

Delegated Report		Analysis sheet		Expiry Date:		24/05/2016	
		N/A		Consultation Expiry Date:		04/05/2016	
Officer				Application Number			
Anna Roe				2016/0251/P			
Application Address				Drawing Numbers			
10 Sandwell Crescent, London, NW6 1PB				Please refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Conversion of property with 3 residential flats into 4 selfcontained flats and various external alterations including erection of front dormer and L-shaped rear dormer/roof extension with projecting balcony.							
Recommendations:		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Reasons for Refusal:		Refer to Draft Decision Notice					
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice 13/04/2016 – 04/05/2016 Newspaper advertisement 07/04/2016 – 28/04/2016					
CAAC comments:		West End Green CAAC- no response					

Site Description

The application site comprises a two storey terraced house (with cellar and attic).

The area is characterized as residential and consists of Victorian houses with traditional brick facades notable for their regularity of detail.

The property is located in the West End Green conservation area and is identified as making a positive contribution to the character and appearance of the conservation area. It is notable as its 'remaining original roofscape curve forms an interesting view seen from West End Lane'.

In their design and access statement the applicant states that the property was previously in use as several flats/bedsits with their own shared facilities and later converted back into a family home in a maisonette with two flats/bedsits on the upper floors; however this is not supported by either planning or council tax records. The last known use is as a single family dwelling, but the plans show a layout as 3 separate flats, each with their own kitchen and bathroom on 3 floors, and a site visit showed that there are several kitchens and bathrooms around the property, indicating that it was probably used as 3 non-s/c flats. It is assumed, on the balance of probability from the evidence available, that the property has been lawfully used as 3 separate dwelling units.

Relevant History

Application Site

8700811 - Formation of a two-bedroom maisonette at ground and basement floors, a two-bedroom flat at first floor level and a one-bedroom flat at second floor level including the erection of a ground floor rear extension. Granted 07/10/1987.

TP/11030/9344 - The erection of an extension to the Hampstead Synagogue on the sites of Nos. 7, 8, 9 and 10 Sandwell Crescent, Hampstead, to be used as a synagogue hall with ancillary offices and five self-contained flats and the formation of a new means of access to the highway. Conditional 05/10/1959.

Neighbouring Properties

5 Sandwell Crescent NW6

9301536 - Erection of rear dormer extension at roof level. Granted 27/05/1994.

7 Sandwell Crescent

2014/5152/P - Erection of a single storey replacement extension at basement level. Increase in height to existing rear closet wing extension. Enlargement of existing rear dormer and construction of additional dormer window with Juliet balcony. Repositioning the existing roof-lights on the front elevation. Lowering of the floor level in the existing light-well and front basement room and installation of new stairs/steps to pavement level. Repositioning of existing front windows at basement level, with associated works to outside spaces. Granted 10/11/2014.

5 Sandwell Crescent

2015/4129/P - Erection of rear dormer window at existing flat. Granted 14/09/2015.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

Camden LDF Core Strategy 2010

CS1 Distribution of growth
CS5 Managing the impact of growth
CS6 Providing quality homes
CS11 Promoting sustainable and efficient travel
CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP2 Making full use of Camden's capacity for housing
DP5 Homes of different sizes
DP6 Lifetime homes and wheelchair homes
DP17 Walking, cycling and public transport
DP18 Parking standards and limiting the availability of car parking
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Fortune Green and West Hampstead Neighbourhood Plan, September 2015

Policy 1 Housing
Policy 2 Design and Character
Policy 3 Safeguarding and enhancing Conservation Areas and Heritage Assets
Policy 7 Sustainable transport

Camden Planning Guidance

CPG1 Design, 2015, chapter 11
CPG6 Amenity, 2011, chapter 4

West End Green Conservation Area Appraisal and Management Strategy, 2011

Assessment

1. Proposal

- 1.1 Planning permission is sought for the conversion of the house into 4 flats (1 x 2 bed, 1 x studio and 2 x 1 bed), the erection of a front dormer, L shaped rear dormer/roof extension, with balcony and insertion of 3x rooflights to the front roof slope and 4x rooflights to the rear.
- 1.2 The proposed front dormer would measure 1.77 metres wide x 1.83 metres high x 1.62 metres deep. The proposed L-shaped rear dormer/roof extension would measure 5.89 metres wide x 9.06 metres deep x 2.55 metres high and would cover almost the entirety of the main roof and that of the outrigger.
- 1.3 The dormer would be hung with slate tiles, to match the existing roof.

2. Assessment:

2.1 The principle considerations material to determining the application are as follows:

- Principle of development
- Living standards of future occupiers
- Transport
- Design – the impact on the character of the host property and the wider area;
- Amenity - the impact on the amenity of adjoining occupiers.

3. Principle of conversion

- 3.1 Policy CS1 (Distribution of growth) promotes efficient use of land and buildings in Camden and supports growth in accessible locations. Policy CS4 (Areas of more limited change) sets out Camden's overall approach to ensure that developments in areas of more limited change respects the character to its surroundings, conserve heritage and important features and provide environmental improvements.
- 3.2 The Council's position with regards to the provision of housing is set out in Policies CS6 (Providing quality homes) and DP2 (Making full use of Camden's capacity for housing) whereby the Council seeks to maximise the supply of additional homes in the borough.
- 3.3 Given the existing situation where the building appears to have been converted into a number of flats, all effectively selfcontained with their own facilities but sharing communal hallways, the principle of a conversion to a number of proper selfcontained flats is considered to be acceptable. The mix of flats (1 x 2 bed, 1 x studio and 2 x 1 bed) is acceptable as it has a good ratio of high priority 2 bedroom units.

4. Living standards of future occupiers

- 4.1 The Department of Communities and Local Government (DCLG) has set minimum space standards to ensure rooms are large enough to take on varying uses. The overall floor space in new dwellings should meet the minimum standards set out in 'Technical Housing Standards – Nationally Described Space Standard' 2015.
- 4.2 The proposed units will meet these space standards. The one exception is proposed flat 2 in the rear wing comprising a separate living space and bedroom on 2 floors which is measured at 28sqm and would not meet the minimum gross internal floor area of 37sqm for a one bedroom, one person unit detailed within DCLG Technical Housing Standards, let alone the standard of 58sqm for a 2p 1 bed unit on 2 floors. This shortfall is significant and serious enough to form a reason for refusal.
- 4.3 The existing building does not have step-free access to the flats within and therefore the Proposal would not meet all of the requirements of Part M4(2) of Building Regulations;

however it is considered acceptable as the proposal for conversion of an old house will not worsen the situation in relation to accessibility.

5. Transport

- 5.1 The application form and supporting information suggests that cycle parking facilities would not be provided. The proposal in the absence of cycle parking facilities is contrary to Core Strategies CS11 and CS19 and Development Policy DP18 as it would fail to encourage cycling as a sustainable and efficient mode of transport. The proposal would need to provide 5 covered, fully enclosed, secure and step-free cycle parking spaces to comply with the minimum requirements of Camden and London Plan cycle parking standards.
- 5.2 The site has a PTAL score of 5, which indicates that it is accessible by public transport. Furthermore, there are only a small number of residential parking bays in the vicinity of the site. In line with Development Policy DP18 - Parking Standards and Limiting the Availability of Car Parking, the development should be car-free, i.e. the future occupants will be unable to obtain parking permits from the Council. This would have been secured through a S106 legal agreement if the proposal had otherwise been acceptable.

6. Principle of front and rear dormer extensions

- 6.1 Paragraph 5.11 of Camden's Planning Guidance (Design) states that 'dormers should not be introduced where they interrupt an unbroken roofscape'.
- 6.2 The proposed site is not considered to be within an unbroken roofscape as there are a proliferation of small rear dormers on the neighbouring properties, including nos. 5 and 7 Sandwell Crescent, and three small front dormers. As such, the addition of rear dormers is considered acceptable in principle here; however there is no precedent set for front dormers here as discussed below so the principle of dormers at front is unacceptable.

7. Detailed Design

- 7.1 Policy CS14 aims to ensure the highest design standards for developments. Similarly, policy DP24 states that the Council will require all developments to be of the highest standard of design and respect the character, setting, form and scale of neighbouring properties and character and proportions of the existing building.
- 7.2 Guidance in CPG1 states roof dormers should be sensitive changes maintaining the overall structure of the existing roof form. The proposed shaped rear dormer/roof extension fails to comply with the guidance in CPG1.
- 7.3 The rear dormer is contrary to requirements set out in the guidance relating to the size of dormers; they should 'appear as separate small projections on the roof surface' (section 5.11d of CPG1). The rear dormer is excessively large and prominent, being almost full-width on the rear roofslope and forming a wrap-around onto the rear wing; owing to its width, height and resulting bulk, it is not submissive to the host building.
- 7.4 The proposed dormer does not leave the minimum 500mm gap between the ridge, eaves and hip (as required in section 5.11d of CPG1). The rear projection would therefore appear unduly bulky and overwhelm the host property.
- 7.5 The surrounding residential dwellings have examples of rear roof dormer extensions; however the neighbouring rear dormers are significantly smaller than that proposed.
- 7.6 With regard to the proposed projecting balcony, this is considered obtrusive and overly bulky forming unwelcome visual clutter at roof level. Furthermore in relation to the doors at roof level, 'in form, scale and pane size, dormer windows should relate to the façade below and the surface area of the roof' (CPG1, section 5.11d). The proposed fenestrations fail to achieve this as they are generally wider than the existing windows on the rear elevation below.
- 7.7 With regard to the front dormer, guidance in the West End Green Conservation Area Appraisal and Management Strategy (adopted February 2011) states that 'extensions to front roof slopes are likely to break the important, regular composition of the roof lines and so

harm the appearance of the conservation area’.

- 7.8 The neighbouring residential dwellings have examples of front dormer roof extensions providing some context for the proposed development; however there is no record of planning permission for these, and they are not considered to set a precedent for future dormers here. On balance the existing context of the neighbouring front roof dormer extensions are not considered high quality examples of development to replicate. Furthermore, the proposed front projection is considered to conflict with the existing architectural roof element (turret) and would create clutter in the roofscape.
- 7.9 The three proposed rooflights on the front roof slope follow a run of similar rooflights and therefore will not appear out of keeping with the character or appearance of the street scene. The various other minor alterations and new windows at rear are acceptable also.
- 7.10 In conclusion the front and rear dormers will harm the character and appearance of the host property, terrace of adjoining properties, the streetscene and overall Conservation Area. 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.

8. Neighbour amenity

- 8.1 Policy CS5 seeks to protect the amenity of Camden’s residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 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, daylight and sunlight.
- 8.2 The proposed roof extensions would not extend forward of the existing eaves or above the roofline so would not affect daylight or sunlight to neighbouring properties.
- 8.3 The proposed windows within the new dormers would not increase the opportunity to overlook neighbouring properties over and above that from existing windows.
- 8.4 The majority of the buildings in the area are in residential use. It is considered that given the very modest increase in residential accommodation, the impact on neighbouring occupiers in terms of noise and nuisance would be limited, particularly given the adjacent residential properties.

9. Refuse Planning Permission

- 9.1 Refuse Planning Permission on grounds of inadequate size of flat, lack of cycle parking and S106 on car-free housing, inappropriate size and location of front and rear dormers and balcony.