157 York Way

London N7 9LN

# Date: 30 November 2019

# Planning application Reference: 2019/3617/P

Proposal: Formation of 1 x 2 bed duplex at ground and basement levels; excavation of rear curtilage; alterations to rear fenestrations; erection of two storey (plus basement level) outrigger extension following removal of existing; formation of glazing to existing front lightwell

## **Summary: T**he proposal is a marked improvement on an earlier proposal 2017/5303/P. However, we still have concerns over the sizes of the bedroom spaces, which do not appear to meet established guidelines. We would therefore propose that planning permission is withheld until it can be confirmed that bedroom sizes meet the standards laid out in the London Housing Design Guidance.

# Comments:

1. This application needs to be considered in the context of our earlier comments of 3 September on a previous application 2017/5303/P
2. This revised proposal has a much reduced rear extension, which appears to be a re-building of what is currently there.
3. The scale and proportion of the openings mimic the adjacent window openings and brickwork details.
4. The revised proposal omits the previously –proposed access to the rear garden from the upper level flat. The privacy and overlooking issues presented previously have therefore been mitigated. The unfortunate result of this, however, is that there is now no external amenity space for the upper level flat.
5. The rebuilding of the rear extension maintains the same level of light as the existing structure.
6. No specific details for landscaping the garden or terrace areas have been provided. We would hope that some planted areas will be incorporated and the areas not entirely paved.
7. The proposed mix of uses (shop at front to ground and basement, with residential to rear and above) is appropriate. The single-aspect flat 1 located predominantly at basement level still appears to be a gloomy space, however a daylight assessment report has been submitted and appears to justify the proposal.
8. The proposed additional residential unit could be seen as positive so long as the quality of this unit is of a sufficiently high standard. The additional unit could put strain on car parking, but could be controlled with a S106 Car Free development.
9. Although this is an improvement on the earlier proposal, the internal planning of both units is still cramped. The improvement in the size of living space for Flat 2 is welcomed and this has been achieved by reducing the development from a 5 bedroom to a 4 bedroom unit. However, all bedrooms are of a minimum size for double/twin room, and the single bedroom 4 in unit 2 appears to scale at around 6.25 sq m which fails to meet the London Housing Design Guidance recommendation of 8 sq m minimum for a single bedroom
10. Although the proposal is an improvement on the previous application, there are still questions around whether the size of the bedroom spaces are adequate. We would recommend verification of these sizes before any approval is given.



**Signed: Date: 30 November 2019**

David Blagbrough

Chair

Camden Square CAAC