

Delegated Report		Analysis sheet		Expiry Date:		21/03/2011	
		N/A / attached		Consultation Expiry Date:		24/02/2011	
Officer				Application Number(s)			
Elizabeth Beaumont				2011/0317/P			
Application Address				Drawing Numbers			
48 Malden Road London NW5 3HG				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Conversion of dwelling house to 5 x self-contained flats (Class C3), including erection of a mansard roof extension, two storey rear extension, installation of lightwell to front elevation and alterations to fenestration.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:							
Informatives:		Refer to Draft Decision Notice					
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses No. electronic	15 00	No. of objections	00
Summary of consultation responses:		Site notice displayed from 26/01/2011 to 16/02/2011 – no comments received.					
CAAC/Local groups comments:		N/A					
Site Description							
The site is located on the east side of Malden Road in between Marsden Street and Rhyl Street. The site comprises a three storey with basement level mid-terraced property. The building is not listed but is located within the West Kentish Town Conservation Area.							
Relevant History							
25/06/1969 – p.p. granted (G10/12/4/7053) for the erection of single-storey rear addition at first floor level.							
18/01/2011 – planning application (2010/6242/P) withdrawn for the 'change of use and works of conversion from retail and ancillary accommodation (Class A1 and C3) to form five self-contained flats (Class C3), including erection of a mansard roof extension, two storey rear extension, installation of lightwell to front elevation and alterations to fenestration'.							
CLD (2011/0324/P) for the existing use of building as residential (Class C3) - Application currently being assessed and has been recommended for approval.							
Relevant policies							
LDF Core Strategy and Development Policies							
<u>Core strategies</u>							
CS1 (Distribution of growth),							
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)							

Development policies

DP2 (Making full use of Camden's capacity for housing)
DP5 (Housing size mix)
DP6 (Lifetime homes and wheelchair homes)
DP17 (Walking, cycling and public transport)
DP19 (Managing the impact of parking)
DP24 (securing high quality design),
DP25 (Conserving Camden's heritage),
DP26 (Managing the impact of development on occupiers and neighbours).

Camden Planning Guidance 2006

Assessment

Proposal – Permission is sought for the following;

- Conversion of the existing building from a single dwelling to form five self-contained flats.
- Erection of a mansard roof extension with front and rear dormer windows.
- Creation of a front lightwell with metal railings
- Erection of two storey rear extension at lower ground and ground floor level.
- Replacement of existing windows with timber framed sash windows.
- Replacement of existing shopfront with door and window.

Revision – This proposal was revised during the course of the application as follows - The mix of the units was revised to restrict the 3 x bedroom unit to the basement level, omit a bedsit unit at ground floor and to convert an undersized 2 x bedroom flat into a 1 x bedroom flat. The sizes of the windows facing the front lightwell were enlarged to allow sufficient levels of natural light into the bedrooms.

A certificate of Lawful Development application was also submitted at the same time in order to regularise the existing use of the premises. Following the outcome of this application the proposed development description has been revised from the change of use of retail on the ground and basement floor with residential above to the conversion of the dwelling house.

Principle of development - Policy DP5 (Homes of Different Sizes) seeks to provide a range of unit sizes to meet demand across the borough. The applicants propose a mix of 1 x 3 bedroom, 1 x 2 bedroom, 1 x 1 bedroom and 2 x studio units. The scheme provides a range of large and small units which comply with the priorities outlined in DP5.

Residential standards - The majority of the proposed units would meet the minimum standards for the overall floorspace in accordance with Camden Planning Guidance 2006. The proposed 2 bedroom unit (3 persons) would have an overall floorspace of 56sqm, slightly below the recommended size of 61sqm. However the bedrooms would all meet the recommended standards and the unit would have an adequate layout with sufficient access to natural light and ventilation. It is therefore considered that the standards of accommodation for potential occupiers would be sufficient.

The remainder of the units would also have bedroom sizes that meet the guidance set out in the CPG 2006, adequate layouts with access to natural light and ventilation. The larger unit would also have access to amenity space in the form of a rear garden.

The proposed lightwell to the front of the property would be of a sufficient scale to allow adequate natural light into the 2 x bedrooms at this level.

Lifetime Homes - An appraisal of the lifetime homes standards has been submitted within the Design and Access Statement. As a conversion scheme the potential for achieving all of the relevant Lifetime Homes standards is limited. It is therefore considered that the details submitted are sufficient.

Design

Mansard roof extension

The Conservation Area Statement specifies that in Malden Road features which detract from the area are the variety of mansard roof extensions, especially within the groups no. 42-58 of which this building is part. There are 5 other examples of mansard roofs extensions within the terrace these include a vertical addition at nos.

50, three mansard constructed behind the parapet wall at nos. 52-56 and one mansard on the corner property with the parapet removed.

The proposed roofslope is therefore highly altered and subject to an appropriate design the principle of an addition at roof level is acceptable. The type of mansard proposed would replicate those set behind the parapet wall in accordance with Camden Planning Guidance 2006. This would ensure that another variety of mansard is not added to the terrace and the more appropriate design becomes the more prominent design within the terrace. The roof slope would project from behind the front and rear parapet wall with at an angle of 70 degrees. Two small dormer projections are proposed on the front and rear elevations inline with the windows on the lower floors. It is considered that proposed addition would not have an adverse impact on the skyline, the appearance of the building or the surrounding streetscene. It is considered that the proposal would not harm the character or appearance of the host building or the wider conservation area.

Rear extension

There is an existing full width basement and ground floor extension with a part width first floor addition (approved in 1969). It is proposed to extend the existing basement extension and ground floor addition beyond the depth of the first floor wing. The basement extension would be set down below the existing boundary walls with the neighbouring properties. Two pairs of fully glazed doors would be inserted into the rear elevation of the addition. The depth extension would be inline with the neighbouring extension at no. 50. The proposed ground floor extension would be set back from the neighbouring extension at no. 50 and further forward than the addition to the rear of 46.

There are a number of rear extensions within this terrace at basement, and ground floor level. This includes full width extensions of varying depths. It is considered that given the position set at basement level that the extension would be acceptable. The ground floor extension would be set back from the neighbouring extension at no. 50 and only 1m further forward than the existing addition. It is considered that the proposed extensions would be subordinate to the host building in terms of scale and bulk and would not detract from the character and appearance of the host building, the terrace or the wider conservation area. The proposed glazed doors on the rear of this addition are considered acceptable. The proposed material including brick to match existing is considered acceptable. The proposal would retain a sufficient garden space (40sqm) for any further occupiers in accordance with Camden Planning Guidance 2006.

It is considered that the proposed extensions at the rear of the property would not have a detrimental impact on the character of the host building or the wider conservation area.

The proposal to landscape the rear garden including the excavation at basement level to create a patio area with the soft landscaping set behind the retaining wall are considered acceptable.

The small area of flat roof on the roof of the basement extension is not proposed to be used as a roof terrace and a balustrade meeting the relevant building regulations has not been included in the proposed development. If it was proposed to use this space as a small terrace planning permission would be required to install railings or a balustrade to the necessary height. An informative has been recommended reminding the applicant of this.

Shopfront

It is proposed to remove the existing shopfront which comprises timber panelling and three small windows from the shopfront and create a more residential façade with a rendered façade painted white with a rusticated horizontal pattern and a timber framed window. The window would be located in the centre of the façade with the entrance door to one side. This more residential approach to the front elevation would replicate a number of other frontages within the terrace. The loss of the timber panelled shopfront would not be resisted and it is considered that the rendered façade would be an improvement to the existing shopfront. It is considered that this element of the proposal would not have a detrimental impact on the character of the host building or the wider conservation area.

Fenestration

It is proposed to replace all the existing windows on the building. The original windows were replaced with unsightly aluminium framed windows. The reinstatement of the original fenestration pattern with painted timber framed sash windows would be considered to improve the appearance of the building and the wider terrace.

Lightwell

It is proposed to create a lightwell to the front of the property. There are a number of existing lightwells surrounded with black metal railings within the terrace. It is proposed to use similar railings around the edge of the lightwell. Given this pattern it is considered that the addition would not harm the character and appearance of the host building or be out of character with the wider terrace.

Amenity - The proposed mansard extension would not result in the loss of daylight/sunlight for any neighbouring occupiers. The extension would result in an additional level of overlooking, however given the neighbouring mansard extensions it is considered that this would not substantially harm the amenity of any neighbouring occupiers.

The proposed basement extension would be lower than the existing boundary walls with the neighbouring properties and would be no deeper than the extension at no. 50. The ground floor extension would be set back from the extension at no. 50 but slightly further forward than no. 46. There is one window on the rear elevation of no. 46, however it is considered that the extension would not have a detrimental impact on the levels of sunlight/daylight in comparison to the existing situation.

There is a small area of flat roof on the top of the basement extension which is accessible via the french doors on the floor above. It is not proposed to use this area as a terrace as an adequate balustrade has not been proposed. It is considered that given the small depth of this roof space that any users of the roof would have restricted views back to the window at ground floor at no. 46. It is therefore considered that it is not necessary to place a condition on the decision notice to restrict the use of this space. Planning permission would be required for the installation of any balustrade.

It is therefore considered that the proposed development would not have a detrimental impact on the amenity of any neighbouring occupiers in comparison to the existing situation.

Transport - The site is located on Malden Road near Kentish Town West station. There is no vehicular access and access to public transport is moderate (3). As the PTAL is only 3 the development is not required to be designated as car free.

The provision of 5 secure cycle parking spaces is required for this development in accordance with Camden's parking standards. The applicant has not provided any plans for secure cycle parking to be provided. However, it is considered that as the proposal is for a change of use and given the constraints on site, it would be onerous to insist on a secure space for cycle parking spaces.

The proposal involves the creation of a front lightwell reducing the width of the pavement. The current footpath is 4.1m but this would be reduced to 2.7m wide. Camden Planning Guidance 2006 states that the minimum clear width of a busy pedestrian street should be 3m. This street is not considered to be a busy street and the proposal would not interfere with the predominant pedestrian movements given the existing lightwells along the terrace. It is therefore considered that the proposed introduction of a lightwell in this location is acceptable.

Construction - Owing to the domestic scale and kind of development, in addition to the likely method of construction, a Construction Management Plan (CMP) is not considered necessary in order to mitigate any adverse impacts on the highway network or neighbouring occupiers during construction. Any occupation of the highway, such as for hoarding, skips or storage of materials, will require a licence from Highways Management and this, along with the existing on-street waiting and loading controls, should be sufficient to ensure the work is carried out in such a way as to not adversely affecting the safety or operation of the public highway. The conditions noted above regarding the drainage plan will assist in mitigating potential impacts for the neighbours and the local area.

Recommendation – Grant planning permission

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