

Delegated Report		Analysis sheet	Expiry Date:	29/10/2018
		N/A	Consultation Expiry Date:	11/11/2018
Officer			Application Number(s)	
David Peres Da Costa			2018/4230/P	
Application Address			Drawing Numbers	
St Matthews Lodge 50 Oakley Square London NW1 1NB			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey roof extension at 5th floor level to provide 5 flats (3 x 2-bed and 2 x 1-bed) with roof terraces facing Crowndale Road and Oakley Square (Class C3), including erection of cycle store and alteration to waste store.				
Recommendation(s):		Grant conditional planning permission subject to s106 legal agreement		
Application Type:		Full planning permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>A site notice was displayed from 12/10/18 to 5/11/18 and the application was advertised in the local paper on 18/10/18 (expiring 11/11/18).</p> <p>Eight letters of support were received from occupiers of St Matthews Lodge (7) and 20 Eton Garages (1).</p> <p>Two letters of objection were received from the occupiers of flats 36 and 32. The following issues were raised.</p> <ol style="list-style-type: none"> 1. Issues with the application form and CIL form 2. This application is for 5 market units that the vast majority of London residents will not be able to afford (whether as investment or rent) and therefore do not constitute adequate provision of new housing, in particular in an area where market housing supply is already above average. 3. All new dwellings should comply with M4 (2) and probably one of the new dwelling with M4 (3). None of the new dwellings of the submitted scheme comply with the requirements. Concern that approach to lift would not be accessible. 4. None of the documents submitted proves that safe access and egress for occupiers of the existing part of the building can be maintained. During construction of the new flight of stairs leading to the 5th floor extension, occupiers of the 4th floor will not be able to access the single escape stair and the lift cannot be relied upon in case of fire. Construction works for the new lift shaft including excavations will also be in the way of the existing final escape route (via car parking area). Following construction, residents of 4th floor's flats 31 and 32 will not be able to access the escape stairs as existing. Their current route would be blocked by the new flight of stairs. Flat 31 will have a 16m travel distance to the single escape stair enclosure which will require a fire engineered solution for the whole floor relying on new Automatic Opening Vents (AOVs) and probably retro-fitted sprinklers in all 4th floor units; none of which are mentioned in the application or shown on the drawings. 5. Harm to the privacy of the private amenity spaces of existing dwellings 31 and 36 (4th floor). These private amenity spaces are well established through continuous use as such by their occupiers since 1983 (lessee's underlease) and are the prime reason for their current owner/occupiers to invest in these properties. The proposed new dwellings' terraces and windows overlook onto flats 31 and 36 private amenity space and as such constitute a breach of their 					

occupiers' privacy. Accordingly, we would require screens or parapets to be raised to head height to mitigate this. The new lift shaft's windows will overlook on all northern end existing units and Flat 36 amenity space. We require for the fenestration to be translucent or opaque.

6. Concern over 5 new air source heat pumps (ASHP) to be installed on the roof of the new dwellings. We require a noise impact assessment to demonstrate this equipment will comply with LB Camden standards. Moreover, the roof plan submitted as part of the application shows location of ASHPs but their size is likely to increase once sound proofing enclosures are added.
7. Issues identified with the DAS; drawings labelled existing when in fact they show historic layouts; number of units; London Housing Design Guide not relevant
8. Not all the residents were consulted by the applications (only those who are shareholders)
9. Method of construction should be conditioned.
10. No construction method statement; concerned about noise mitigation to existing residents (particularly 4th floor)
11. Issues identified with the drawings: Elevation E5 from drawing 2106-PL-117 (fenestration above flat 36) does not tie-up with plan view from drawing 2106-PL-113; Proposed ground floor plan 2106-PL-112 does not show improvements to the main entrance lobby as discussed on DAS p16; Roof plan 2106-PL-114 does not show smoke control Automatic Opening Vents to ventilate the new floor's corridors.
12. Air quality assessment states that no demolition will take place. This is misleading as some demolition will be required. Concerns about dust.
13. The new lift shaft and rooftop extension will impact the daylight and sunlight of existing occupiers:
 - Flats 36 southern and western habitable space,
 - Flats 31 and 36 amenity spaces.

Officer response

1. *The application form and CIL form was sufficiently precise and unambiguous. The erection of the cycle store and alteration to the waste store have been added to the description of development for completeness. The impact of the cycle store on adjacent existing trees has been assessed. The pre-application letter and correspondence has been added to the website.*
2. *An affordable housing contribution would be secured. There is no*

requirement for affordable housing on site for schemes of this size.

3. *The Councils' access officer has confirmed that as this is an extension to an existing building, it would only need to meet M4(1).*
4. *Safe access and egress is a matter for building control.*
5. *The overlooking of the existing 4th floor terraces from windows and roof terraces at 5th floor would be relatively limited. There would be a degree of mutual overlooking between the roof terraces but as they are on different floors this would mitigate to some extent any harm from overlooking. In addition the drawings have been revised to include planted strips at the edge of the proposed roof terrace to mitigate overlooking.*
6. *A noise condition would be attached to the decision to ensure that Camden's noise thresholds were not breached. In addition, a noise assessment would be secured by condition prior to any plant installation.*
7. *It is acknowledged that the plans of the lower floors are approved plans for the original permission for the site rather than 'existing drawings', nevertheless in the absence of an up to date survey are still useful in understanding the site. The applicant has acknowledged that p16 of the DAS includes an error in the number of new units. While the DAS refers to a superseded document (London Housing Design Guide), the analysis and justification nevertheless remains valid.*
8. *While consultation with neighbouring occupiers is encouraged, there is no formal requirement for consultation with existing residents prior to the submission of the application.*
9. *Conditions are required to be necessary and reasonable. It is not considered necessary or reasonable to condition the method of construction.*
10. *A Construction Management Plan (CMP) would be secured by legal agreement.*
11. *A revised plan has been submitted to correct the error identified. There is no requirement for the drawings to show the internal improvements to the main entrance lobby as this would not be development requiring planning permission. The intended fire strategy for the proposed apartments would be to use a sprinkler system due to the open plan layout.*
12. *The Air Quality Assessment has been reviewed by the Council's officer who has confirmed that the details are acceptable. A condition for Air Quality Monitors would be included on the decision notice and air quality would be monitored through the CMP process.*
13. *The impact on the daylight and sunlight of the Flat 36 and the amenity spaces of 4th floor flats is not considered to be harmful.*

CAAC/Local groups*
comments:
*Please Specify

Site Description

The application property is a brown brick part four/part five storey 1980s apartment block located on the corner of Crowndale Road and Oakley Square with primary elevations facing both of these streets.

The site adjoins the Camden Town Conservation Area and is in close proximity to a number of Grade II listed buildings, including the Working Men's College which sits diagonally opposite, the former vicarage of St Matthew's immediately to the west, Nos 53-57, and 58-70 Oakley Square and Oakley Square Gardens Lodge. Oakley Square gardens (directly behind the site) are Locally Listed.

Relevant History

CTP/K12/12/7/29501: Erection of a five-storey building comprising 36 flats with provision of 27 car parking spaces. Granted 11/03/1980

8802340: Erection of a conservatory at the existing 4th floor rear roof terrace. Granted 06/09/1988

9400802: The erection of a conservatory on the existing roof terrace at 4th floor level. Granted 15/07/1994

Relevant policies

NPPF 2012

The London Plan March 2015, consolidated with alterations since 2011

Camden Local Plan 2017

G1 Delivery and location of growth
H1 Maximising housing supply
H4 Maximising the supply of affordable housing
H6 Housing choice and mix
H7 Large and small homes
C1 Health and wellbeing
C5 Safety and security
C6 Access for all
A1 Managing the impact of development
A3 Biodiversity
A4 Noise and vibration
D1 Design
D2 Heritage
CC1 Climate change mitigation
CC2 Adapting to climate change
CC3 Water and flooding
CC4 Air quality
CC5 Waste
T1 Prioritising walking, cycling and public transport
T2 Parking and car-free development
T4 Sustainable movement of goods and materials
DM1 Delivery and monitoring

Camden Planning Guidance

Assessment

Proposal

The application seeks approval for a single storey roof extension at 5th floor level to provide 5 flats (3 x 2-bed and 2 x 1-bed) with roof terraces facing Crowndale Road and Oakley Square. The development also includes the erection of a cycle store and the alteration to an existing waste store.

Revision

The scheme was revised as follows:

- Increase in cycle parking in response to comments from TFL
- Flat 1 would have an outward opening door to the toilet in accordance with M4(1).
- Soft landscaped strip along the edge of the roof terraces

Assessment

Land use

Housing is the priority land use in the Local Plan so the provision of 5 additional flats would help to meet Camden's housing needs.

Housing mix

The development would provide 5 residential units (3 x 2-bed, 2 x 1-bed). The unit mix is broadly acceptable and is in line with Policy H7. The development would include a mix of dwelling sizes. Two bedroom homes are a high priority for market housing according to the Council's Dwelling Size Priorities Table. The development would provide 60% 2-bedroom units and 40% 1-bedroom flats. One bedroom dwellings are a lower priority, however the Council acknowledges that there is a need and/or demand for dwellings of every size shown in Table 1. Furthermore, the Council expects most developments to include some homes that have been given a medium or lower priority level.

Quality of accommodation

All of the proposed dwellings would comfortably meet or exceed the London Plan's minimum floorspace requirements. The majority of the dwellings are dual aspect and those which are single aspect are southeast facing and enjoy views over the greenspace of Oakley Square Gardens. In addition all of the flats would provide generous external amenity space in the form of terraces which comfortably exceed the Mayor's minimum requirement for private outdoor amenity space (5sqm for 1-2 person dwellings and an extra 1sqm for each additional occupant). A condition would be included to requiring the submission of details of sound insulation to ensure the proposed flats adjacent to the lifts would have an acceptable internal noise level.

Affordable housing

The planning statement states that the additional floorspace would be 399sqm GIA. The GIA appears to include common areas (such as shared corridors and staircases).

Targets are based on an assessment of development capacity whereby 100sqm (GIA) of housing floorspace is generally considered to create capacity for one home; a sliding scale target applies to developments that provide one or more additional homes starting at 2% for one home and increasing by 2% of for each home added to capacity.

On the basis of 399sqm GIA of additional housing floorspace proposed, this would result in a requirement for 8% affordable housing. Where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing. The payment in lieu would be £2650 per sqm. This figure is the payment level for affordable housing. The applicant

has confirmed that the GEA of the proposed development is 430sqm. The payment in lieu for affordable housing would be £91,160 (430 x 0.08 x £2650). This would be secured by legal agreement.

Design

The existing building was designed and built in the early 1980s replacing the Church of St Matthews on the site. The existing property is a brown brick part four/part five storey apartment block.

Scale and Massing

The proposed roof extension comprises a series of raised projecting windows with set-back sections between. The width and position of these raised projecting windows is defined by the width of the existing oriel windows on the 5th storey and would integrate the proposals with the existing rhythms and geometry of the host building. They also provide additional visual interest at roof level corresponding with the varied roof-scape of the surrounding context. The roof extension is also set back behind the existing parapet to provide a clear distinction between the host building and the new addition.

The proposal would involve the enlargement of the existing bin store and the addition of a cycle storage facility to the south of the Oakley Square frontage in brick to match the existing. This is considered to be acceptable.

Architectural Detail

The proposed roof top extension comprises standing seam zinc with splayed sections to the raised projecting windows. The splayed section comprises a patinated metal which provides depth and visual interest to the bay. Each raised projecting window is also enclosed by a flat metal balustrade with an oak handrail. The extension of lift core at the rear of the Oakley Square frontage is continued in brick to match the existing.

Views

Views 1, 3 and 4 demonstrate the effect of the roof extension in providing an effective 'top' to the host building. These views also demonstrate the integration of the extension with the architecture of the host building with the rhythm of the projecting oriel windows being complimented by the rhythm of the raised projecting windows above. View 2 along Oakley Square towards the building demonstrates the limited impact of the additional storey in relation to the scale of its neighbours.

Summary

The proposals are considered to provide an effective termination of the existing building enhancing its role on this prominent corner site. The proposed roof top extension is also considered to be well integrated with the architecture of the host building. As such the proposals accordance with Local Plan Policy D1 and D2.

Impact on designated heritage assets

The site is a triangular plot in close proximity to the Camden Town Conservation Area and a number of Grade II listed buildings, including the Working Men's College which sits diagonally opposite, the former vicarage of St Matthew's immediately to the west, Nos 53-57, and 58-70 Oakley Square and Oakley Square Gardens Lodge. Oakley Square gardens (directly behind the site) are Locally Listed. The Camden Town Conservation Area can be divided into two sub areas of distinctly different character, a busy commercial and retail area, and, a quieter more formal residential area.

The existing building is not of great architectural merit, but its complementary materials palette, height and fenestration pattern means it sits effectively in the streetscape. The building has an abrupt vertical

termination however, with the oriel/bay windows situated directly at the top of the building.

The materials and fenestration of the proposed extension complement the host building and the additional height is acceptable in the context of the surrounding area. The roof extension will be highly visible in longer views, however due to its contextual height and design and positive impact on the abrupt vertical termination of the existing building, it is considered that the extension will not compete with or adversely impact on the setting of nearby listed buildings, nor will it have an adverse impact on the adjacent conservation area or locally listed Oakley Square Gardens behind.

There is no objection to the reconfigured refuse provision and additional cycle parking spaces, subject to details of materials. Likewise there is no objection to the brick extension to house the DDA compliant lift, provided the brickwork matches the main building. The details of materials and brickwork would be secured by condition (details of fenestration and balustrades at 1:20, 1:5 and 1:1 scale where appropriate)

For the above reasons, it is considered that the proposals will serve to preserve or enhance the setting of the adjacent heritage assets, in accordance with Local Plan Policies D1 and D2.

Amenity

Given the size of the extension and the distance from the nearest properties (more than 20m), the impact on daylight and sunlight is unlikely to be significant. The amount of daylight to the ground floor windows of the properties on the opposite side of Crowndale Road is already obstructed by the existing fourth floor level of 50 Oakley Square (the application site). Given this context, the change of daylight would be unlikely to be noticeable to the inhabitants.

The development proposal lies to the south with respect to houses on the opposite side of Crowndale Road (48-56 Crowndale Road) and a sunlight study has been submitted which shows the increase in overshadowing would not be significant.

The occupiers of Flat 36, Oakley Square have raised concerns in relation to the impact from the roof extension on the daylight and sunlight on the southern and western habitable space of this flat. This flat has bedroom windows which face north and living room windows which face west. As the proposed development would be an additional storey directly above this flat, the development would not block any daylight / sunlight to these windows and so there would be minimal impact.

Concern has also been raised about the impact on the amenity spaces of flats 31 and 36 Oakley Square. The amenity space for Flat 36 is to the west of the existing building and given its location it the impact from overshadowing would not be significant. The amenity space for Flat 31 wraps around the block and so faces both to the south west and the north west. While there is unlikely to be any impact on the sunlight received by the terrace which faces south west there may be some additional overshadowing of the terrace which faces north west. However this overshadowing would not result in significant harm.

Concern has also been raised regarding noise from the air source heat pumps. A noise condition would be included to ensure that Camden's noise thresholds are not breached. In addition, a condition would require details of the ASHPs including a noise assessment prior to installation to demonstrate that they would comply with the Council's noise thresholds.

Overlooking

There would be no significant harm in terms of overlooking from the windows of the roof extension to the windows of the properties on Crowndale Road (48-56 Crowndale Road). This is because the distance between the proposed extension and these properties is approximately 22m and there are already windows on this elevation which face towards this property. Therefore the increase in overlooking would not be significant. Concerns regarding overlooking have been raised from the occupiers of Flat 31 and 36. The drawings have been revised to include a soft landscaped strip along

the edge of the 5th floor roof terraces to reduce the potential for overlooking. This is considered acceptable mitigation as a high privacy screen along this boundary would harm the appearance of the building.

Transport

The site of the proposed extension is on the western side of Oakley Square, which is part of the local road network. The closest part of the Transport for London Road Network (TLRN) is A400 Oakley Square/Camden Street which is approximately 40m from the site. TfL is the highway authority for the TLRN and have raised no objection to this application.

The proposal would provide 9 long stay covered and secure cycle parking spaces and 2 short-stay spaces with Sheffield stands close to the front of the site. This would meet the London Plan requirement.

Transport have reviewed the proposal and have confirmed it is acceptable subject to the following obligations and conditions:

- S106 obligation to secure a Car free development for all five new residential units
- S106 obligation to secure a Construction Management Plan and associated implementation support contribution of £3,136
- A condition to secure the provision of the 8 CPG7 compliant cycle long stay cycle parking spaces

Access

As this is an extension to an existing building no access conditions are required. It will only need to meet M4(1). The plans were revised so that Flat 1 would have an outward opening door to the toilet in accordance with M4(1).

Trees

The enlargement of the existing bin store and the addition of a cycle storage facility and new paving to the south of the Oakley Square frontage would impact on the two Silver Birch trees. Both are shown as retained. Closest to the boundary there is a larger Silver Birch at around 12m height and 6m spread. This tree is considered to contribute to the greenness and character of the site and will aid in softening the appearance of the new structures therefore it should be retained and protected during the construction works. This includes finding an appropriate detail to the new paving to ensure the root zone is protected. The second Silver Birch closer to the new structure is a relatively poor specimen being suppressed in its growth by the larger tree. Whilst it is shown as retained on the ground floor plan and whilst it may be possible to do so, there would be no objection to its removal. Protection of the larger Silver Birch would be secured by condition.

Energy and Sustainability

The Local Plan requires a minimum 19% reduction in regulated CO2 emissions below the maximum threshold allowed under Part L 2013 and for developments to achieve a 20% reduction in CO2 emissions through renewable technologies. The proposal would make an overall reduction of 65% in CO2 including 55% reduction through renewables (air source heat pumps and photovoltaics panels). Details of the PV panels would be secured by condition. Total internal water consumption would not exceed 105 litres/person/day. This would be secured by a sustainability clause in the legal agreement. Rainwater harvesting system would provide water for garden taps. A Brown roof has been incorporated into the design. Details of this would be secured by condition.

Air Quality Assessment

All developments are expected to meet the Mayor's Air Quality Neutral requirements. The proposed development is located in the LBC Air Quality Management Area which is defined to cover the whole borough for annual mean NO2 and daily average PM10 concentrations. A detailed Air Quality Assessment has been provided. A condition would be required to ensure air quality monitoring was implemented on site to ensure neighbouring occupiers were safeguarded from construction dust.

CIL

The proposal would be liable for both the Mayor of London's CIL and Camden's CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. The Mayoral CIL rate in Camden is £50 per sqm and Camden's CIL is £500 per sqm (Zone B residential below 10 dwellings). The CIL will be collected by Camden and an informative will be attached advising the applicant of the CIL requirement.

Recommendation: Grant planning permission subject to s106

The s106 would secure the following heads of terms:

- Affordable housing payment in lieu £91,160
- S106 obligation to secure a Car free development for all five new residential units
- S106 obligation to secure a Construction Management Plan and associated implementation support contribution of £3,136
- Sustainability plan
- Energy plan