

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>09/12/2019</b>
		N/A		<b>Consultation Expiry Date:</b>	11/11/2019
<b>Officer</b>			<b>Application Number(s)</b>		
Rachel English			2019/4825/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Raglan House 1 Raglan Street London NW5 3DB			See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Change of use from day centre (Use Class D1) to create residential dwellings (Use Class C3). Erection of new first floor side extension and two storey side infill extension on Anglers Lane; Installation of dormer windows; insertion of new doorways at ground floor level and associated minor alterations to the railings.					
<b>Recommendation(s):</b>		<b>Grant Subject to conditions and a Section 106 Legal Agreement</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	13	No. of objections	03
			No. Electronic	00		
Summary of consultation responses:	Site notices displayed around the site from 21 <sup>st</sup> October 2019 until 11 <sup>th</sup> November 2019					
	10 letters of support from the following addresses: 4, Flat 1 8, 10, 12, 14, 21, 22, 28, 30 and 34 Raglan Street.					
	3 objections received from the owners and occupiers of 26 Anglers Lane with the following objections below. Following design revisions, <b>all three objections have subsequently been withdrawn in January 2020.</b>					
	1) Loss of privacy – The proposed dormers at second floor level will affect the privacy of the roof terrace of number 26 Anglers Lane.					
	2) The proposal will effectively convert 26 Anglers Lane from a detached house into a semi-detached house.					
	3) 26 Anglers Lane is considered to be a unique architect designed house and now the proposals for Raglan House copy the design. This would result in the diminution of the individuality and integrity of the design of 26 Anglers Lane and harm the streetscene.					
	4) The proposed new two story infill house should be set further back, so that it is differentiated from our house. This will allow for the parapet from our roof terrace and the wraparound of timber of our wall to be retained. Otherwise it would seem we would be forced to remove both.					
	5) There will be considerable disturbance due to works and the fact that all lorries will exit via Anglers Lane/Kentish Town High Street and will generate noise and dust in the vicinity. The bedrooms of our house are on the ground floor of our building. We will not be able to open windows whilst the building works are happening and there will be considerable noise.					
	6) There may be a loss of light to the roof terrace					
	7) There must be a void before a new wall is built adjacent to 26 Anglers Lane with extra insulation because we have our bedroom on the ground floor that is next to the proposed neighbours sitting room. Conversely our sitting room upstairs is next to the bedroom of the new house.					
	8) The access to the green roof for the proposed new house must not become an access that allows people up on the roof to use as a roof terrace as this would certainly affect our privacy.					
	9) In the proposed roof plan dated 16/10/2019 proposed North and South Elevation, it mis-labels our house as 28 Anglers Lane. We are in fact 26 Anglers Lane.					

**CAAC/Local groups  
comments:**

Kentish Town Neighbourhood Forum supports the application for the following reasons:

1. The existing building is to be retained - as a "locally listed building" (proposed by local people), this is important.
2. The removal of the first floor conservatory at the southern end and reinstatement of this part of the building to match the northern end is welcome. It makes full use of the site for residential purposes.
3. In our view it complies with Policy D3 Design in the Kentish Town Neighbourhood Plan
4. The creation of houses (rather than flats which is often the default option) is welcome. As it is immediately adjacent to the Inkerman Conservation area, the type and colour of materials is important.
5. We understand that the existing windows are to be replaced. To reduce any negative impact on the Conservation Area, we ask that these be replaced with timber windows. All replacement and new external doors should also be of timber.
6. Can appropriate space be provided for the location of recycling and waste bins?
7. The three trees immediately outside the site are to be retained.
8. The proposed scheme is far superior to the lapsed scheme for 5 flats granted to the previous owner Camden Council.

Officer response

1. – 4. – Noted

5. – The proposed windows would be timber. A condition is added requiring further details

6. – The proposals have been revised so that waste storage would be located in front of the dwellings.

7. and 8. – Noted

Historic England (GLAAS)

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary.

## Site Description

The site contains a two storey institutional building dating back to 1937, located just outside the Inkerman Conservation Area. The building is locally listed which describes it as an: *“Early 20th century building purpose built as a mother and baby clinic/ward by St Pancras Borough Council in 1937. In grey brick with red brick dressings and a brown brick base the building originally had single storey bays at either end; the northern bay has since been built in a style broadly sympathetic with the main building. Steeply pitched clay tiled roof with overhanging eaves and multi paned timber sash windows. Interesting appearance due to its form and use of materials; relates very well to the scale and character of surrounding area.”*

The Local List also identifies the building to be of historical and townscape significance. The building is located within the Kentish Town Neighbourhood Area and the site is located in an Archaeological Priority Area (tier 2). The western side of Raglan Street is included within the Inkerman Conservation Area which is lined on this side by Victorian terraced houses. Raglan House itself, along with the rest of the east side of Raglan Street falls outside of the conservation area.

The building was formerly used by the Council as a care home for dementia sufferers and therefore the lawful use of the building is Use Class D1. A site visit demonstrated that the building is vacant save for occupation by a few residential guardians.

Immediately to the east of the site is a two storey single family dwellinghouse at 26 Anglers Lane. This was given permission in 2013. Further east from the site along Anglers Lane is where the Kentish Town designated Town Centre commences. The buildings which back onto the application site form part of the Town Centre and front onto Kentish Town Road. Its northern boundary adjoins the entrance to an industrial yard, and on the opposite side of this is a local authority housing block.

## Relevant History

### Application site

2013/6025/P - Planning permission was granted subject to a S106 legal agreement on 18/06/2014 for the change of use of existing day centre (Class D1) to provide 5 (1 x 1 bed and 4 x 2-bed) residential flats (Class C3) and associated external works including the demolition of the existing first floor conservatory to provide private amenity space. This permission was not implemented and has now lapsed.

### 26 Anglers Lane

2013/5168/P - Planning permission was granted subject to a S106 legal agreement on 11/10/2013 for demolition of existing single storey retail unit (class A1) and erection of a two storey dwelling house, including a roof terrace and associated privacy screen (Class C3). This permission has been implemented.

## Relevant policies

### **London Borough of Camden Local Plan 2017**

Policy H1 Maximising housing supply  
Policy H4 Maximising the supply of affordable housing  
Policy H6 Housing choice and mix  
Policy H7 Large and small homes  
Policy H8 Housing for older people, homeless people and vulnerable people  
Policy G1 Delivery and location of growth  
Policy C2 Community facilities  
Policy C6 Access for all  
Policy A1 Managing the impact of development  
Policy A3 Biodiversity  
Policy CC1 Climate change mitigation  
Policy CC2 Adapting to climate change  
Policy CC3 Water and flooding

Policy D1 Design  
Policy D2 Heritage  
Policy DM1 Delivery and monitoring  
Policy T1 Prioritising walking, cycling and public transport  
Policy T2 Parking and car-free development  
Policy T3 Transport infrastructure

### **Camden Planning Guidance**

Access for All CPG - March 2019  
Air Quality CPG - March 2019  
Altering and extending your home CPG - March 2019  
Amenity CPG - March 2018  
Biodiversity CPG - March 2018  
Community uses, leisure and pubs CPG - March 2018  
Design CPG - March 2019  
Developer Contribution CPG - March 2019  
Energy efficiency and adaptation CPG - March 2019  
Interim Housing CPG - as amended March 2019  
CPG 2 Housing - as amended March 2019  
Planning for health and wellbeing CPG - March 2018  
Transport CPG - March 2019  
Water and flooding CPG - March 2019

### **Camden's Local List 2015**

#### **Kentish Town Neighbourhood Plan September 2016**

D3 – Design Principles  
D4 – Non-designated heritage assets  
GO3 – Biodiverse habitats

### **NPPF 2019**

#### **London Plan 2016**

#### **London Plan (Intended to Publish) 2019**

## Assessment

### Proposal

Planning permission is sought for the change of use from day centre (Use Class D1) to create 6 (3 x 2 bed and 3 x 3-bed) residential dwellings (Use Class C3). Also proposed is the erection of new first floor side extension in the place of an existing first floor conservatory and a two storey side infill extension on Anglers Lane. Five dormer windows would be installed in the rear roofslope and three dormer windows would be installed into the front roofslope. There would be new doorways inserted at ground floor level and associated minor alterations to the railings. The proposals would involve removal of the existing single storey rear extensions in order to create rear gardens.

Revisions received during the course of the application. These involve:

- The bay windows at rear ground floor level have been removed to provide more garden/amenity space
- The design of the dormer windows revised adding thickness to cheeks and flat topped roofs.
- Aligning the dormers at the rear to follow the windows below, and reduction in width.
- In House 2, clarification sought on the existing two storey rear extension and the changes to the roof.
- Proposed locations of flues, rainwater goods, soil and vent pipes shown
- Clarification on the existing arrangement of the north elevation and existing boundary conditions
- The building line of house 6 has been set back in plan and the façade simplified
- Details of railings on the proposed front elevation or gates submitted.
- Clarification on the brick colour (drawing notes dark grey) and the roof materials for the first floor extension to the locally listed building.
- Clarification on the right hand corner on the Raglan Street elevation – plans and elevation drawings do not match.
- Creation of external wheelie bin storage
- Garden fence between house 5 and house 6 altered to provide house 5 with more reasonable garden space.

## Assessment

### Land use

The Council sold the site in September 2019. The building was last used as a care facility in August 2017. Planning permission was granted for the residential use in 2014 however this permission has now expired and was not implemented. The applicant has submitted a justification for the loss of the previous D1 care use as that is the lawful use of the building. Policy H8 of the Camden Local Plan applies and the planning statement discusses how the building was used and where the previous care use has been relocated to in line with the criteria of policy H8. The care facility was relocated to an older people's hub at Kingsgate Resource Centre in Kilburn. There is no objection to the principle of housing in this location.

Policy H1 of the Local Plan aims to secure a sufficient supply of homes to meet the needs of existing and future households and will seek to exceed the target for additional homes in the borough by regarding self-contained housing as the priority land use of the Local Plan. The current proposal would create six new residential dwellings at the site which is considered acceptable in land use terms subject to the justification of the loss of care facility.

### Affordable housing

Under policy H4 of Camden Local Plan 2017, the Council requires contribution towards affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA (Gross Internal Area) or more. The affordable housing contribution is calculated as a sliding target as a percentage of floor area starting at 2% for one home

(measures as 100sqm GIA) and increasing by 2% for each additional 100sqm of GIA added to capacity. In accordance with policy H4 in this instance the Council are accepting a payment-in-lieu of affordable housing. A contribution of £160,189.85 is required. This is calculated as the proposed GIA is 513.97sqm which means capacity for 5 new homes = 10% target x sqm (the GEA is 604.49sqm) = 60.49 x multiplier £2650 = £160,189.85. This is in accordance with IH6 of Interim Housing CPG. 604.49sqm.

### Housing Mix

The proposals include provision of 3 x 2-bed units and 3x3-bed units. This is welcomed under policy H7 Large and Small Homes where the dwelling size priorities table puts 2-bed and 3-bed units as high priority.

### Quality of accommodation

Policy H6 seeks to ensure that all self-contained homes meet the Nationally Described Space standards. All units would meet or be very close to meeting the minimum gross internal floor areas. Only unit 5 does not meet the requirement by just 0.25sqm, however, the layout is considered acceptable in this instance. All the proposed residential units would all be dual or triple aspect units. The conversion is therefore considered to provide a good internal standard of accommodation and affords each unit access to valuable outside amenity space within a constrained site.

### Amenity

Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan Document is supported by CPG (Amenity). The proposed two storey side extension would abut the boundary with number 26 Anglers Lane. The flank wall of number 26 Anglers Lane is a blank façade. The extension would not block any windows or protrude further than the building line of the dwelling at 26 Anglers Lane therefore there would be no loss of light for this property. Concerns were originally raised by the occupiers of number 26 Anglers Lane about the possibility of a loss of privacy to the dwellinghouse however subsequently withdrawn due to design revisions. The proposed rear dormer windows would be located at an oblique angle from the rear windows of number 26 Anglers Lane therefore would not give rise to an unacceptable loss of privacy. The proposed green roof would not be used as a terrace and a condition is recommended that ensures that the roof is accessed for maintenance only. Whilst the proposed use would differ from the care home use, the residential use would likely give rise to a similar amounts of comings and goings and would not give rise to any further overlooking to properties across Raglan Street than existed with the former use. The proposed extensions would not give rise to any adverse impact in terms of loss of light for occupants of residential occupiers in dwellings opposite the site on Raglan Street or Anglers Lane.

### Design and heritage

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Camden's Local Plan Document is supported by CPG Design.

The proposal includes the introduction of three dormers on the front roof slope. Following revisions to the alignment and size these are now considered to be sympathetic and appropriate additions for the age and character of the building. The dormers carefully integrate into the building, and also retain the overall integrity of the roof form. The rear dormers have been revised so that the cheeks have align with guidance in Camden Planning Guidance (Altering and extending your home).

The proposed removal of the incongruous first floor side conservatory and rear extensions is

supported and encouraged. The replacement first floor extension would be sufficiently subordinate and appropriately designed with a pitched roof in matching materials to the host building.

The proposed link extension on the Anglers Lane facade appears to be sufficiently subservient in scale to the host building. Paragraph 7.10 of D1 Design states that “alterations and extensions should be carried out in materials... that complement or enhance a building”. Following Officer advice the design has been revised so that it is set back from the front building line of number 26 Anglers Lane and from the side façade boundary line of Raglan House. This will ensure that the extension appears sufficiently subordinate to the locally listed heritage asset and does not detract from the appearance of the host building nor the adjacent number 26 Anglers Lane. The proposed extensions would be appropriate additions to the locally listed building in line with policies D1 and D2 of the Camden Local Plan.

The treatment of the front doors as well as the railings and front boundary treatment is important to maintain the appearance of the building. This is order to preserve the character and appearance of the locally listed heritage asset. Further details of these are required by conditions. The proposals also involve a green roof at first floor level which is encouraged. Detailed drawings have been submitted however the Council seeks to ensure that details of a maintenance plan and substrate are submitted by condition.

A condition is added to remove permitted development rights from the new dwellings. The purpose of this is to ensure that the locally listed building retains its appearance and the Council is notified of any physical works that could affect the character and appearance of the building. An informative suggesting that a detailed written and photographic building record to Level 3 as set out in the 2016 Historic England publication ‘Understanding Historic Buildings’ is set out.

Bin stores have been designed into the scheme to ensure that these will not bring about clutter in the street. Detailed drawings are required by condition to ensure that the bin stores and railings for each dwelling are appropriately designed and detailed.

Policy D3 of the Kentish Town Neighbourhood Plan seeks to ensure that proposals are well integrated into their surroundings and reinforce and enhance local character. The proposed works would be appropriately sensitive additions to the building whilst respecting the character of the building and bringing this undesignated heritage asset back into use. The proposals would be in line with the aims of policies D3 and D4 of the Kentish Town Neighbourhood Plan and policies D1 and D2 of the Camden Local Plan.

#### Highways, transport and construction impact

Due to the corner position and lack of onsite storage area, direct road access, construction for this site is likely to be challenging. As a result a Construction Management Plan (CMP) is required and would be secured by S106 legal agreement. A CMP support contribution of £3,136 is required for monitoring of the Plan.

A highways contribution is sought to allow the Council to repair any damage to the public highway in the general vicinity of the site as a result of the construction works. £2,840.03 is required to be secured via S106 legal agreement to pay for like for like replacement of the footway as a result of damage caused by construction.

There is no onsite parking and the proposed residential dwellings to be created would be secured as car-free in accordance with Policy T2 whereby residents would not be able to apply for on-street parking permits.

The proposal makes some provision for cycle storage with two cycle storage spaces inside each dwelling. Whilst these are not strictly in accordance with Policy T1 of the Camden Local Plan and the CPG as they are located in a cupboard under the stairs these are considered appropriate as this is the conversion of an existing building and the site is constrained with limited outdoor space. There is a bike hangar immediately outside the site which could facilitate any further requirement for bike



storage.

### Sustainability and Energy

A Sustainability Statement has been submitted which demonstrates appropriate measures such as a green roof to improve drainage and promote biodiversity. The submitted Energy Statement how the energy hierarchy has been applied to make the fullest contribution to CO2 reduction. This is in accordance with policy CC1 of the Camden Local Plan.

### Trees

An arboricultural report has been submitted that confirms that no street trees would be harmed as a result of the proposals. The protective hoarding will be erected during construction to prevent damage to stems of the three street trees and will be erected prior to commencement of any works on site. They will remain in position throughout the works and will only be removed following completion.

### Land contamination

As the site has the potential for land contamination a Desk Study/Preliminary Risk Assessment Report has been submitted by Jomas Associates Ltd. The Council's Environmental Health team have assessed the report and agree with the following recommend that an intrusive investigation be submitted by condition to confirm the geotechnical parameters for the foundation design. The investigation should also assess the risk from soil contaminants to all identified receptors. If required a remediation strategy should be submitted. Soils in Camden typically contain elevated concentrations of certain heavy metals. Therefore, as the change of use includes landscaping to provide private gardens the risk of exposure from soils with or without home grown produce (which ever applies) needs to be demonstrated so that the proposal is suitable for use.

Due to the age of the building there is the potential for asbestos containing materials (ACMs) may have been used in construction and/or maintenance. An informative is added advising the applicant of this and that if an up- to-date asbestos register is not available, it is recommended that an asbestos survey is undertaken so that any ACMs present can be managed accordingly to protect occupiers/construction/demolition workers.

### Summary of Section 106 Planning Obligations

The following section 106 planning obligations and conditions are required:

- 1.0 Car free development
- 2.0 Construction Management Plan and associated Implementation Support Contribution of £3,136
- 3.0 Highways Contribution of £2,840.03
- 4.0 Affordable housing contribution payment in lieu

### Recommendation

Grant conditional planning permission subject to conditions and a S106 legal agreement