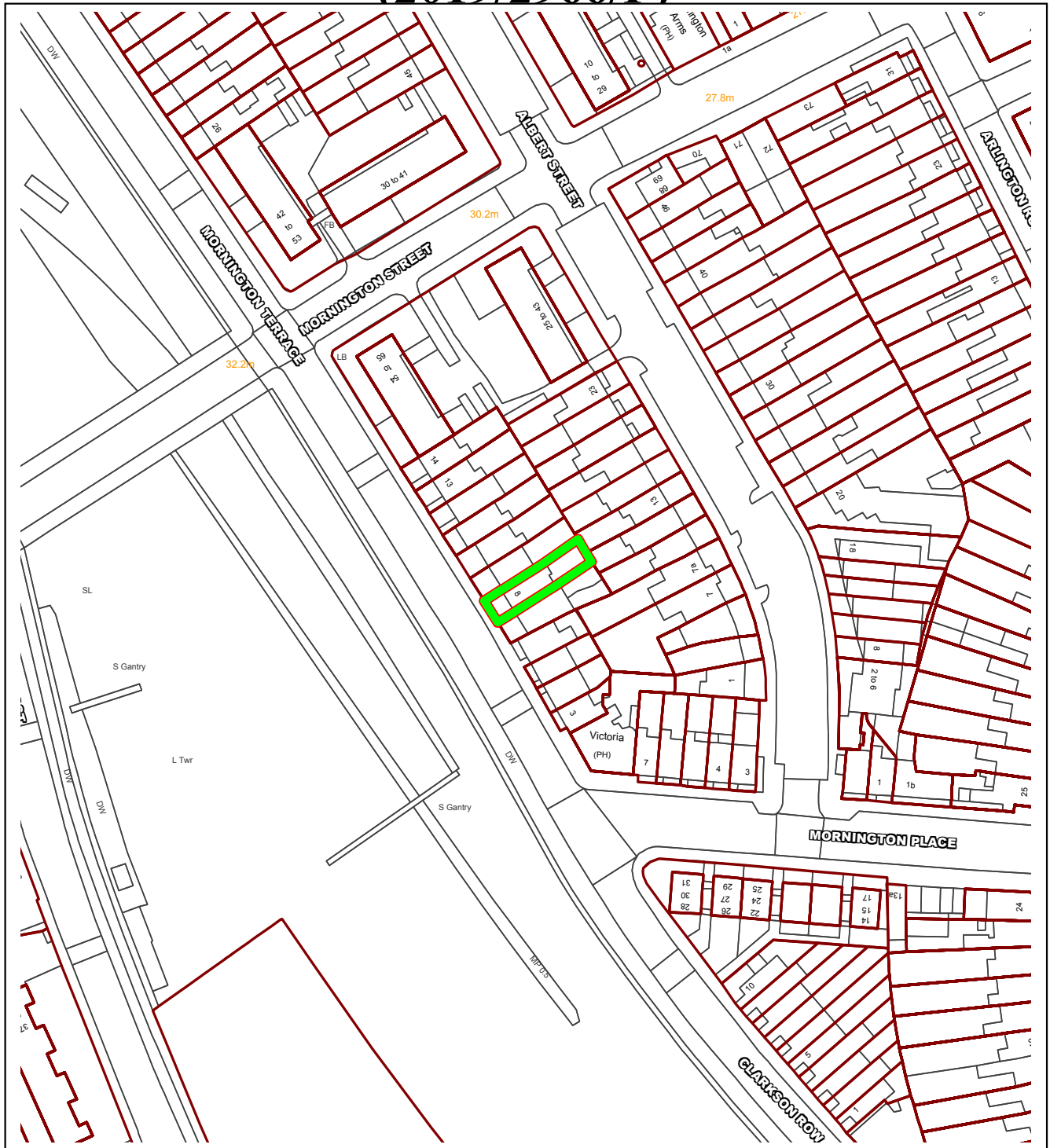


8 Mornington Terrace, NW1 7RR (2019/2966/P)



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1. Front elevation



2. Rear elevation



3. Rear side boundary wall, screening the extension

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	02/08/2019
		N/A / attached		Consultation Expiry Date:	14/07/2019
Officer			Application Number(s)		
Sofie Fieldsend			2019/2966/P		
Application Address			Drawing Numbers		
8 Mornington Terrace London NW1 7RR			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use of 1 x 1bed flat and 1x 3 bed into a 1 x 4 bed dwellinghouse. Erection of rear lower ground floor extension following demolition of existing and rear fenestration alterations. Replacement of front/rear single glazed windows with single glazing, replacement front paving and replacement of front balcony railing. Rear landscaping alterations					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>A site notice was displayed on 14/06/2019 (consultation end date 08/07/2019). A press notice was advertised on 20/06/2019 and expired on 14/07/2019.</p> <p>No objections were received in response to the public consultation.</p>					
Camden Town CAAC	<p>The Camden Town CAAC objected on the following grounds:</p> <p>1) Whilst the modest rear extension appears well designed, and changes to internal plans are considered acceptable, the proposal to replace the front facade ground floor 6-over-6 sash window (which has historic glass and is original), and the four 6-over-6 sash windows on the rear facade (also original) is not supported. The proposed replacement 4-over-4s are not the correct pattern and it is a shame to lose original joinery. Minimal sightline secondary glazing can be utilised to improve thermal/acoustic performance with refurbishment and draughtstripping of the original windows undertaken in situ. Indeed we note that this property will qualify for free Noise Insulation and mechanical ventilation provided by HS2 and the agent/owners should be informed of this.</p> <p>2) We also note that the proposed 'protruding' windows on the rear facade will be difficult to detail successfully (and may cause differential staining of the brickwork above through splashback over time, in addition to the flashings required being potentially unsightly). Detailed drawings for these elements should be conditioned to ensure that they are well designed.</p> <p>3) Finally the proposed chequered black and white tiling is not an appropriate treatment for the front steps. York Stone would be more in keeping.</p> <p>Officer response:</p> <p>1) See section 4.5</p> <p>2) See section 4.4</p> <p>3) See section 4.8</p> <p>Following revised plans, the CAAC made the following further comments:</p> <p>1) The Committee is unsure why the existing original six over six sash windows and frames need to be replaced wholesale and cannot be repaired. We can see that the later non-original windows on the front facade (4-over-4s on the first floor, and 2-over-2s on the second) are in poor condition, however the older windows appear to be repairable</p>					

(these are to be found on the front ground floor, and rear ground, 1st and 2nd floor windows plus the stair window). Frames and sashes may need to have rot cut out and new tight-grained timber scarfed in but if this work is undertaken the windows should give many more years of life, with draft stripping introduced and new staff beads provided. There are a number of contractors who specialise in repairing timber sash windows and this would be a more sustainable and appropriate approach which should also result in less expense for the owners and finer sight lines.

- 2) On the rear ground floor, the proposal is still to replace the 6-over-6s with 4-over-4s on the upper storeys. As we've previously noted this pattern is not correct and we would prefer to see the existing windows retained and repaired.
- 3) The revised DAS mentions at 9. that the front will be York Stone paved which is welcomed, although this is not stated on any drawing and therefore should be conditioned.
- 4) Unfortunately the revised DAS also states that windows (front and rear) will be double glazed (perhaps just a left-over from the previous scheme) - again this should be clarified.

Officer response:

- 1) From the site visit conducted most of the windows were in a poor state of repair, rotten or entirely missing. The applicant has expressed the wish to entirely replace them rather than continuously carry out repairs due to maintenance and cost issues.
- 2) See section 4.5
- 3) The Design and access statement and proposed floor plans were updated to include York Stone.
- 4) The Design and access statement was revised to address this error. A condition requires sections through the windows.

Site Description

The application site consists of two flats, the 1bed flat occupies the basement level and the 3 bed unit occupies the remaining upper floors. It is a four storey mid-terrace located on the northern side of Mornington Terrace. The site is located within the Camden Town Conservation Area and while the building is not listed, it is recognised as making a positive contribution to the character of the conservation area.

Relevant Planning History

None relevant

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

T2 Parking and car free development

Camden Planning Guidance

CPG Altering and extending your home (2019)

CPG Design (2019)

CPG Amenity (2018)

Camden Town Conservation Area appraisal and management strategy (2007)

Assessment

1. The proposal

1.1. This application seeks planning permission for:

- Change of use of 1 x 1b flat and 1x 3 bed into a 1 x 4 bed dwellinghouse.
- Erection of rear lower ground floor extension following demolition of existing.
- Rear fenestration alterations involving the replacement of the existing door and two small scale windows will be replaced with double height aluminium windows separated by a zinc band. The existing casement window above will be replaced with a timber sash window.
- Replacement of front/rear single glazed windows and replacement of one front window at lower ground floor on the front elevation
- Replacement front paving with York Stone and replacement of front balcony railing.
- Rear landscaping alterations involving minor excavation (1m) to create a new patio area and improve rear access at lower ground level with a set of steps inserted to access the higher level.

2. Revisions

- 2.1. Following discussions with the Conservation Officer, the following revisions were received:
- Retention of the single glazing and glazing pattern on the replacement front/rear windows
 - Proposed chequered black and white tiles to the front steps were revised to York Stone

3. Land Use

- 3.1. The proposal consists of the conversion of an existing 1bed and 3bed flat to form one four bedroom flat, resulting in the net loss of one residential unit. Although the Council seeks to resist the loss of residential use, Policy H3 identifies that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling to create a larger family home. In this instance, the development only results in the net loss of one home to provide one larger family unit which is high priority. As such, the loss of one studio flat to provide a new larger four bedroom dwelling is considered acceptable, in accordance with Policy H3. The proposed four bedroom unit would be dual aspect, with adequate daylight and ventilation. It would exceed the required space standard for a four bedroom four person dwelling and is considered to provide a high standard of accommodation for future residents.

4. Conservation and design

- 4.1. The Council's design policies D1 and D2 are aimed at achieving the highest standard of design in all developments. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 4.2. The existing rear conservatory at lower ground floor will be demolished and replaced with an extension measuring 3.4m deep (1.4m deeper than the existing), 3m wide and it will be 2.87m high with a green roof. A condition has been attached to secure details of the green roof. The extension will be tapered on one corner. The extension will be brick to match the existing host property with timber fenestration. It is considered that the design and appearance would be an improvement on the existing.



2 Proposed Rear Perspective 1

Scale 1:3.33

- 4.3. The existing rear garden measures 50sqm, the proposed rear extension will reduce this down to 44.5sqm resulting in an 11% loss of garden space. It is considered that sufficient garden space is retained.
- 4.4. On the rear elevation the existing door and two small scale windows will be replaced with double height aluminium windows separated by a zinc band. Given their location at the lower levels and to the rear it would be well screened from the public realm and would be a high quality addition. Details of these windows will be secured by condition. The existing casement window above will be replaced with a timber sash window that is more in keeping with the fenestration pattern found on the rear elevation and its replacement is welcomed.
- 4.5. The proposal will replace all the other single glazed windows on the front and rear elevations with single glazed timber windows as the existing ones are in a poor state of repair. They will match the scale, siting, materials and detailed design of the existing windows. The property is not listed, therefore the principle of replacing all windows is acceptable. Revisions were received to ensure the proposed glazing pattern (6 over 6) would be like for like on the rear elevation. It is noted that the building is not listed and it would be unreasonable to refuse the replacement of the windows frames which are either missing or in a poor state of repair.
- 4.6. On the front elevation at lower ground floor, the Upvc window would be replaced with a timber sash window to match No.9 Mornington Terrace. The new windows will match the scale and siting of the existing windows with an improved glazing pattern. This change is welcomed as Upvc windows detract from the character of the Camden Town conservation area.
- 4.7. The first floor railing on the front elevation will be replaced to match the rest of the terrace, as it was historically replaced with an unsympathetic railing which detracted from the property and adjoining terrace. Its replacement is welcomed and further detail at scale 1:10 will be conditioned to ensure the best match.

- 4.8. Originally the front steps were proposed to be tiled with chequered black and white tiles which were not in keeping with the host property or area. Revisions were received changing the material to York stone which is acceptable.
- 4.9. Part of the rear garden will be excavated by 1m to create a new patio area which matches the existing floor level and will improve rear access at lower ground level with a set of steps inserted to access the higher level. It is noted that the adjoining properties have lowered their ground level in a similar way to the proposal and the alterations to the rear garden would not be out character within the street.
- 4.10. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 4.11. Given the above assessment, the proposal is considered to be acceptable in terms of design in accordance with Policies D1 and D2. Overall the development is not considered to cause harm to the character or appearance of the host property, terrace or Camden Town Conservation Area

5. Impact on Neighbour Amenity

- 5.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.
- 5.2. As the proposed extension will only project a further 1.4m to the rear and match the height of the existing conservatory, it is not considered to have a detrimental impact on either neighbour in terms of loss of light, overlooking, loss of privacy or a sense of enclosure. A condition is attached restricting the flat roof of the extension being used as a terrace.
- 5.3. Given the replacement fenestration on the front/rear elevations will match the siting and scale of the existing windows or be in a similar location, the proposal is compliant with policy A1 and is not considered to cause harm to the amenity of neighbouring properties in terms of loss of light, privacy or overlooking. The replacement railings and front/rear landscaping alterations are not considered to create any amenity concerns either.

6. Transport

- 6.1. Normally to comply with Policy T2, the development would need to be secured as car-free via a Section 106 legal agreement, however in this instance the original owner of both flats has confirmed that they intend to occupy the new unit after the conversion and this is not required.
- 6.2. To comply with the London Plan, 2 cycle parking spaces will need to be provided. Highways Officers have determined the front yard at basement level would be an appropriate location for cycle parking. A condition has been attached securing details of a secure and covered cycle store. The details should show compliance with CPG Transport.

Recommendation:

Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 9th September 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'.

Application ref: 2019/2966/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 3 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Scenario Architecture
10a Branch Place
London
N1 5PH
UK

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

8 Mornington Terrace
London
NW1 7RR

Proposal:

Change of use of 1 x 1b flat and 1x 3 bed into a 1 x 4 bed dwellinghouse. Erection of rear lower ground floor extension following demolition of existing and rear fenestration alterations. Replacement of front/rear single glazed windows with single glazing, replacement front paving and replacement of front balcony railing. Rear landscaping alterations

Drawing Nos: LO-A-01 Rev.01; LO-A2-01 Rev.01; EX-A1.01 Rev.01; EX-A1.02 Rev.01; EX-A2.01 Rev.01; EX-A3.01 Rev.01; EX-A3.02 Rev.01; PR-A0.01 Rev.01 (received 19/8/19); PR-A1.01 Rev.01 (received 19/8/19); PR-A1.02 Rev.01 (received 19/8/19); PR-A2.01 Rev.01 (received 2/9/19); PR-A3.01 Rev.01 (received 19/8/19) and PR-A3.02 Rev.01 (received 19/8/19).

The Council has considered your application and decided to grant permission subject to the following condition(s):

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:

LO-A-01 Rev.01; LO-A2-01 Rev.01; EX-A1.01 Rev.01; EX-A1.02 Rev.01; EX-A2.01 Rev.01; EX-A3.01 Rev.01; EX-A3.02 Rev.01; PR-A0.01 Rev.01 (received 19/8/19); PR-A1.01 Rev.01 (received 19/8/19); PR-A1.02 Rev.01 (received 19/8/19); PR-A2.01 Rev.01 (received 2/9/19); PR-A3.01 Rev.01 (received 19/8/19) and PR-A3.02 Rev.01 (received 19/8/19).

Reason:

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

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3,, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the single storey rear extensions hereby approved shall not be used at any time as amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 6 Prior to first occupation of the development, full details of the secure and covered cycle storage area for 2 cycle parking spaces in the front lightwell 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 any part of development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

- 7 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all replacement windows
- b) Details including sections at 1:10 of replacement front railing
- c) Details including sections at 1:10 of the double height rear windows

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy 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 paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning