

Delegated Report		Expiry Date:	17/06/2014	Officer:	David Peres Da Costa
Application Address	Application Number(s)	1st Signature		2nd Signature	
58 Parkway London NW1 7AH	2014/2499/P				
Proposal(s)					
Conversion of existing 2-bed flat into two 1-bed flats with first floor rear extension and mansard roof extension.					
Recommendation(s):	Grant planning permission				
Application Type:	Full planning permission				
Consultations	Date advertised	21 days elapsed		Date posted	21 days elapsed
Press notice	1/5/14	22/5/14	Site notice	1/5/14	22/5/14
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	28/4/14	19/5/14	12	0	0
Consultation responses (including CAACs):	Camden Town CAAC: Generally we approve this application except to say that we think the base of the mansard roof is placed too close to the parapet.				
Site Description					
The site is a 3 storey terrace property on the northwest side of Parkway. This property falls within the Camden Town Conservation Area but is not listed.					
Relevant History					
2006/0206/P: Erection of a timber shed within the rear yard area for ancillary storage purposes to the existing ground floor retail unit (Class A1). <u>Refused</u> 16/03/2006 2006/2135/P: Erection of a timber shed within the rear yard area for ancillary storage purposes to the existing ground floor retail unit (Class A1). <u>Granted</u> 03/07/2006 <u>52 Parkway</u> 2007/2440/P: Alterations to the first floor rear extension, as an amendment to planning permission granted 9.12.02 (ref PEX0100102) for erection of a roof extension and conversion of existing accommodation above ground floor shop to comprise 1 x 1-bed flat and 1 x 2-bed maisonette. <u>Refused</u> 01/08/2007					

Relevant policies

NPPF 2012

London Plan 2011

LDF Core Strategy and Development Policies

LDF Core Strategy and Development Policies

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)

CS18 Dealing with our waste and encouraging recycling

CS19 Delivering and monitoring the Core Strategy

DP2 (Making full use of Camden's capacity for housing)

DP5 (Homes of different sizes)

DP6 (Lifetime homes and wheelchair housing)

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP21 Development connecting to the highway network

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2013

Camden Town Conservation Area Statement

Assessment

Proposal: Permission is sought for a mansard roof extension, a first floor extension and to convert the existing 2-bedroom flat to a 1 bedroom flat at first floor and a 1-bedroom flat at 2nd and 3rd floor. The mansard roof extension would have a single window on the front elevation and two windows at the rear. The first floor extension would project 3.46m from the rear elevation, would be 3.53m wide and 3.12m high with a flat roof.

Revision: Following officer's concerns, the proposal has been revised. The first floor extension has been reduced in width from 3.53m to 2.86m. The reduction in width has resulted in the layout of the 1st floor flat being altered so as to accord with residential development standards. In addition, the parapet at the rear would maintain the profile of the valley roof.

Assessment:

Quality of accommodation

The provision of new residential dwellings is supported in line with policies CS6 and DP2 provided they meet the recommended residential development standards and provide an acceptable mix of different size units in accordance with policy DP5.

With regard to housing mix, Policy DP5 (Homes of different sizes) seeks to secure a range of unit sizes within developments, including large and small units, in order to address housing need in the Borough. The policy states that each development should contribute to the creation of mixed and inclusive communities by containing a mix of large and small homes / units overall. According to the dwelling size priority table in Policy DP5 1bedroom units are lower priority and 2-bed flats very high priority.

The proposed extension and conversion would provide two 1- bed flats. Given the constraints of the site, in this instance, this is considered acceptable.

Minimum space standards

With regard to the quality of the residential accommodation proposed, flat A on first floor level would be 34.34sqm, Flat B on 2nd and 3rd floor level 51sqm. The CPG2 (Housing) guidance requires 1 person units to be a minimum of 32sq m; a 2-person unit should be 48sqm. The proposed flat at 1st floor would meet the threshold for a flat for 1 person and the flat at 2nd and 3rd floor would meet the threshold for a flat for 2 persons. The scheme therefore complies with the Council's minimum space standards and is considered acceptable in this respect.

Lifetime homes

The applicant has submitted a lifetime homes statement in support of the application. They have indicated the criteria that could be met and those which fail and why. Given that the proposal relates to a conversion scheme it would not be considered possible to fully accord with the principles of lifetime homes. Taking into consideration the physical constraints of the building and the fact that two of the three new flats would be located above ground floor level, it is acknowledged that it will not be possible to meet all elements of the lifetime homes standards. Therefore, there is justification for not meeting the requirements of policy DP6. A condition would be included to ensure all the lifetime home features shown on the plans are implemented.

Design:

The 1st floor extension does not overly dominate the host property and is in keeping with the size of extensions on nearby properties. The principle of an extension at this level, is therefore considered acceptable.

The host property has a valley roof. Other nearby properties on this terrace have Mansard roof extensions (Nos 52, 64 and 66-70). The principle of a mansard roof extension is therefore accepted. The design of the mansard complies with CPG1 guidance. The lower slope rises behind the parapet wall and is separated by a gutter. The profile of the valley roof at the rear would be retained. The dormer windows line up with the windows on the elevation below. As such, the proposal is therefore considered acceptable in this instance.

Amenity:

The 1st floor extension projects 3.46m. The first floor extension would abut a neighbouring extension at 60 Parkway. It would therefore not harm the daylight or sunlight of this property. The extension is sited 1.6m from the 56 Parkway. Given this separation, it would not appear overbearing or result in a harmful reduction in daylight or sunlight. There would be no loss of privacy or overlooking from the proposed extensions.

Transport

Car free

As the property is within a controlled parking zone and within easy reach of public transport, local development framework policy DP18 requires the dwellings to be car free. A section 106 Legal Agreement will ensure that future occupiers will not be able to apply to resident parking permits.

Cycle parking

Given that this is a conversion of the upper floors of an existing terrace property, the constraints of the site do not allow the provision of secure cycle parking at ground floor level. The lack of cycle parking is acceptable in this instance.

CIL

This proposal would be liable for the Mayor of London's Community Infrastructure Levy (CIL) as there is a conversion to residential with an increase in floorspace. The increase in floorspace would be

10.83 sqm at 1st floor level and 22.8 sqm at roof level. The total increase would be 33.6sqm. The charge is £50 per sqm and so £1680 would be payable.

Recommendation: Grant planning permission subject to s106 to secure car free housing