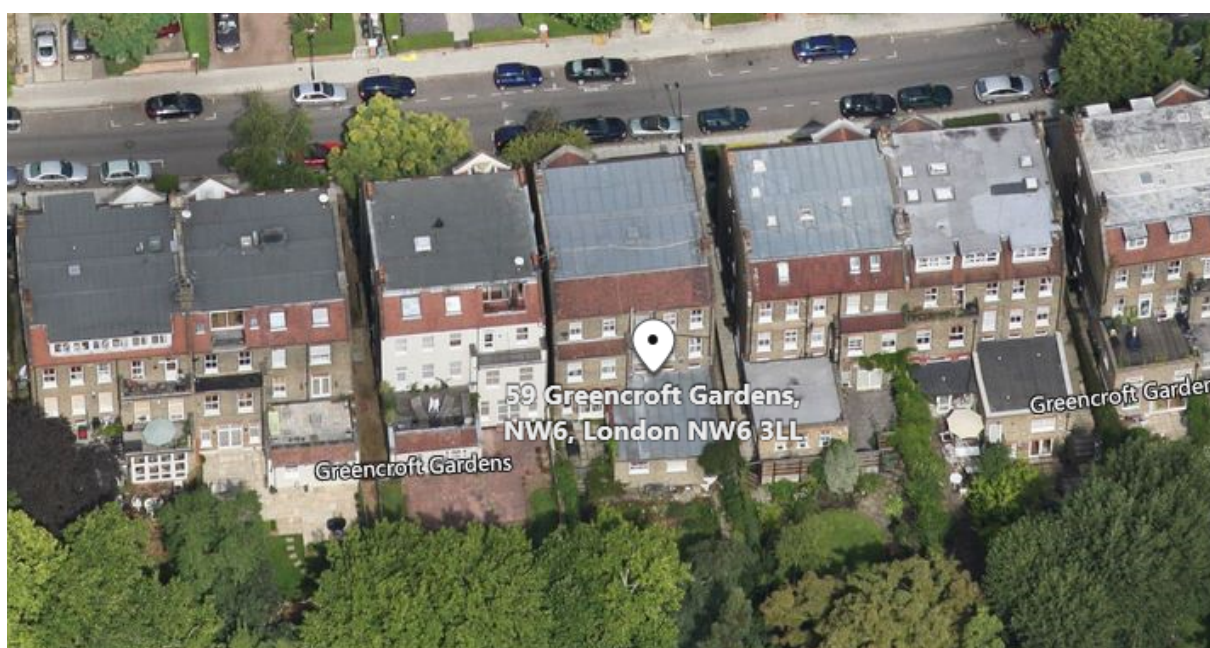
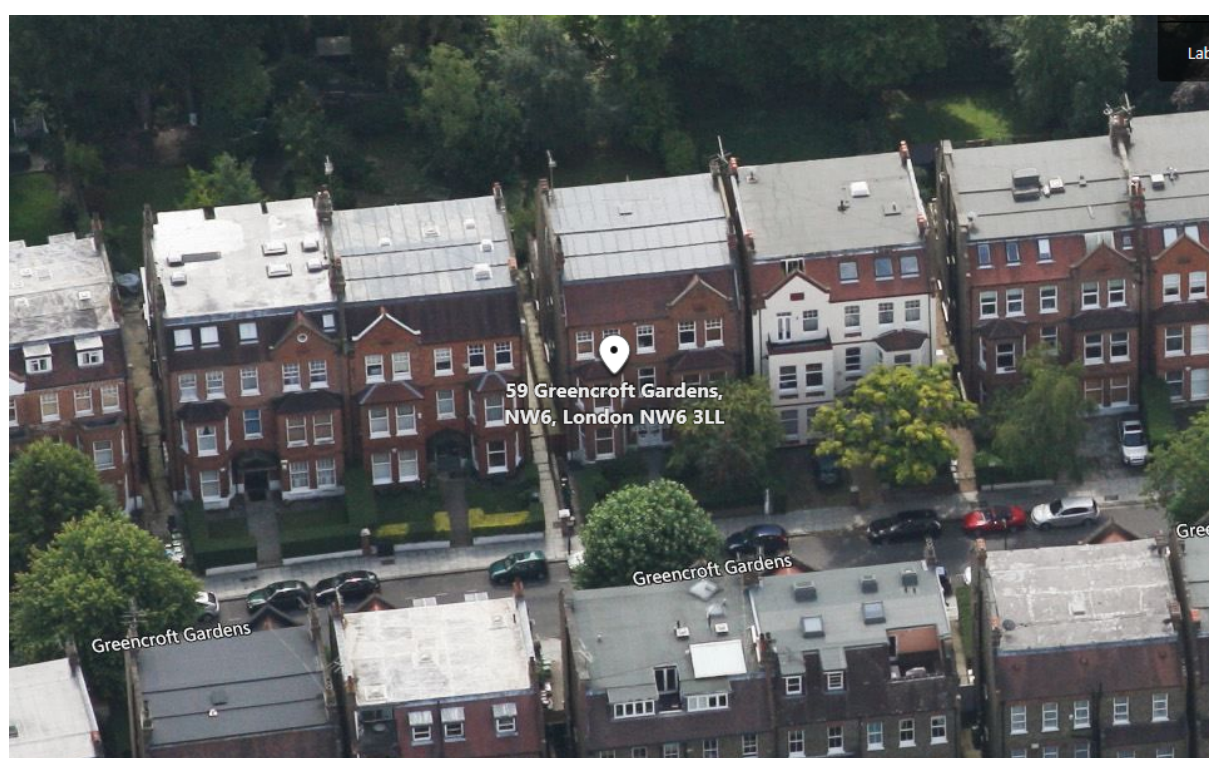


[illegible]

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1. Aerial view from rear



2. Aerial view from front



3. Front elevation



4. Neighbouring property/ street scene



5. Street scene



6. Street scene



7. Rear elevation



8. View to neighbouring properties



9. View to neighbouring properties

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	05/03/2019
		N/A		Consultation Expiry Date:	03/03/2019
Officer			Application Number(s)		
Emily Whittredge			2018/5581/P		
Application Address			Drawing Numbers		
59 Greencroft Gardens London NW6 3LL			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Creation of a 2-bed flat in the loft space, including inset rear roof terrace and front and rear roof lights.					
Recommendation(s):		Grant Subject to a Section 106 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	00	No. of objections	03
			No. Electronic	00		
Summary of consultation responses:	<p>Site Notice – 06/02/2019 to 02/03/2019 Press Notice – 07/02/2019</p> <p>Occupants of Flats 2 and 3 59 Greencroft Gardens and 78 Greencroft Gardens objected to the proposal for the following reasons:</p> <ul style="list-style-type: none"> • Relevant owners not notified in writing of the development in accordance with Ownership Certificate 2 of the application form • Proposed development could interfere with quiet enjoyment of the property or ability to reside there during our term of tenancy; • Works will be disruptive to amenity, including for those who work from home; • No design and access statement submitted; • No other building in the area has front roof lights; this will result in a loss of privacy; • Flat roof lights will create light pollution; • Works will cause severe traffic disruption; <p><i>Officer response:</i></p> <ul style="list-style-type: none"> • <i>The applicant was made aware of the requirement to notify relevant owners, which includes people with a freehold or leasehold interest of at least 7 years left to run. They confirmed that relevant owners had been notified. Notwithstanding this, it is noted that objectors were aware of the application and subsequent amendments, and made representations.</i> • <i>Construction works and associated noise are considered temporary in nature and would be managed by the Control of Pollution Act 1974. The public is able to contact Environmental Health if any concerns arise during the construction period;</i> • <i>The application included a heritage statement, which complies with the validation requirements;</i> • <i>A significant number of properties in Greencroft Gardens have front roof lights and in this context the front rooflights would not be harmful. Refer to paragraphs 2.5-2.7 of the report;</i> • <i>The scale of the proposed flat rooflights is not considered to result in significant light spill within the vicinity.</i> • <i>Refer to paragraph 2.18 of the report</i> 					
CAAC/Local groups comments:	Not applicable.					

Site Description

The application relates to a three storey detached residential building that is currently in use as flats. The site is located on the south side of Greencroft Gardens, which lies within the South Hampstead Conservation Area. The building is not statutory listed. The street scene features buildings of largely uniform design grouped in both semi-detached and detached pairings. Many properties within the street have been altered at roof level through the addition of rooflights, dormers and minor increases to roof height to accommodate loft conversions. To the rear, most properties feature rooflights, dormers or inset roof terraces of varying scale, number and design.

Relevant History

None recent.

Relevant policies

National Planning Policy Framework 2018
London Plan 2016

Draft London Plan 2018

Camden Local Plan 2017

A1 Managing the impact of development
A4 Noise and vibration
D1 Design
D2 Heritage
T1 Prioritising walking, cycling and public transport
T2 Parking and car-free development
H1 Maximising housing supply
H6 Housing choice and mix
H7 Large and small homes

South Hampstead Conservation Area Statement (adopted 2011)

Camden Planning Guidance

CPG Amenity (March 2018)
CPG1 Design (July 2015 updated March 2018)
CPG Housing (Interim) (March 2018)
CPG7 Transport (September 2011)
CPG8 Planning obligations (July 2015 updated March 2018)

Assessment

1.0 Proposal

1.1 Permission is sought for the conversion of the loft space to form a new 2 bed flat. The proposal includes external alterations including:

- X5 conservation roof lights to the front roof slope;
- X2 conservation roof lights to the rear roof slope, each measuring approximately 0.8m x 1m.
- Rear inset roof terrace measuring 3m wide and 1.2m long, being fully within the roof form.
- X4 flat roof lights on the main roof 0.8m x 1.2m and x1 0.9m x 0.9m.

1.2 The key considerations in the determination of this application are:

- Housing
- Design and heritage
- Amenity
- Transport

1.3 Amendments

1.4 The original plans have been revised during the course of determination to amend the layout of the 2nd floor flat to ensure proper stacking of similar room types and protect residential amenity within the property. The inset roof terrace was revised to replace the handrail with the retention of a greater part of the apron of the existing roof. The roof terrace and the cheeks of the inset dormer were reduced in size to lessen the prominence of the roof alteration.

2.0 Assessment

2.1 Housing

2.2 Policy H7 seeks to secure a range of homes of different sizes by granting permission for housing that contributes to meeting the priorities set out in the Dwelling Size Priorities Table, and includes a mix of large and small homes. The proposal would provide a new dwelling with 2 bedrooms (noting that the proposed office room is suitable for use as a 3rd bedroom). Both 2-bedroom and 3-bedroom dwellings are ranked as high priority for meeting the housing demand of the borough, and the development would comply with this policy.

2.3 The proposed flat would meet the minimum standards contained within the London Plan in respect of room sizes, storage, circulation space and ceiling height. The unit would also provide good levels of light and outlook for all habitable rooms and would overall provide a high standard of accommodation.

2.4 Design and heritage

2.5 The proposed scheme is similar in character to other developments that have already been carried out in Greencroft Gardens. The majority of buildings in the vicinity have been altered at roof level in various ways as described in the site description above, with varying degrees of success. Multiple rooflights, dormers, or a combination of these are a common feature.

2.6 The proposed development is considered to be sympathetic in respect of its impact on the roof scape, including the number and siting of roof lights and the scale and siting of the inset roof terrace. The proposed terrace would be inset by 4.8m and 3.4m to each side, and 1.1m from

eaves level. The inset area would not be significantly set down from the ridge by virtue of the heights of the roofs within Greencroft Gardens; however, this is a characteristic of the numerous inset terraces and dormers within the street, and as such this is not considered to be harmful. The proposal, by virtue of its appearance and detailed design, would be in keeping with the prevailing character of this part of the conservation area and would therefore preserve its character and appearance.

- 2.7 Conditions will be imposed to secure conservation type roof lights and external materials that match those of the host building.

2.8 Amenity

- 2.9 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.
- 2.10 The proposed unit would be laid out to ensure that primary living space is located above living space of the 2nd floor flat below to ensure residential amenity is not harmed. As part of the proposal, the layout of the 2nd floor flat would be reconfigured to secure "stacking" of rooms as described above, with living areas to the rear of the building. A condition is proposed to be added to ensure that the reconfiguration of the 2nd floor flat is complete before the new 3rd floor unit is first occupied. The reconfiguration at 2nd floor level will not adversely affect the 1st floor unit, which already has bedrooms located at both the front and rear of the building.
- 2.11 The proposal includes the provision of an inset balcony at roof level to the rear. Roof terraces at various heights feature at many properties on this side of Greencroft Gardens, including at the nearest affected property, no. 60, which has terraces at roof, second floor and first floor levels serving different flats. The proposed inset roof terrace would be set back from the roof margins and would not readily allow direct overlooking of adjoining roof terraces. As such it would not cause a material loss of amenity to neighbouring properties.
- ## **2.12 Transport and impact on the highway**
- 2.13 Car parking
- 2.14 Policy T2 requires new developments to be 'car-free'. No car parking is currently provided on-site and none is proposed as part of this scheme. A S106 planning obligation will be required to secure a car free development. This is to ensure that the development does not impact on the Controlled Parking Zone and minimise the impact of the development on the local area and what is already a highly stressed CPZ with 106 permits for every 100 spaces available.
- 2.15 Cycle parking
- 2.16 Policy T1 of the Local Plan requires developments to sufficiently provide for the needs of cyclists. The London Plan provides guidance on minimum cycle parking standards and these are outlined in Table 6.3 of the London Plan. The standards require each dwelling unit of 2 bedrooms or larger to provide 2 long stay cycle parking spaces. A condition will be sought requiring the provision of 3 long stay cycle parking spaces designed to the Council's specifications and requiring approval.
- 2.17 Construction impacts

2.18 Most of the construction work would be within the property itself. Parking suspension may be required on Greencroft Gardens, for which a licence will need to be sought. It is considered that the impact of development will not be significant, and a Construction Management Plan does not need to be sought.

2.19 Highway impacts

2.20 Policy A1 of the local plan states that 'Development requiring works to the highway following development will be secured through planning obligation with the Council to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces'. However as outlined above, the development is unlikely to have a significant impact on the area, no works will be conducted close to the public highways and therefore a highways contribution is not required.

3. Recommendation

3.1 Grant full planning permission subject to conditions and S106 legal 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 15th April 2019, 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'.

-
UNIT SB3 Keighley Business Centre
Keighley
BD21 1SY

Application Ref: **2018/5581/P**

11 April 2019

Dear Sir/Madam

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:
59 Greencroft Gardens
London
NW6 3LL

Proposal:
Creation of a 2-bed flat in the loft space, including inset rear roof terrace and front and rear roof lights.
Drawing Nos: GG-R01-PR-104, GG-R01-PR-103, GG-R01-PR-102, GG-R01-PR-107, GG-R01-PR-106, GG-R01-PR-105, GG-R01-PR-104, GG-R00-EX-105, GG-R00-EX-106, GG-R00-EX-101, GG-R00-EX-104, GG-R00-EX-103, GG-R00-EX-102, Heritage Statement.

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 policies D1 and D2 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: GG-R01-PR-104, GG-R01-PR-103, GG-R01-PR-102, GG-R01-PR-107, GG-R01-PR-106, GG-R01-PR-105, GG-R01-PR-104, GG-R00-EX-105, GG-R00-EX-106, GG-R00-EX-101, GG-R00-EX-104, GG-R00-EX-103, GG-R00-EX-102.

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

- 4 Prior to first occupation, details of secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the new unit, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 5 Before the first occupation of the new unit, the reconfiguration of the 2nd floor unit shall be completed in accordance with the details shown on drawing GG-R01-PR-103.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 The roof lights to the front and rear roof slopes shall be conservation type and installed flush with the roof slope.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444).

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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

Supporting Communities Directorate

DRAFT

DECISION