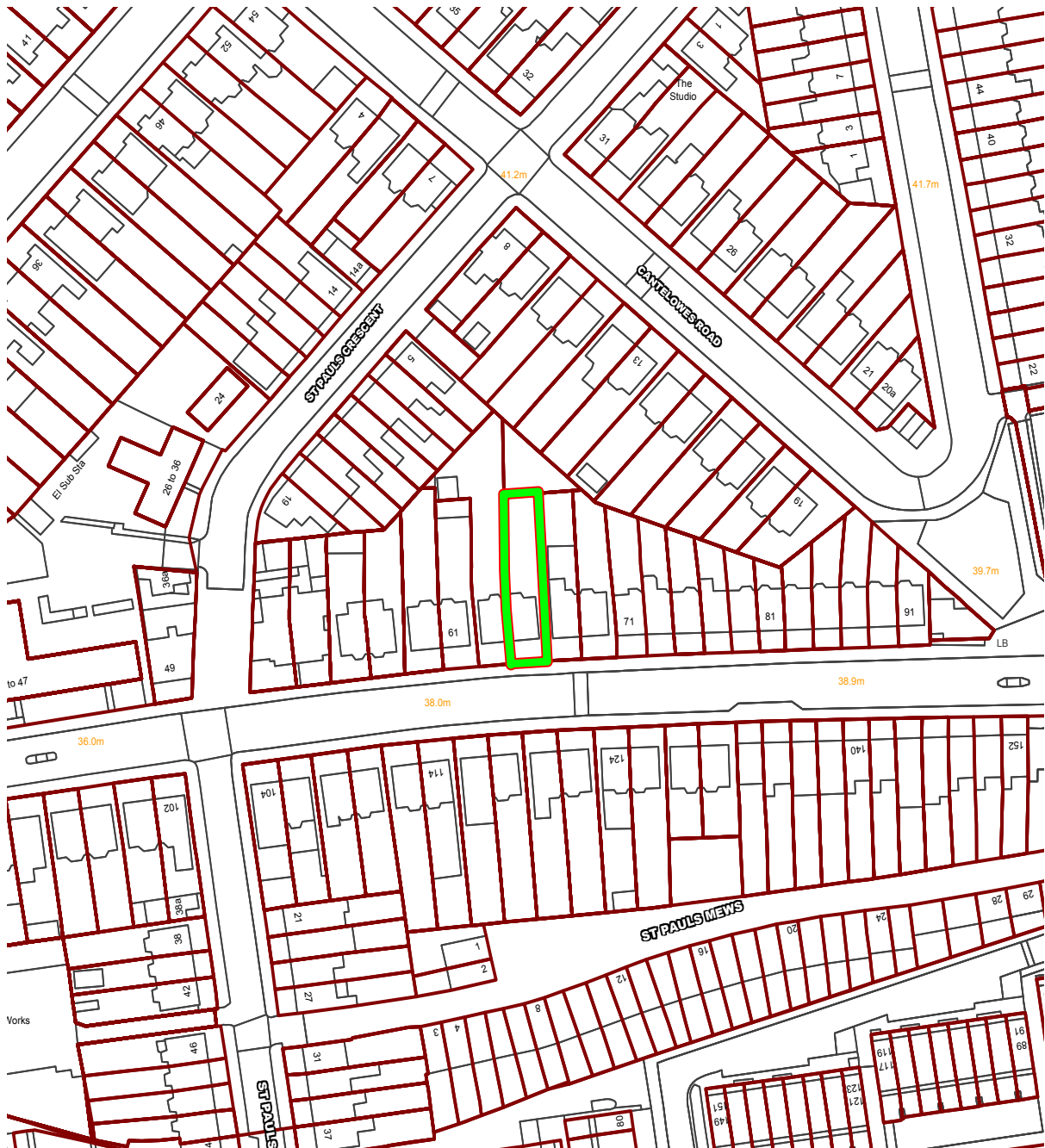


2020/0511/P - 65 Agar Grove, NW1 9UE



1. Aerial view application site



2. Front garden



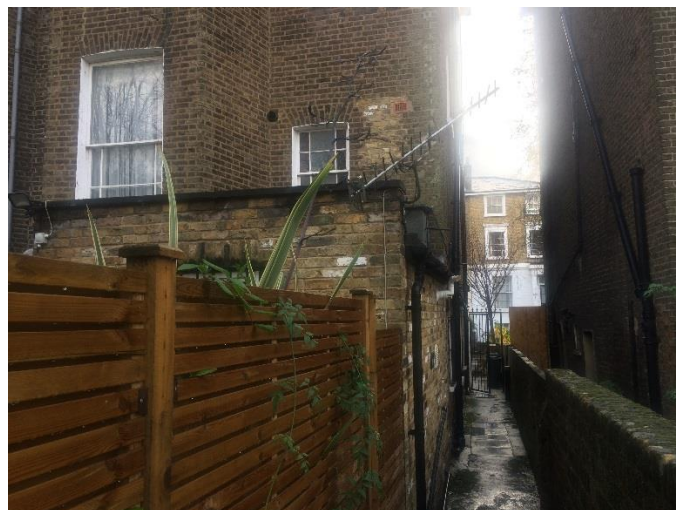
3. Birdseye view of the rear elevations.



4. View of the rear elevation.



5. Gap between buildings from the front and rear. Rear window at neighbouring no. 67.



Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	28/04/2020
		N/A	Consultation Expiry Date:	05/04/2020
Officer			Application Number(s)	
Nora-Andreea Constantinescu			2020/0511/P	
Application Address			Drawing Numbers	
65 Agar Grove London NW1 9UE			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey rear extension at lower ground floor level with green roof and balcony above and conversion of single family dwelling to 3 x self-contained flats, with associated bins and cycling storage.				
Recommendation(s):		Grant conditional planning permission 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:	Site notices Press notice	31/01/2020 – 24/02/2020 12/03/2020 – 05/04/2020	No. of responses	4	No. of objections	4
Summary of consultation responses:	<p>Neighbouring occupiers at nos. 67, 67A, 77 Agar Grove and 15 Cantelowes Road have raised concerns in relation to the proposed scheme on the following grounds:</p> <ol style="list-style-type: none">1. Out of context.2. Bulk and massing overwhelms the host building and bay windows/closet wing.3. Internal spaces cramped and awkwardly shaped.4. Large expansion of blank brick wall along the side will overshadow and cause tunnelling effect with the adjacent buildings.5. Balcony at second floor level would overlook garden areas.6. Works have started on site without consent. <p>Officer response:</p> <ol style="list-style-type: none">1. <i>Following Officer advice, revised proposals have been submitted. The revised scheme with a single storey extension, has been designed to respect the existing context and rhythm of neighbouring houses.</i>2. <i>The revised scheme would be subordinate to the original house and only extend out at lower ground floor level, with low impact on the closet wing.</i>3. <i>The internal layout has been revised in light of the external changes to the extension. The units now comply with the Nationally Described Space Standards.</i>4. <i>The side brick wall has been reduced in height from 9m to 2.3m and only projects at lower ground floor level.</i>5. <i>As the extension has been reduced to single storey, the balcony would be relocated at first floor level, with limited views to the neighbouring gardens.</i>6. <i>This has been highlighted with the applicant and the Council’s Enforcement Officers and it has been established that only internal works have progressed which would not require planning consent.</i>					
Camden Square Conservation Area Committee	<p>Camden Square CAAC have objected to the proposed scheme on the following grounds:</p> <ol style="list-style-type: none">1. Out of context and detracts from the rhythm of neighbouring houses2. Overwhelms the original house3. No information about landscaping4. Poor quality of accommodation5. Bulk and scale would harm the Conservation Area6. The two examples at no. 116 Agar Grove and 51-53 Agar Grove are not relevant in this instance. <p>Officer response:</p> <ol style="list-style-type: none">1. <i>The revised scheme with a single storey extension, has been</i>					

	<p><i>designed to respect the existing context and rhythm of neighbouring houses.</i></p>
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- | | |
|--|---|
| | <ol style="list-style-type: none"><i>2. The revised scheme would be subordinate to the original house.</i><i>3. Landscaping details would be secured by condition.</i><i>4. The internal layout has been revised in light of the external changes to the development. This now complies with national standards.</i><i>5. The revised scheme, which reduces the scale and bulk would preserve the character of the Conservation Area.</i><i>6. Agreed and the revised scheme submitted which does not refer to these two schemes.</i> |
|--|---|

Site Description

The application site contains a semi-detached, four storey building, located on the northern side of Agar Grove. The lawful use of the building is as a single family dwelling; however, the building has been vacant for approximately ten years. The surrounding area is predominantly residential.

The site lies within Camden Square Conservation Area and it is considered within the Conservation Area Appraisal and Management Strategy that the site makes a positive contribution to the Conservation Area.

Relevant History

Relevant planning records at the application site:

2019/4807/P - Conversion of existing dwelling to 1x3bedroom, 2xStudio, all self-contained flats (Class C3), single storey rear extension, bike storage in rear garden, bin storage in front garden, side gate to front elevation and timber fencing in rear garden to create one private and one communal garden. – **Withdrawn 21/02/2020**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Intend to Publish London Plan (2019)

Camden Local Plan (2017)

Policy G1 Delivery and location of growth
Policy H1 Maximising housing supply
Policy H3 Protecting existing homes
Policy H6 Housing choice and mix
Policy H7 Large and small homes
Policy D1 Design
Policy D2 Heritage
Policy A1 Managing the impact of development
Policy A2 Open space
Policy A3 Biodiversity
Policy T1 Prioritising walking, cycling and public transport
Policy T2 Parking and car-free development
Policy T3 Transport infrastructure
Policy CC1 Climate change mitigation
Policy CC2 Adapting to climate change

Camden Planning Guidance (2018-2019)

CPG Design
CPG Altering and extending your home
CPG Amenity
CPG Transport
CPG Developer Contributions
CPG 2 Housing
CPG Housing Interim
CPG Trees

Camden Square Conservation Area Appraisal and Management Strategy (2011)

1. Proposal

1.1 Planning permission is sought for the conversion of the existing single family dwelling into three self-contained flats to include:

- Lower ground floor: 3-bedroom flat;
- Ground floor: 1-bedroom flat;
- First-Second floors: 3-bedroom flat.

1.2 Also proposed is the erection of a single storey rear extension at lower ground floor level which would measure 4.5m depth x 2.5m height x 7m width. This would be built in brick to match the existing building, and use timber windows and doors. The extension would have a green roof and part of the roof would be used as balcony which would measure 2.5m depth x 3m width, with metal railings around the perimeter.

1.3 The proposal includes two bike sheds in the front garden and one in the rear garden. Provision of waste and recycling storage is also provided underneath the front staircase and part of rear garden.

Revisions

1.4 The initial submission included a three storey rear extension, with balcony above, width of 3.8m (more than half the building), and partial single storey extension at lower ground floor 4.97m depth, 7m width (full width).

1.5 Following Officer advice, the three storey rear extension has been removed from the proposals and the revised scheme now includes the conversion into three flats (reduction from four as originally proposed) and only a single storey rear extension with balcony above, and green roof, reduced in depth by 0.37m and in height by 6.5m.

2. Material considerations

2.1 The following issues for consideration are as follows:

- Land use and housing mix
- Design and heritage
- Standard of residential accommodation
- Impact on amenity
- Impact on trees and vegetation
- Transport and Planning obligations

3. Land use and housing mix

3.1 The application building has been vacant for several years. In line with policy H1, the proposed development would return the vacant property back into residential use, and convert it into three self-contained flats. The proposal would retain the residential use of the premises and add two dwellings to the housing stock in the Borough in accordance with the aims of policy H1 of the Local Plan. Whilst the proposal would result in loss of a larger family dwelling (6-bedroom), it would provide two 3-bedroom self-contained flats which are considered high

priority in the borough. The proposal also includes a 1-bedroom self-contained flat which is of lower priority. Overall, the proposed housing mix would respond to two of higher priority dwelling sizes which is in line with policy H7.

3.2 Whilst the proposals involve the creation of two new residential dwellings, this does not give rise to additional floorspace of more than 100sqm and therefore a contribution to affordable housing is not required for this application.

3.3 Camden Square Conservation Area appraisal mentions the poor condition of many properties along Agar Grove, which this application aims to address by bringing it back to viable use.

4. Design and heritage

4.1 The Council's design are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 is relevant to the application: development should consider the character, setting, context and the form and scale of host building and neighbouring ones, and the quality of materials to be used, to promote health, respond to natural features and preserved gardens, strategic and local views.

4.2 Policy D2 states that the Council will seek to manage development in a way that retains the distinctive character of conservation areas and will therefore only grant planning permission for development that preserves or enhances the special character or appearance of the area. It adds that the character of a conservation area derives from the combination of qualities including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing and uses.

4.3 The application building and the others within the street have been built with a three-storey rear closet wings, which gives rhythm and character to the buildings' rear elevations. The revised scheme has been designed to respect this rhythm and the extension only projects at lower ground floor level which is barely visible from the front through the gap between the buildings and less visible from neighbouring gardens and rear facing windows. Whilst the extension is full width, it is considered that in this instance, it would respond to the existing context, and the proposed scale would integrate well with the surrounding area as it responds to the mass and height of the host building and adjoining ones and maintains the rhythm of the part width closet wing at upper levels.

4.4 In terms of detailed design, the proposed extension would be constructed using bricks to match the existing, and the window openings and glazed doors would be timber to match existing. Overall, the proposed extension would be considered to preserve the character and appearance of the host building, conservation area and wider area.

4.5 The roof of the proposed extension would have a green roof and part of the roof would be used as a balcony to provide amenity space for the flat above. The balcony would be of modest size and is not considered to be of overbearing presence adjacent to the existing closet wing. For access, the existing window at rear ground floor would be enlarged into a double doors with timber frames and bars, referencing the existing fenestration. The balcony would be enclosed by thin traditional metal railings which would fit in with the character of the host building. Likewise, details of the green roof including substrate depth and management plan and would be secured by condition.

4.6 Given the internal alterations to relocate the staircase, the window openings on the rear elevation would be reorganised to respond to the new rooms formed. The new windows would respect the hierarchy of openings and the fenestration would preserve the existing glazing bars pattern and material. Along the side elevation, the existing door is proposed to be replaced with a window and new windows at upper floors are proposed, and would be conditioned as obscure glazed. A typical detail for window section and elevation has been provided which includes timber frames and structural glazing bars, which is accepted. A compliance condition would be attached to secure all new windows would be in line the details provided.

4.7 The proposal includes two bike sheds in the front garden and one in the rear garden. Provision of waste and recycling storage is also provided underneath the front staircase and part of rear garden. Details of the cycling and waste facilities will be secured by condition to ensure their design quality and detailing would respect the existing character and appearance of the building, streetscene and rear gardens.

4.8 Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The proposed extension is in accordance with the aims of policies D1 and D2 of the Camden Local Plan.

5. Standard of accommodation

5.1 Camden Planning Guidance Housing Interim highlights that new residential accommodation should provide a high standard of living accommodation for the prospective occupiers whilst maintaining the amenities of neighbouring residential premises. Policy H6 expects all self-contained homes to meet the nationally described space standards.

5.2 The proposed self-contained accommodation would meet the minimum national standards for 3bed 4person 74.95sqm (min 74sqm); 1bed 2 person 50sqm (min 50sqm); 3bed 5person 100.94sqm (min 93sqm). The lower ground floor flat (A) would have access to a private garden of 46.29sqm, the flat (B) at ground floor would have direct access to a balcony of 7sqm and along with the flat at upper levels (C) would have access to a shared garden at the rear of the site. The proposed floor areas and amenity spaces provided are considered to contribute to adequate standard of accommodation.

5.3 In terms of daylight, sunlight and outlook, the proposed flats would be dual and triple aspect at all floors and receive adequate levels of light through large windows and glazed doors. Overall, the proposed internal configuration would be considered to provide adequate quality of accommodation for future occupiers.

5.4 In relation to noise transmittance between flats, generally the rooms are stacked between the flats which is acceptable. However, it is noted that the living space of the first floor flat sits above the bedroom. The proposal includes details of acoustic party floor structure to include double layers of insulation to ensure no harmful noise would be transmitted between flats.

5.5 Overall, the proposed standard of accommodation would be considered acceptable and in accordance with policy H6 of the Camden Local Plan.

6. Impact on neighbouring amenity

6.1 In relation to the impact on neighbouring amenity, it is noted that the neighbouring building at no. 67 sits at a distance of at least 2.5m from the application building. No. 67 already has a rear extension along the shared access boundary with the application site. The proposed extension would be deeper by approximately 1.2m than the neighbouring one; however, given the distance between buildings, and reduced size of the extension it is considered that no harmful impact would be caused in terms of loss of outlook, privacy, nor light to the amenity of the occupiers at no. 67 Agar Grove.

6.2 In relation to no. 63 Agar Grove, it is noted that given the building configuration, the closet wing's window sits adjacent to the boundary, in mirror to the application site. As such, the proposed extension would extend beyond the opening on the neighbouring window on the closet wing only by 3m. Given the low height of the proposed extension (2.5m from the natural ground level) it is considered that no harmful impact would be caused to the neighbouring amenity of no. 63 in terms of loss of light, outlook nor privacy.

6.3 In relation to the roof balcony at rear ground floor level, it is noted that this would project beyond the main rear elevation of no. 67. The rear facing window at no. 67 at ground level is set in from the side wall by approximately 2m, and overall at a distance of 4.5m from the

balcony's margin. Based on previous planning records, it appears that the window serves a bathroom. The balcony would be set in from the boundary with no. 63 by over 3.2m and the window on the neighbouring closet wing sits at over 5m distance. Due to the modest scale of the balcony, gap between buildings and internal configuration of buildings is not considered that it would harm neighbouring residential occupiers at numbers 67 or 63 in terms of loss of privacy. A condition is added to ensure that the green roof is accessed for maintenance only.

7. Impact on trees and vegetation

7.1 In relation to impact on trees and vegetation, it is noted that the proposed development would divide the rear garden to provide amenity space to the lower ground floor flat (A) and shared amenity space for the other flats (B and C). Currently the rear garden is overgrown. Details of the alterations to rear gardens, landscaping and means of enclosure would be secured by condition. No trees would be affected by the proposed development.

7.2 In relation to the front garden, this is in a similar overgrown state as the rear one and does not hold trees or shrubs of amenity value. Details of the landscaping and means of enclosure would be secured by condition.

8. Transport and planning obligations

8.1 The proposal includes provision of cycling facilities for six bikes in line with London Plan and policy T1 of Camden Local Plan. In order to ensure the facilities would be safe, secure and preserve the garden setting in which they are placed, details of these would be secured by condition.

8.2 In line with policy T2, the new residential accommodation would be car-free and no parking permits would be provided to any of the new occupiers. Car-free development would be secured through section 106 legal agreement.

9. Recommendation

9.1 Grant conditional planning permission subject to s106 legal agreement with the following clause:

- Car-free development

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22nd June 2020, 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: 2020/0511/P
Contact: Nora-
Andreea.Constantinescu@camden.gov.uk
Tel: 020 7974 5758
Date: 18 June 2020

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/planning

Your Living Space Ltd
Estoril
181 Uxbridge Road
Harrow
HA36TP
United Kingdom

Dear Sir/Madam

DRAFT
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:
65 Agar Grove
London
NW1 9UE

Proposal:
Erection of single storey rear extension at lower ground floor level with green roof and balcony above and conversion of single family dwelling to 3 x self-contained flats, with associated bins and cycling storage.

DECISION
Drawing Nos: 19_100_S0; 19_100_S1; 19_100_S3; 19_100_S4; 19_100_P0C;
19_100_P1D; 19_100_P2C; 19_100_P3D; 19_100_P4D.

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:

19_100_S0; 19_100_S1; 19_100_S3; 19_100_S4; 19_100_P0C; 19_100_P1D; 19_100_P2C; 19_100_P3D; 19_100_P4D.

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

- 4 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, 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.

- 6 Notwithstanding approved drawing 19_100_P0C, details of secure and covered cycle storage area for 6 cycles and waste/recycling storage facilities shall be submitted to and approved by the local planning authority, prior to the first occupation of any of the new self-contained flats.

The approved storage facilities shall thereafter be provided in its entirety prior to the first occupation of any of the new self-contained flats, 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.

- 7 Before the relevant part of the work is begun, detailed drawings including sections at 1:10 of the proposed balcony railings shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

- 8 The roof of the extension hereby permitted as green roof shall not be used as a roof terrace/balcony.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 9 Prior to the first occupation of any of the new self-contained flats, the side windows at upper levels facing the side of no. 67 shall be obscure glazed and permanently fixed shut. The windows shall thereafter be permanently retained and maintained as such.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 10 All new windows and doors should match the details as shown on drawing 19_100_P4C, for timber frames and structural glazing bars.

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.

- 11 Prior to the first occupation of any of the new self-contained flats, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the

requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 12 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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.

- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.

Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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).

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