

ADDRESS: 74 Amhurst Park - London - N16 5AR	
WARD: New River	REPORT AUTHOR: Colin Leadbeatter
APPLICATION NUMBER: 2008/0956	VALID DATE: 04/06/2008
DRAWING NUMBERS: 3074(PL)100 Rev A, 101 Rev A, 107 Rev B, 104 Rev A, 105 Rev A, 106 Rev A, 200 Rev A, 102 Rev B, 103 Rev B, 201 Rev A, 300 Rev A, 202 Rev A, 203 Rev A, 3074(EXIST)300, 3074(EXIST)103, 3074(EXIST)104, 3074(EXIST)200, 3074(EXIST)201, 3074(EXIST)202, 3074(EXIST)203, 3074(EXIST)100, 3074(EXIST)101, 3074(EXIST)102.	
APPLICANT: Bellview Charitable Trust Venture House Arlington Square Downshire Way Bracknell Berkshire RG12 1WA	AGENT: Pegasus Planning Group Venture House Arlington Square Downshire Way Bracknell Berkshire RG12 1WA
PROPOSAL: Conversion of existing residential premises to create 8 self contained units comprising (7x1 bedroom flats and 1x4 bedroom flat) together with excavation and the erection of a rear extension at lower ground floor below lower ground floor and ground floor levels with lower ground floor balcony: erection of rear and side dormer windows and the provision of cycle stand and bin stores to the front	
POST SUBMISSION REVISIONS: Minor amendment to the design of the proposed dormer roof extension to the side elevation.	
RECOMMENDATION SUMMARY: GRANT CONDITIONAL PLANNING PERMISSION.	

ANALYSIS INFORMATION

ZONING DESIGNATION:	(Yes)	(No)
CPZ	X	
Conservation Area		X
Listed Building (Statutory)		X
Listed Building (Local)		X
DEA		X

LAND USE DETAILS:	Use Class	Use Description	Floorspace
Existing	C3	Residential	
Proposed	C3	Residential	

RESIDENTIAL USE DETAILS:	Residential Type	No of Bedrooms per Unit				
		1	2	3	4	5+
Existing	6	4	0	2	0	0
Proposed	Flats	7	0	0	1	0
	Dwellings	0	0	0	0	0
	Studio	0	0	0	0	0
Totals	(Total = 8)					

PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	1	0	1
Proposed	0	0	9

CASE OFFICER'S REPORT

1. SITE DESCRIPTION

Three storey end of terrace building with a converted roof space located on the north side of Amhurst Park, close to the junction with Cranwich Road. A similar property adjoins to the west, with a residential block of flats to the east, and residential properties opposite. The existing building is comprised of 2 x 3 bedroom flats and 4 x 1 bedroom flats over the existing four floors.

2. CONSERVATION IMPLICATIONS

- 2.1 The property is not located within a designated Conservation Area, nor is it statutorily or locally listed.

3. HISTORY

2007/0635: Conversion of existing residential premises to provide 8 x self-contained units comprising 7 x 1 bedroom flats and 1 x 3 bedroom flat together with the erection of a part one and two storey rear extension with ground floor balcony, erection of a side roof extension and enlargement of existing rear roof extension. Refused due to issues surrounding the design of the proposed roof extension, floorspace requirements for the proposed residential units, and the lack of a four-bedroom family size dwelling.

4. CONSULTATIONS

- 4.1 Date Statutory Consultation Period Started: 04/06/2008
- 4.2 Date Statutory Consultation Period Ended: 30/07/2008

4.3 Site Notice: Yes

4.4 Press Advert: No

4.5 Neighbours

66 neighbouring properties consulted by private letter, one letter of support received in response, and 11 objections of which 8 were made as a petition.

4.6 Statutory Consultees

Thames Water: No response to consultation.

4.7 Local Groups

None

4.8 Other Council Departments

- 4.8.1 Urban Design and Conservation: No objection to the proposed amended design for the roof extension. Please note that Urban Design and Conservation did not object to the proposed design of the previously refused rear extension, this remains unchanged.

5. POLICIES

5.1 Hackney Unitary Development Plan (UDP) (1995)

EQ1 (Development Requirements)
HO3 (Other Sites for Housing)
HO12 (Conversions)

5.2 London Plan (2008)

3A.1 (Increasing London's Supply of Housing)
3A.2 (Borough Housing Targets)
3A.5 (Housing Choice)

5.3 National Planning Policies

PPS3 (Housing)

6. COMMENT

6.1 Design

- 6.1.1 The proposed design of the development is considered to be acceptable, with the additions at roof level being in keeping with the host property and those surrounding, specifically the adjoining building. The proposed brickwork is to match the existing property, and windows at ground floor level are to be timber framed sash windows in order to match the original building. This would be conditioned on any eventual decision.
- 6.1.2 The proposed three storey rear extension is considered to be acceptable in design terms in this instance. The design of the proposed extension has not been changed significantly since the 2006 application which was not refused due to the proposed design of the rear extensions. It should be noted at this point that the extensions that are below ground floor level will not be visible to neighbouring properties, as they are to be constructed within an excavated space to the rear of the property. The property has a rear garden which slopes dramatically from the existing building to the rear boundary, with a terrace at ground floor level which drops down via an existing set of steps. This existing terrace is of the same dimensions as the proposed lower ground floor extension, so there would be no additional bulk created at this level.
- 6.1.3 There would be excavation work involved in order to construct the area at 'below lower ground floor level', however the resulting elevation would not cause any significant harm on the character and appearance of the host building.

6.2 Amenity

- 6.2.1 The proposed extension at ground floor level is likely to be the only aspect of this application likely to have any impact on the amenity of neighbouring properties, as this is the only part of the proposed development above ground floor level. However, as the rear elevation of the terrace is north facing, it is unlikely that neighbouring properties would experience any significant impact in terms of any potential loss of sunlight, with only a minimal impact in terms of any potential loss of daylight to habitable rooms at ground floor level to the neighbouring property at 76 Amhurst Park, it is considered that any potential loss would fall within the guidelines as set out under the BRE test. The proposed extension at ground floor level extends out from the existing rear elevation of the building by 3.8m, and has a height

of 2.7m, which is considered to be acceptable in this instance, and will not create any undue increase of a sense of enclosure to the rear of the neighbouring properties.

6.2.2 Although the proposed extensions at lower ground floor level and below extend further into the garden (by 9.9m in total) it should be noted that the rear gardens to these properties are extremely long, with number 74 Amhurst Park having a rear garden of some 30m in length. After the excavations and extensions there will still be a 20m rear garden, which will

have private access by the occupants of the proposed four bedroom family sized unit to be spread over the lower level and the lower ground floor level.

6.2.3 The proposed development would provide a four bedroom family sized unit with private access to the rear amenity space, along with a rear balcony. The rear balcony would overlook the rear garden, but would have no impact on privacy as it would serve the same flat as the garden has access to. The flat roof at ground floor level would not be used as a terrace, and therefore would cause no overlooking to neighbouring properties, and the same is true for the proposed extension at ground floor level, which will also have no terrace on its flat roof. This would be secured by condition.

6.2.4 The proposed room sizes and dwelling mix is considered to be acceptable, and each proposed unit meets Council guidelines as set out in SPG2. It is considered that the provision of seven one bedroom flats and one four bedroom flat is acceptable in this area, which benefits from good public transport links to nearby Manor House and Finsbury Park Stations, with direct access into central London by bus, Underground or Train.

6.2.5 The proposed application includes the retention of a car parking space, along with the provision of 9 cycle spaces. It is considered that this is acceptable in this instance; however the car parking space should be secured as a disabled parking space, which could be done by means of a condition on any eventual decision.

6.3 Response to Objections

6.3.1 **Privacy:** As the proposed development will have no windows above those currently existing, and no roof terraces or balconies higher than the existing rear terrace to the property, there will be no impact on the privacy of neighbouring properties as a result of this application. The proposed dormer window to the side elevation would not overlook any windows serving habitable rooms, but would overlook the grounds to the front of the adjoining social housing estate.

6.3.2 **Security:** It is not considered a valid objection that proposed occupants of the resulting units at 74 Amhurst Park may have a direct effect on burglaries in the area.

- 6.3.4 **Noise Pollution:** Unfortunately, the Council cannot take into account noise created during construction works as long as the developer is aware of when these works can be carried out, which would form an informative on any eventual decision. It is also not possible for the Council to take into consideration nuisance caused by potential occupants with the existing occupants of the flats within the building being sited as an example. Neighbours should speak with the Councils environmental health department if they need to report a noise nuisance.
- 6.3.5 **Light:** It is considered that as the majority of the development is to be located below ground level, the impact on daylight and sunlight to neighbouring properties will be minimal and fall within BRE guidelines.
- 6.3.6 **Appearance:** It is considered that the proposed development would not have any discernable negative impact on the appearance of the host property, with the view from the street being more or less identical to the current design of the building.
- 6.3.7 **Property Values:** The value of neighbouring properties cannot be taken into consideration by the Local Planning Authority.
- 6.3.8 **Setting a Precedence:** Applications for planning permission are assessed on a case by case basis, one approved application does not set a precedence regarding future development.

7. CONCLUSION

- 7.1 Due to the minimal impact on neighbouring properties, along with the benefits of refurbishments and redevelopment of the existing site, and the provision of an acceptable mix of dwelling sizes, this application is recommended for approval.

8. RECOMMENDATION

Planning Permission be Granted subject to:

- 1. SCB0 – Development in accordance with plans**
The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.
- 2. SCB1 – Commencement within three years**

The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 as amended.

3. SCM6 – Materials to be approved

Details, including samples, of all materials to be used on the external surfaces of the buildings, boundary walls and ground surfaces of this development shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on implementing this planning permission. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

4. SCM9 – No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

5. SCI3 – No roof plant

No roof plant (including all external enclosures, machinery and other installations) shall be placed upon or attached to the roof or other external surfaces of the building.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

6. SCR4 – Wheelchair-accessible homes

The housing units proposed to be located on the ground floor must be designed to wheelchair standards and be in accordance with details to be submitted to and approved by the Local Planning Authority.

REASON: In the interests of providing satisfactory and convenient housing accommodation for persons with disabilities.

7. SCH10 – Secure bicycle parking

Lockable space shall be made available within the site for the secure parking of 9 bicycles, as shown on the plans hereby approved, before the first occupation of the development.

REASON: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general.

8. NST – No Use of Flat Roofs as Terraces

The flat roofs at first and ground floor levels as shown on the approved plans shall not be converted into balconies or roof terraces or other amenity areas and shall not be used for any purposes other than for maintenance.

REASON: To safeguard the amenities of neighbouring occupiers

REASONS FOR APPROVAL

The following policies are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 (Development Requirements), HO3 (Other Sites for Housing) of the Hackney Unitary Development Plan 1995; and policies 3A.1 (Increasing London's Supply of Housing), 3A.2 (Borough Housing Targets), 3A.4 (Housing Choice), 3A.6 (Definition of Affordable Housing), 3A.7 (Affordable Housing Targets), 4B.1 (Design Principles for a Compact City), 4B.4 (Sustainable Design and Construction) and 4B.7 (Respect Local Context and Communities) of the London Plan 2008.

9. INFORMATIVES

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act 1971
- SI.28 Refuse Storage and Disposal Arrangements
- SI.32 Consultations with TWU
- SI.33 Landscaping
- SI.36 Soil Contamination Survey

Signed..... Date.....

Fiona Fletcher-Smith
CORPORATE DIRECTOR, NEIGHBOURHOODS & REGENERATION
DIRECTORATE

NO.	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Hackney UDP and the London Plan	Colin Leadbeatter	263 Mare Street, E8 3HT

