

Delegated Report		Analysis sheet		Expiry Date:		13/04/2018	
		N/A		Consultation Expiry Date:		15/03/2018	
Officer				Application Number(s)			
Ben Farrant				2017/7049/P			
Application Address				Drawing Numbers			
59 Camden Road London NW1 9EU				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of first and second floor rear extensions to existing 8 bed House in Multiple Occupation (HMO) to form a 10 bed HMO							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Application					
Conditions or Reasons for Refusal:		Refuse Permission					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed between 21/02/2018 and 14/03/2018, with a press notice displayed in the Ham & High between 22/02/2018 and 15/03/2018.</p> <p>No responses were received.</p>					

Camden Broadway
Conservation Area
Advisory Committee
(CAAC)

The below response was received from the Camden Broadway CAAC:

“Camden Broadway CAAC have reviewed the application and have considered it not acceptable due to the lack of detail in the submitted information.

The application documents don't comprise of a Design and Access Statement setting out any considerations around the quality, facilities and amenity for the bedrooms (existing and new), or providing reassurances on the proposal's details such as on materials and design quality, nor has an impact assessment been provided on the proposal's effects on the rear courtyard, the existing amenity space of this property as well as adjoining buildings, or any reduction in light to existing buildings.

In the absence of this information, members felt that the preservation of the character and appearance of the conservation area was not appropriately safeguarded, rendering the application unacceptable.

If the applicant decided to submit this information, members would be keen to see the justification for the removal of the 1st-floor bathroom and toilet (currently replaced with a shower room), leaving only 2 toilets for the proposed 10-unit home.

Many thanks in advance for your consideration of our comments”

Officer Response:

Noted and addressed within the report below

Site Description

The application site contains a four storey, mid-terraced property with café to the ground floor with 8 bed House in Multiple Occupation (HMO) above, with which this application is concerned. There are currently 8 single occupancy rooms within the property, with shared cooking and bathroom facilities (1 x kitchen, 2 x bathrooms and 1 x W.C). The property has a single storey flat roofed rear extension covering much of the site.

The site is close to a corner of the perimeter block, with the adjoining no.57 Camden Road within a narrow recessed corner of the block, with a narrow rear elevation primarily overlooking the rear curtilage areas of the application site and no.180 Royal College Street.

The property is located within the Camden Broadway Conservation Area, and is noted within the Camden Broadway Area Conservation Area Appraisal and Management Strategy (2009) as a positive contributor; however there are no nearby Listed Buildings.

Relevant History

57 Camden Road

8602421 - Change of use and works of conversion of first second and third floors to provide one flat and one maisonette as shown on drawing nos.45/1 and CRF/1 – **Granted 04/03/1987**

59 Camden Road (application site)

2007/0471/P - Excavation of front lightwell including an external steel staircase from ground floor to basement level of cafe (Class A3) – **Granted 03/07/2007**

61 Camden Road

PEX0000824 - The erection of a first floor rear extension for office use ancillary to the retail unit on the ground floor. As shown on drawing numbers: 5307/1 and /2B – **Refused 21/11/2000** (2 reasons for refusal including loss of light to neighbours as a result of the rear extension)

8701380 - Conversion of upper floors into 2 one bedroom flats and 1 three bedroom maisonette involving a mansard roof extension as shown on drawing no`s.627.1 2 3 4A 5 6A 7A as revised on the 25th March 1988 – **Granted 19/05/1988**

9400686 - Change of use and works of conversion of 1st 2nd and 3rd floors to provide one flat and one maisonette and replacement of pitched roof with flat roof as shown on drawing nos. 88/781/1 2A 3A – **Granted 01/07/1944**

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Camden Broadway Conservation Area Appraisal and Management Strategy 2009

The Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

Camden Planning Guidance

- CPG 1 Design (July 2015 updated March 2018)
- CPG Amenity
- CPG 6 Amenity (September 2011 updated March 2018)

Assessment

Design

Proposed is the formation of a first and second floor rear extension above the existing ground floor rear addition. It would have a depth of 4m, with a height set less than one full storey below the eaves of the property. Paragraph 4.13 of CPG1 states that:

“In most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged”

In this instance, it is noted that there is no uniformity to the rear of the terrace, however the rear plot of every building is almost completely infilled. The proposed extension in this unusual instance, could be considered to be subordinate to the host building in height and massing. The form is broadly consistent with the architectural language of the host building and wider terrace. The fenestration is appropriately proportioned and positioned within the extension. Information on materials and the detailed design of the windows have not been submitted; and stock brick for the extension with timber sliding sash windows would be appropriate. Subject to an acceptable material finish, which would be secured by a condition requiring further details of windows and brickwork to be submitted in the event that the proposals were acceptable in all other regards, it is considered that the proposed works would serve to preserve the character and appearance of the conservation area, in compliance with Local Plan Policy D1 and D2.

Given the above, the proposal is considered to preserve the character and appearance of the conservation area. 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.

Amenity

It is noted that by reason of the scale and bulk of this rear addition, it would serve to inflict harm upon the residential amenities of nearby occupiers. This is particularly the case given the surrounding context and close proximity of neighbouring properties. The properties most impacted as a result of the works would be no.61 Camden Road and no. 180 Royal College Street which each contain residential units above ground floor level. The proposal would result in a loss of daylight to surrounding properties, and would significantly reduce the outlook of the upper floors of 180 Royal College Street. On this basis, the proposal would serve to inflict undue harm on neighbouring properties, contrary to Policy A1 of the London Borough of Camden's Local Plan (2017) and CPG6 (Amenity).

Land use and planning balance

The proposal would result in two additional rooms with the capacity for 2 people sharing the facilities of the existing 8 bed HMO, with a bathroom being replaced with a shower room. The proposal would continue to meet HMO minimum standards and if the proposals were acceptable in all regards the new housing would be acceptable. However the harm to local residential amenity arising from the new extension, as set out above, would not outweigh the public benefit of the two new rooms and the application is therefore refused.

The planning history of the site and surrounding area has been considered when determining this application.

Given the above assessment, the proposed development is contrary to Policy D1, D2 and A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

Recommendation

Refuse planning permission.