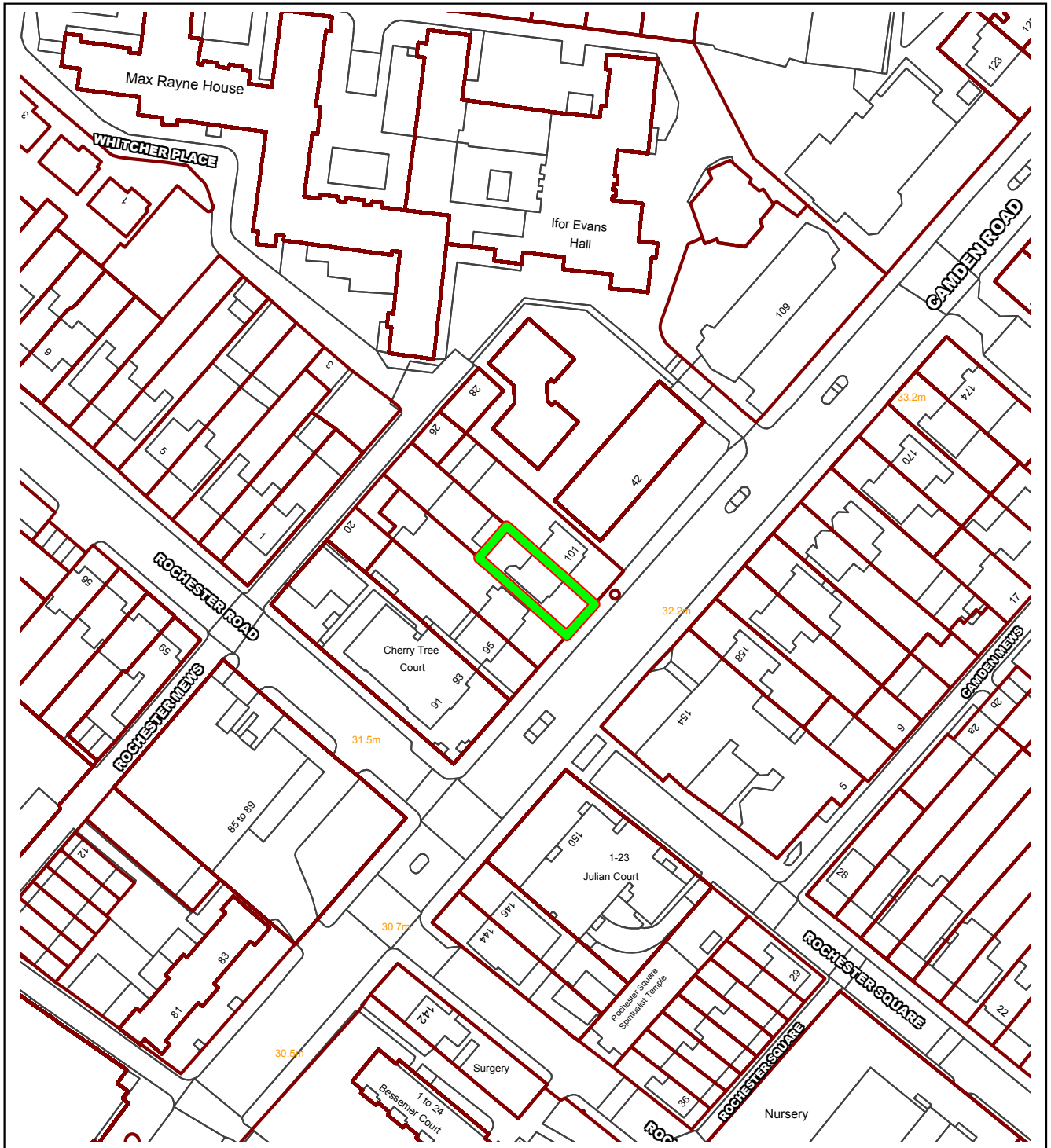


99 Camden Road



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99 Camden Road - Photos



1. Front elevation



2. Rear elevation



3. Rear elevation showing no. 97



4. Rear elevation showing no. 101



5. Rear lightwell no. 99



6. Side passageway of no. 99

| | | | | | |
|--|----------------------------|---|-------------------------------------|--------------------------------------|------------|
| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | 31/01/2018 |
| | | N/A / attached | | Consultation Expiry Date: | 11/01/2018 |
| Officer | | | Application Number(s) | | |
| Thomas Sild | | | 2018/0824/P | | |
| Application Address | | | Drawing Numbers | | |
| 99 Camden Road LONDON NW1 9HA | | | See draft decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| Conversion of single dwelling (ground, 1st and 2nd floor maisonette) to 2 units (1 x 2 bed and 1 x 1 bed); Erection of two storey rear extension; Insertion of two windows to side elevation at upper ground level; Alteration of two existing rear facing windows | | | | | |
| Recommendation(s): | | Grant conditional planning permission subject to s106 agreement | | | |
| Application Types: | | Householder Planning Permission | | | |

| | | | | |
|------------------------------------|---|-----------|-------------------|-----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notices | | | |
| Informatives: | | | | |
| Consultations | | | | |
| Adjoining Occupiers: | No. of responses | 03 | No. of objections | 03 |
| | No. Electronic | 03 | | |
| Summary of consultation responses: | <p>Initial site notice 06/03/2018 – 27/03/2018 Republished site notice 04/04/2018 – 25/04/2018</p> <p>Objections made on the following grounds:</p> <ol style="list-style-type: none"> 1. Proposed extension will significantly reduce daylight and open sky 2. Changes to fenestration will increase overlooking 3. Proposed extension will exacerbate noise levels <p>Officer response:</p> <p><i>All reasons for objection covered under section 5 (Amenity)</i></p> | | | |
| CAAC/Local groups* comments: | None | | | |

Site Description

No. 99 Camden Road is a four-storey 19th century semi-detached property, currently sub-divided into two self-contained units. One 1-bedroom unit to the lower ground level and one 3-bedroom unit across the ground, first and second floors.

Relevant History

1996: P9601703 granted permission for the insertion of new dormer in front roof slope

Relevant policies

National and Regional Policy

The Planning (listed building and conservation area) Act 1990

Statutory provision under section 72 of the Planning Act requires special attention to be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

In line with the above statutory duties and recent case law, considerable importance and weight has to be attached the impact of the heritage assets and their setting.

National Planning Policy Framework 2012

London Plan 2016

Camden Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

H3 Protecting existing homes

H6 Housing choice and mix

H7 Large and small homes

T2 Parking and car-free development

Other Planning Policies / Guidance

Camden Planning Guidance (CPG) 2015 – CPG 1 (Design)

Camden Planning Guidance (CPG) 2011 – CPG 6 (Amenity)

Assessment

1 Proposal

The proposal is to sub-divide the upper maisonette from one 3-bedroom unit to form a 1-bedroom self-contained unit on the upper ground floor and a 2-bedroom unit to the first and second floor levels. A stairwell is proposed within a maximum 2.5m deep two-storey extension to the rear to enable access to the first and second floor unit. Two rear facing windows would be altered within larger openings, and two additional side facing windows are proposed at upper ground floor level.

2 Revisions

2.1 Following concerns in respect to the parapet height and impact on the host building, the proposed height of the extension was reduced to ensure it is no higher than the side elevation eaves and does no longer compete with the main roof form.

3 Conversion of existing 3-bed unit

3.1 Through policy H7 the Council will aim to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply.

3.2 The proposal will contribute to the borough's supply of self-contained homes by the net increase of 1 unit.

3.3 The Council places high priority on the provision of 1 and 3-bedroom units and low priority on the provision of 1-bedroom units. Given the proposal is to replace one high priority type dwelling with another high priority (as well as a lower priority type), it is considered acceptable in policy terms.

3.4 The proposed new units both meet the Nationally Described Space Standards (NDSS). NDSS specifies 1 bedroom 2 person units provide a minimum 50 sqm of internal floor space, and the proposed 1b2p ground floor unit would provide 60 sqm. Two storey 2 bedroom 4 person dwellings are required to provide 79 sqm. The proposed 2b2p unit provides 91 sqm.

3.5. Shared private outdoor amenity space would be provided for both units in the existing front and rear gardens of no. 99.

4 Design

Rear extension

4.1 Local Plan policy D1 seeks to achieve high quality 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

4.2 The proposed part-width rear extension houses the new access stairwell for the upper unit and replaces an existing smaller rear projection. The proposed extension would project 2.5m deep up to first floor level at a height of 7.6m above surrounding ground level and would be rendered to match the existing rear of the host building. The extension replaces an existing single storey rear projection, and would appear as closet wing addition, common to 19th century houses. A timber framed sash and rear access door are included on the extension and both the style and materials are in keeping with the remaining original fittings across the property.

4.3 The extension's scale and massing are considered to remain subordinate to the host building and overall, both the proposed form and the detailed design is considered appropriate for the host building

and surroundings.

Alterations to rear fenestration

4.4 The existing rear fenestration has been altered from the original. The first floor window openings have been made smaller and the sash windows replaced with casement windows, out of keeping with the building's architectural character. The proposal would reinstate sash windows across the rear of the building, enhancing its character and bringing the style closer to that seen at the adjoining no. 101.

Addition of side facing windows

4.5 The side flank of the house contains an assortment of window sizes in a variety of sitings. As such, the addition of a further two sash windows at upper ground level would not be detrimental to the building's character.

5 Amenity

5.1 Policy A1 seeks 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, overlooking, outlook and implications on daylight and sunlight. CPG (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

5.2 The proposed rear extension replaces an existing single storey 1.1m deep rear projection. The extension projects a further 1.4m to the rear and would add an additional 3.5m in height.

Impact on basement flat

5.3 The basement flat enjoys three windows opening into the rear light well. These serve a kitchen, bedroom and living room. Following concerns over impact a daylight and sunlight assessment was carried out which determined that the impact of the added 1.4m depth from the rear building line up to the first floor would not result in an unacceptable reduction in daylight levels. All three windows would retain 80% of their existing daylight and sunlight levels which complies with BRE guidance.

Impact on no. 101

5.4 The proposed extension would sit at a minimum distance of 6.9m from the closest windows at upper ground and first floor level at no. 101. The increased depth of 1.4m up to first floor level, at this distance from the windows is not considered to result in unacceptable harm to occupants of this property by way of loss of daylight or outlook. The principal rear facing lower ground floor window at no. 101 sits within a lightwell at a distance of 7.1m from the proposed rear extension. This window sits immediately behind a 2.5m high infill structure within the lightwell, and a further higher level boundary wall of 1.6m giving a total height of 3.1m above the lightwell floor. Given this context, the proposed extension on the far side of no. 99 is not considered to result in significant impact.

5.5 There is no net increase in window openings proposed to the rear of no. 99. The proposed enlargement and marginal re-alignment of the windows is not considered to materially affect the extent of overlooking to the rear gardens either side beyond that existing. The relocation of one first floor window to become a new stairwell window would also not result in a significant change beyond the existing situation.

Impact on no. 97

5.6 The existing building line of no. 97 projects slightly further back than no. 99 by way of a rear extension across lower and upper ground floor levels. There is a single side facing window at upper ground level, and a large stair well window further back from the rear overlooking the gap between the houses.

5.7 The proposed extension at no. 99 would be sited to the north east and would project approximately 1m further than the rear extent of no. 97 at lower and upper ground levels and 2.5m at first floor level. Given the proposed extension would be 1.4m from the boundary and 3m in total from the side flank of no. 97 its scale and siting is not considered to result in unacceptable harm to the amenity of neighbouring occupants.

5.8 No. 99 enjoys a number of existing windows across its side flank. The two additional proposed windows at upper ground level serve a kitchen and hall and would sit below the height of the closest facing window at no. 97 which serves the stairwell and as such a non-habitable room. On balance, given the existing situation, the proposed development is not considered to result in a significant change to levels of overlooking or loss of privacy.

5.9 There is no net increase in window openings proposed to the rear of no. 99. The proposed enlargement and marginal re-alignment of the windows is not considered to materially affect the extent of overlooking to the rear gardens either side beyond that existing. The relocation of one first floor window to become a new stairwell window would also not result in a significant change beyond the existing situation.

5.10 Given that there is no proposed change from the existing residential use, and no additional window or door openings are proposed along the rear, the nature of the proposal is not considered to result in a material change in noise impact.

Impact on no. 24 Rochester Mews

5.11 To ensure privacy, the Council's guidance aims to provide a minimum distance of 18m between the windows of habitable rooms in existing properties directly facing the proposed (either residential or non-residential) development.

5.12 The principal rear face of no. 99 Camden Road is sited approximately 23m from the rear of no. 24 Rochester Mews. The proposed rear extension will project a maximum 2.5m further towards no. 24 at first floor level with a window serving a non-habitable stairwell in this location. As such the proposals would align with Council guidance.

5.13 The scale and siting of the development is would not significantly impact daylight levels at no. 24 and given the existence of multiple windows across the rear elevation, the proposed changes to fenestration would not materially change the extent of overlooking.

6 Transport

6.1 Through Local Plan policy T2 the Council expects all new developments to be car free, where no provision for resident parking is made within the development or on the street. Off street parking has not been proposed as part of this application and a Section 106 agreement would be required removing eligibility for parking permits (excluding those for wheelchair users) on both or either new unit depending on whether current occupants continue residency.

7 Recommendation

7.1 Grant conditional planning permission subject to s106 agreement

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4th June 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

The Lime
Heathfield Road Sands
High Wycombe
HP12 4DQ

Application Ref: **2018/0824/P**

30 May 2018

Dear Sir/Madam

DRAFT

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**99 Camden Road
LONDON
NW1 9HA**

Proposal:

DECISION

Conversion of single dwelling (ground, 1st and 2nd floor maisonette) to 2 units (1 x 2 bed and 1 x 1 bed); Erection of two storey rear extension; Insertion of two windows to side elevation at upper ground level; Alteration of two existing rear facing windows

Drawing Nos: Site location plan, 6300/14/01 Rev A, 6300/14/02 Rev F, 6300/14/03, 6300/14/04 rev D, 6300/14/06 Rev A, Daylight and Sunlight Assessment (ref 2719 issue 2)

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, 6300/14/01 Rev A, 6300/14/02 Rev F, 6300/14/03, 6300/14/04 rev D, 6300/14/06 Rev A

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

DRAFT

DECISION