

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		23/11/2017	
		N/A		<b>Consultation Expiry Date:</b>		27/10/2017	
<b>Officer</b>				<b>Application Number(s)</b>			
Patrick Marfleet				2017/4519/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
82 Compayne Gardens London NW6 3RU				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>							
Basement excavation works to create 3 x 2 bed residential units (C3) at lower ground floor level with associated lightwells to the front and side; restoration of architectural detailing on all elevations; retention and alterations to 11 existing residential units including addition of mezzanines to all first floor studio flats (C3) and creation of 2 x 2 bed units (C3) at ground floor; enlargement of existing crown roof and installation of rear dormer to create 1 x 2 bed residential unit (C3) at third floor level and reinstatement of turret to front with associated roof terrace.							
<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 04/10/2017 - 25/10/2017 Press advert: displayed from 06/10/2017 – 27/10/2017  No comments received.					
<b>CAAC/Local groups comments:</b>		<b>Fortune Green and West Hampstead Neighbourhood Forum:</b> <ol style="list-style-type: none"> <li>Approve and support the proposal to restore some of the exterior detailing but would like assurance it will form full part of the application and not be lost in implementation.</li> <li>Concerned about impact of basement on neighbouring buildings and amenity of local residents but presume Council will implement basement policy.</li> </ol>					

*Officer comment:*

- 1. The proposed plans form a full part of the application and the applicant will be required to carry out the works in strict accordance with the approved plans.*
- 2. The proposed basement excavation works are discussed in paragraph 2.7 of this report.*

## Site Description

The application site is located on the north western side of Compayne Gardens and relates to a large three storey detached property (Class C3). The property is located within the South Hampstead Conservation Area and is identified within the South Hampstead Conservation Area Character Appraisal and Management Strategy (February 2011) as making a positive contribution to the character and appearance of the conservation area.

## Relevant History

### Application site

**2017/0155/P** – Use of building as 5 x self- contained flats at basement, 1st and 2nd floor levels – **Granted 11/04/2017.**

**PWX0002341** – (Certificate of lawfulness: existing) Change of use of flats one and two to form a single self-contained four bedroom flat – **Granted 27/06/2000.**

## Relevant policies

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

### **The London Plan 2016**

### **Camden Local Plan 2017**

A1 Managing the impact of development

A3 Biodiversity

A4 Noise and vibration

A5 Basements

CC1 Climate change mitigation

CC2 Adapting to climate change

CC3 Water and flooding

D1 Design

D2 Heritage

T1 Prioritising walking, cycling and public transport

T2 Parking and car-free development

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

CPG1 (Design)

CPG4 (Basement)

CPG6 (Amenity)

CPG7 (Transport)

### **Fortune Green and West Hampstead Neighbourhood Plan (September 2015)**

**South Hampstead Conservation Area Character Appraisal and Management Strategy (February 2011)**

**Assessment**

## 1.0 PROPOSAL

1.1 Planning permission is sought for the enlargement of the existing property to create additional residential accommodation (Class C3) at the site. The proposal includes:

- Enlargement and subdivision of rear extension and lowering of existing basement void to create 5 x 2 bed units.
- Enlargement of existing crown roof, installation of rear dormer and 5 rooflights to create 1 x 2 bed flat at third floor level.
- Alterations to front and rear facades and reinstatement of architectural detailing including installation of front and side lightwells and roof terrace area to front turret.
- Internal alterations to existing studio units.
- Erection of bike storage area to rear of the site.

## 2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Land use
- Design and conservation;
- Amenity of neighbouring residential occupants;
- Trees
- Basement
- Transport

## 2.2 Land use

2.2.1 Policy H1 notes housing is the priority land use of the Local Plan. Therefore the continued use of the property for housing is welcomed. Policy H4 seeks to maximise the provision of affordable housing. A sliding scale target applies 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 by 2% of for each home added to capacity. Capacity for one additional home is defined within the Local Plan as the creation of 100m<sup>2</sup> of additional residential floorspace (GIA). In assessing capacity, additional residential floorspace is rounded to the nearest 100m<sup>2</sup> (GIA). Where developments have capacity for fewer than 10 additional dwellings (or 1000sqm), the Council will accept a payment-in-lieu of affordable housing.

2.2.2 The current application proposes the creation of 226m<sup>2</sup> (GIA) of residential floorspace, which would trigger an affordable housing contribution in line with Policy H4. The sliding target in this instance would require a provision equal to 4% of the total C3 floorspace (expressed in GEA). Policy H4 accepts that a payment-in-lieu is often the most appropriate means to secure this provision in schemes of under 10 units and no longer requires off-site provision to be explored for schemes of this scale.

2.2.3 The Council's current adopted multiplier for calculating a payment-in-lieu within market residential schemes is £2,650 per sqm. This provides an overall requirement of £30,284 based upon the creation of 285.7sqm (GEA) of C3 floorspace (4% of 285.7m<sup>2</sup> = 11.4m<sup>2</sup> x £2650 = £30,284). This financial contribution to affordable housing will be secured via a Section 106 legal agreement.

## 2.3 Design

2.3.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard

of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

- 2.3.2 The size, scale and design of the proposed ground and lower ground floor rear extension would largely match that of the existing single storey rear extension at the site and would not have a significant impact on the character and appearance of the host building. Furthermore, the front and side lightwells are considered to represent discreet additions that would not have significant impact on the appearance of the property and surrounding area.
- 2.3.3 The alterations to the profile of the existing roof, including the enlargement of the existing crown element in the centre of the building and small dormer window to the rear, would not add an excessive amount of scale and bulk to the building and their limited visibility would ensure no harm is caused to the character of the surrounding conservation area.
- 2.3.4 The alterations to the detailed design of the host buildings front and rear facades and reinstatement of some of its original architectural features would help to preserve and enhance the appearance of the property and the surrounding conservation area.
- 2.3.5 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The proposal is not considered to cause harm to the appearance of the host building or surrounding conservation area.

2.4 Mix and quality of residential accommodation

- 2.4.1 The proposed residential units would either meet or exceed the minimum space standards as set out in the London Plan space standards table, and as such are considered acceptable in respect of unit size. Flats 9, 10 and 11, at second floor level, are existing studio units and do not form part of the current proposal. Furthermore, the submitted Daylight and Sunlight assessment demonstrates that all habitable rooms would be served with suitably sized windows to ensure the receipt of good levels of daylight and sunlight. The majority of the flats would also be dual aspect.
- 2.4.2 Local Plan Policy H7 (Large and small homes) aims to secure a range of homes of different sizes and seeks to ensure that all housing development, including conversion of existing homes, contributes to meeting the priorities set out in the Dwelling Size Priorities Table (see below).

**Table 1: Dwelling Size Priorities**

	1-bedroom (or studio)	2-bedroom	3-bedroom	4-bedroom (or more)
Social-affordable rented	lower	high	high	medium
Intermediate affordable	high	medium	lower	lower
Market	lower	high	high	lower

The proposal would provide 5 new two bed market properties at the site, which are identified as

a high priority dwelling size in the above table. The proposal would therefore help secure a range of homes of different sizes in the borough in accordance with Local Plan Policy H7.

## 2.5 Amenity of neighbouring residential occupants

- 2.5.1 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.
- 2.5.2 The alterations to the profile of the existing roof would not add a significant amount of additional height or bulk to the property and would not cause a loss of light or outlook to neighbouring residents. The alterations to the side and rear fenestration of the property and proposed rear dormers would not exacerbate current levels of overlooking at the site. Furthermore, several neighbouring properties in the street have existing front terrace areas at upper floor level and the proposed roof terrace in the reinstated turret to the front of the host property is not considered to have a significant impact on neighbouring amenity.
- 2.5.3 Any noise and disturbance issues relating to the basement excavation works at the site will be monitored and controlled through CMP which will be secured via a s106 legal agreement.

## 2.6 Trees

- 2.6.1 The proposal involves the removal one tree from the front garden area and two trees from the rear garden. The Council's Tree Officer has reviewed the submitted arboricultural report and has no objection to the removal of the trees subject to further detail of root protection measures for the trees to be retained on site. This will be secured by condition.

## 2.7 Basement

- 2.7.1 Policy A5 of the London Plan states that basements must be subordinate to the host building and should not extend into or underneath further than 50% of the depth of the garden. Apart from one small lightwell to the front of the site, which would have a footprint well below 50% of the front garden area, the proposed excavation works are limited to the footprint of the existing building and a portion of the rear garden area.
- 2.7.2 The existing rear garden area at the site measures approximately 384m<sup>2</sup>. The proposed basement excavation works that extend beyond the principle elevation of the property into the rear garden area, including the side lightwells, have an area of approximately 122m<sup>2</sup>. Therefore, the proposed excavation works would occupy 31% of the existing rear garden area, which is well below the maximum 50% figure stipulated in Policy A5.
- 2.7.3 Furthermore, the submitted basement impact assessment (BIA) has been reviewed by the Council's independent auditors who are satisfied with the findings of the assessment. The audit report confirms that the proposed basement would not lead to an increase in impermeable site area, would not impact the wider hydrological environment and would have no more than a very slight impact on the properties adjacent to No.82. Therefore the basement level development would be in accordance Policy A5.

## 2.8 Transport

- 2.8.1 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 London Plan Cycle Parking standards table indicates that a minimum of 2 cycle parking spaces should be provide per C3 dwelling (2 bed and above).
- 2.8.2 The proposed development would provide 18 secure and covered cycle parking spaces in an external storage area to the rear of the site, which given the provision of 6 new units at the site, would meet the requirements of the London Plan. The proposal is therefore considered acceptable with regard to cycle parking.
- 2.8.3 Policy T2 of the Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The council will not issue on-street parking permits in connection with new development and will use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits.
- 2.8.4 The proposal involves alterations to 7 of the 11 existing dwellings at the site as well the creation of 4 new C3 units. As these are not returning users, The development will be secured as car free to be secured through a s106 legal agreement to ensure the proposals compliance with Policy T2.
- 2.8.5 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.

### **3.0 Recommendation**

- 3.1 Grant conditional planning permission subject to s106 legal agreement

