to a section 106 legal agreement.

3.2 **Recommended s106 Legal Agreement Heads of Terms:**

- Construction management plan (CMP)
- CMP monitoring fee (£7,564.50)
- Car capped development (3 spaces)
- Highways contribution (TBC)
- PCE contribution (£1000)