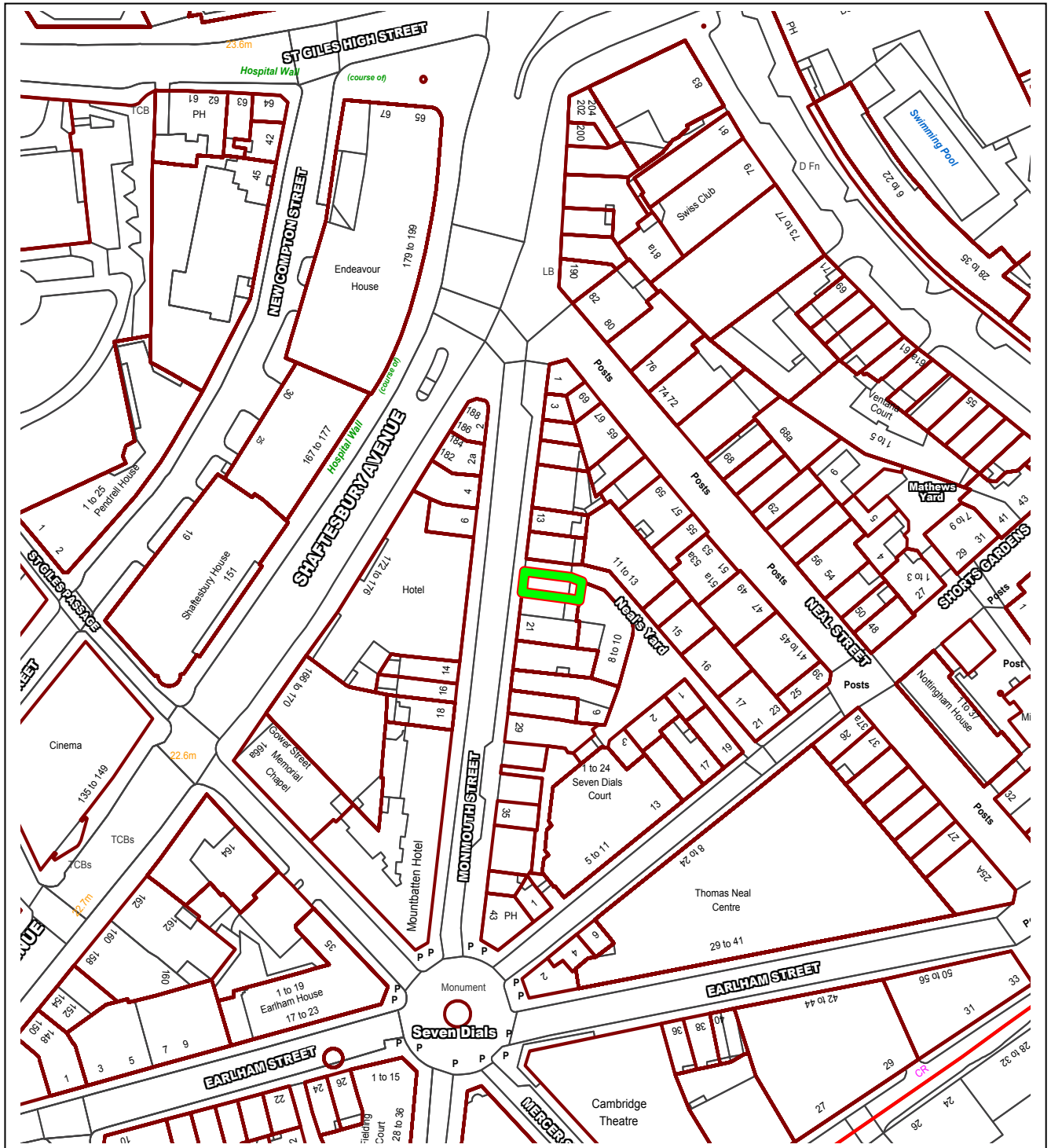


2020/0599/P – 17 Monmouth Street

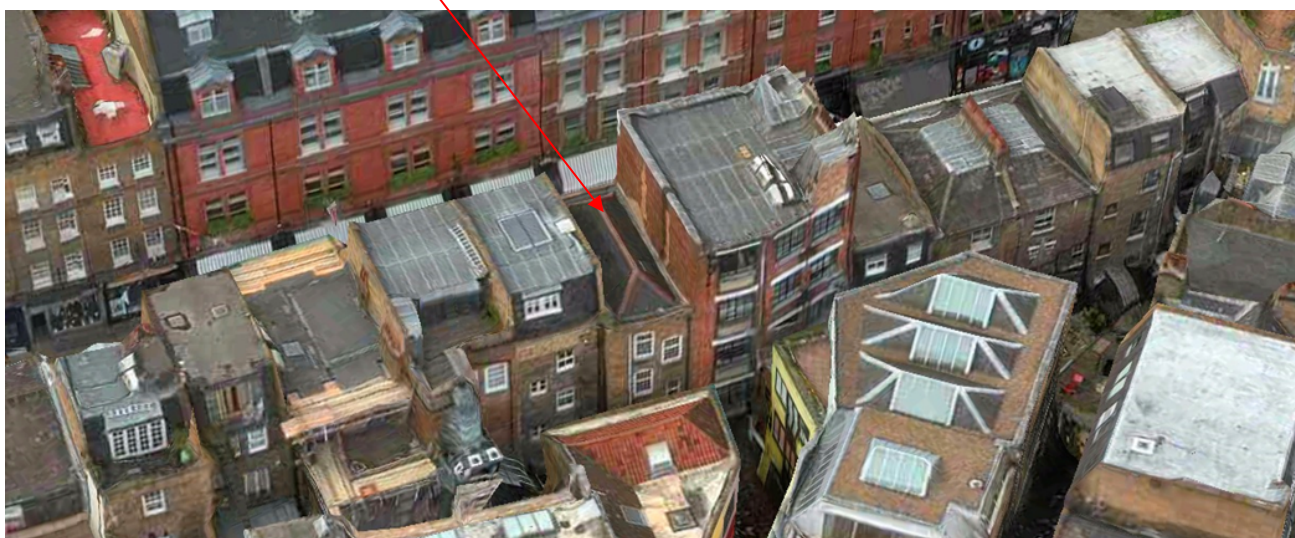


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1. Aerial view – front of 17 Monmouth Street



2. Aerial view – rear of 17 Monmouth Street



Delegated Report (Member's Briefing)		Analysis sheet		Expiry Date:		02/04/2020	
		N/A		Consultation Expiry Date:		12/04/2020	
Officer				Application Number(s)			
Patrick Marfleet				2020/0599/P			
Application Address				Drawing Numbers			
17 Monmouth Street London WC2H 9DD				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey roof extension and conversion of existing 3 bed flat to provide two new flats (Class C3) at first, second, third and fourth floor level.							
Recommendation(s):		Grant conditional planning permission subject to s106 legal agreement					
Application Type:		Full Planning Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses	03	No. of objections	03		
Summary of consultation responses:		<p>Site notice: displayed from - 13/03/2020 – 06/04/2020 Press notice: displayed from 19/03/2020 - 12/04/2020</p> <p>Three objections were received from neighbouring residents on Seven Dials Court and the following concerns raised:</p> <ol style="list-style-type: none"> 1. Don't think it's right that planning applications can go ahead at the present time given the national crisis and stay at home order. People can't easily see site notices. 2. Additional height will block light to the flats in Neal's Yard including 14-17. 3. Changing a family flat into two smaller ones is not good for the area. I would love to be able to stay in the area and have a child but there are few family flats in the area and this is removing yet another. 4. These flats will use on street rubbish (bags on street) on narrow pavements and make an existing problem worse in the area. 5. The cumulative effect of a series of small developments, each of which would on their own be acceptable, may be sufficiently harmful to make it necessary to refuse each one <i>There is a duty to consider</i> 					

material considerations (see s 70 (2) TCPA 1990).

Officer response

- 1. A site notice was displayed at the site in accordance with statutory requirements. Further, residents registered to our e-alert system will have been notified of the application and able to view all relevant documents on the Council's website.*
- 2. The amenity impact of the proposals are discussed in section 2.4 of this report.*
- 3. See section 2.2 for an assessment of the proposed unit mix.*
- 4. Waste disposal is discussed in section 2.5 of this report.*
- 5. The material considerations of the proposed development which in this case are the land use principle, design and amenity impact are discussed in the main body of the report below.*

Local Groups

The Covent Garden Community Association objected to the application on the following grounds:

- 1. Concerned about the incremental loss of family dwellings in the area.*
- 2. If the LPA is minded to allow an additional storey, then we ask you to require a 3 bedroom flat to be retained in this building. The addition of a studio flat at first floor level could make use of the extra space created, and still increase the yield for the applicant.*
- 3. Residents at 11-13 Neal's Yard have approached us with their concerns and, looking out from their windows, an additional storey would seem likely to have a material effect on their amenity.*
- 4. Although other buildings in the street have mansards, this does not support the case for adding one to number 17. Part of the charm of Seven Dials is the variation along the streetscapes, characterised by uneven roof forms that reflect the evolution of the area over 330 years.*

Officer response

- 1. See section 2.2 for an assessment of the loss of the three bed flat and proposed unit mix.*
- 2. The Council are required to assess the applications in the form they are submitted to them and make a balanced judgement as to the acceptability of the proposals based on adopted policies and guidance.*
- 3. The amenity impact of the proposals are discussed in section 2.4 of this report.*
- 4. The design impacts of the proposal are discussed in section 2.2 of this report.*

Site Description

The application site is located on the eastern side of Monmouth Street and relates to a four storey terraced property. The property comprises a retail unit at ground floor level with a three bed flat (Class C3) located on the floors above. The application concerns the upper floors only with the retail unit remaining untouched.

The property is located within the Covent Garden (Seven Dials) Conservation Area, it is not a listed building but is identified as making a positive contribution to the character of the surrounding conservation area.

Relevant History

Application site

No relevant planning history.

Relevant policies

National Planning Policy Framework 2019

The London Plan March 2016

London Plan – Intend to Publish Version 2019

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

H1 Maximising housing supply

H6 Housing choice and mix

H7 Large and small homes

TC2 Camden's centres and other shopping areas

T2 Parking and car-free development

Camden Planning Guidance 2018/2019

CPG Design

CPG Amenity

CPG Housing

CPG Developer's Contributions

Seven Dials Estate conservation area statement was adopted in 1998

Assessment

1 PROPOSAL

1.1 Planning permission is sought for the conversion of the existing 3 bed flat (Class C3) at the site to provide a 1 bed and 2 bed flat (Class C3) at the property. Permission is also sought for the erection of a single storey mansard roof extension to facilitate the proposed conversions works.

1.2 The proposed 1 bed flat would occupy the first and second floors of the property whilst the proposed two bed would occupy the third and newly created fourth floor at the site. The proposed roof extension would have a traditional mansard design with two dormer windows located in its front and rear elevations.

Revisions

1.3 During the course of the application the applicant has submitted an amended roof plan for the proposed extension to include a rooflight.

2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Land Use (Housing mix and standard of accommodation)
- Design and Conservation
- Amenity of neighbouring residential occupants
- Transport

2.2 Land use

Housing mix

2.2.1 Policy H7 of the Local Plan states that the Council will seek to ensure that housing development and the conversion of existing homes contributes to meeting the priorities set out in the Dwelling Size Priorities Table.

Table 1: Dwelling Size Priorities

	1-bedroom (or studio)	2-bedroom	3-bedroom	4-bedroom (or more)
Social-affordable rented	lower	high	high	medium
Intermediate affordable	high	medium	lower	lower
Market	lower	high	high	lower

2.2.2 The current application proposes to convert an existing 3 bed flat (high priority) into a 1 bed flat (lower priority) and a 2 bed flat (high priority). Therefore, whilst officers note the proposals would include the provision of a lower priority flat, they would retain a high priority 2 bed flat at the site which is welcomed.

2.2.3 Officers note the concerns raised with regard to the loss of the existing 3 bed flat. However, paragraph 3.197 of the Local Plan states that the Council, when considering the proportion of large homes appropriate within a specific development, will take account of any features that make the development particularly suitable for families and children. In this instance, the existing 3 bed unit is located at first second and third floor level which means parents would have to carry young children or prams/buggies up two flights of stairs to access the flat. There would also be no direct access to outdoor amenity space, which is preferable when looking to provide family sized dwellings. Therefore, no objection is raised to the loss of the three bed flat in this instance.

2.2.4 Furthermore, the proposals would create one additional residential unit at the site thus helping

the Council to maximise the borough's housing supply in accordance with the requirements of Policy H1 of the Local Plan. Furthermore, Policy TC2 of the Local Plan supports the development of housing within centres and Central London including above and below shops where this does not prejudice the town centre function and particularly the ability of the ground floor to be used for town centre uses. As stated above the existing ground floor unit would remain unchanged and unaffected by the proposals. The proposal is therefore considered acceptable in terms of residential mix.

Standard of accommodation

2.2.5 Policy H6 of the Local Plan states that the Council will expect all self-contained homes to meet nationally described space standards.

2.2.6 The proposed 1 bed 2 person (two storey) flat at first and second floor level would have a Gross Internal Area (GIA) of 63sqm, which would exceed the minimum 58sqm GIA prescribed in the national standards. The proposed 2 bed 3 person (two storey) flat would have a GIA of 71sqm which would exceed the minimum 70sqm GIA requirement for a dwelling of this size.

2.2.7 Both flats would be dual aspect and would receive good levels of natural light as a result. Given the above, the proposed dwellings are considered to be of an acceptable size and layout and would ensure a good standard of accommodation is provided. Officers note that no private amenity space would be provided for the proposed flats however, this is considered acceptable given this is a conversion of an existing building and there is no existing outdoor space at the site.

2.3 Design and conservation

2.3.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and 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.

2.3.2 With regard to roof extensions paragraph 4.6 of the Council's supplementary guidance document (Altering and Extending Your Home - 2019) describes mansards as: *A traditional type of roof extension normally associated with Georgian or Victorian buildings which have a front parapet wall and valley roof or flat roof structure behind. Where mansards are an established feature within a group of buildings or townscape, they will be considered as an acceptable addition.*

2.3.3 The size and scale of the proposed single storey roof extension is considered to represent a subordinate addition that would not harm the original design and proportions of the host building. Further, the proposed flat top extension would have 70 degree roof slopes to the front and rear as well as two equally sized dormer windows which generally align with the existing windows on the facades below. The proposed extension would be clad in hung slate tiles to maintain a traditional appearance, which is welcomed. As such, the size and design of the proposed mansard roof extension is not considered to have a significant impact on the character and appearance of the host building.

2.3.4 Officers note the concerns raised from local residents and the CGCA regarding the impact of every property in the street having a mansard, which will cumulatively detract from the varied small grain character of Seven Dials. However, the majority of the neighbouring properties along this side of Monmouth Street have existing mansard roof extensions of varying size and design, which are considered to form an established characteristic of the area. Therefore, the proposed extension is considered to continue a pattern of development that would help to reunite this group of buildings and wider townscape.

2.3.5 Notwithstanding this, whilst the majority of neighbouring properties have mansards, they all vary in height and design, due to the varied composition of the original buildings in the street, and create the heterogeneous character residents are keen to maintain. As such, given that the site and

neighbouring property at No.19 are almost identical in appearance and read as pair, officers raise no objection in continuing the pattern of development across at roof level in the form of a mansard extension as it is not considered to harm the existing form and character of the terrace. Furthermore, the proposed extension would be set behind the existing parapet at the site and well below the taller adjoining building at No.15, and would not read as prominent addition in the street as a result.

2.3.6 Given the above, the proposed roof extension is not considered to cause harm to the character of the surrounding conservation area, particularly given the prevalence of similar roof alterations in the street.

2.3.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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 size, scale and design of the proposed alterations would not cause harm to the character and appearance of the South Hampstead Conservation Area.

2.4 Amenity of neighbouring residential occupants

2.4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.4.2 Officers note the concerns that have been raised with regard to the impact the proposed extension would have on the amenity of neighbouring properties to the rear in Neal's Yard in terms of loss of light and outlook. As stated above, the application site is currently flanked either side by buildings that are at least a storey taller than the host building at No.17. To this end, the part infill of this gap with a mansard roof extension is not considered to represent an oppressive alteration that would harm the amenity of properties to the rear, particularly as the extension would still be set well below the top of the adjoining building at No.15 and slightly below the neighbouring roof extension at No.19. Furthermore, the rear roof slope of the extension would angle away from the neighbouring properties in Neal Yards, thus reducing the impact on the amenity of these properties further.

2.4.3 It is also important to note that Covent Garden is a very congested and densely developed part of the borough, with neighbouring properties and windows located in very close proximity to each other. The proposed roof extension would not bring the existing property any closer to the neighbouring properties in Neal's Yard and as such, is not considered to significantly intensify the existing close relationship between properties.

2.4.4 The windows of the proposed extension would share the same outlook as the existing windows in the front and rear facades and would not exacerbate current levels of overlooking as a result.

2.4.5 Given the above, the proposed alterations are considered to have an acceptable impact on neighbouring amenity in terms of light, outlook and privacy.

2.5 Other

Transport

2.5.1 Policy T2 of the Local Plan states that the Council will limit the availability of parking and require all new residential developments, in the borough to be car-free.

2.5.2 The current application would create two new flats at the site, at first, second, third and fourth floor level. As such, both of the proposed new flats would be secured as car-free units via a s106 legal agreement.

Cycle parking

2.5.6 To accord with the requirements of the Local Plan and London Plan a total of three cycle parking spaces would need to be provided at the site for the proposed one and two bed flats. However, officers note that this is a constrained site, in the Central London area, with limited space to accommodate cycle parking for the flats. Notwithstanding this, the proposals include two wall mounted bike racks in the communal hallway at first floor level, which is considered acceptable in this instance.

Waste

2.5.8 The waste removal arrangements at the site would remain as existing. There are daily domestic waste and recycling collections along this part of Monmouth Street which would ensure any waste from the proposed flats would not be left out on the street for long. Further, the proposed 1 bed 2 person and 2 bed 3 person flats are not considered to be dwelling sizes that would generate significant levels of waste beyond those that would have been created when the site was in occupation as a three bed flat.

3 Recommendation

3.1 Grant conditional planning permission subject to s106 legal agreement

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th July 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: 2020/0599/P
Contact:
Tel: 020 7974
Date: 30 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

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

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:
17 Monmouth Street
London
WC2H 9DD

Proposal:
Erection of single storey roof extension and conversion of existing 3 bed flat to provide two new flats (Class C3) at first, second, third and fourth floor level.

Drawing Nos: E01, E02, E03, P01, P02, P03, P04, P05A, P06, P07, cover letter dated 05/02/2020

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 policy 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: E01, E02, E03, P01, P02, P03, P04, P05A, P06, P07, cover letter dated 05/02/2020

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.

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 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.

- 4 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.

- 5 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.

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