

Delegated Report		Analysis sheet		Expiry Date:	08/07/2022
(Members Briefing)		N/A / attached		Consultation Expiry Date:	31/07/2022
Officer				Application Number(s)	
Enya Fogarty				2022/2074/P	
Application Address				Drawing Numbers	
20 Howitt Road London Camden NW3 4LL				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use from a House in Multiple Occupation (HMO) (C4 use) and 2 bed flat to a single family dwelling, the erection of a bike store and waste store area in the front garden, the construction of a front boundary wall and associated landscaping					
Recommendation:	Grant conditional planning permission				
Application Type:	Full Planning Permission application				

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	A site notice was displayed near to the site on the 06/07/2022 (consultation end date 30/07/2022). The development was also advertised in the local press on the 07/07/2022 (consultation end date 31/07/2022).			
Adjoining Occupiers:	No. of responses	01	No. of objections	00
Summary of consultation responses:	No consultee responses were received			
Belsize Park Conservation Area CAAC:	The CAAC objected on the following grounds: Provide more detailed information on the design and proposed materials of the new bike/waste stores and their abutment onto the existing bay window and front facade. Officer response; The proposed bin and bike store would be constructed of timber with sedum roofs which is considered appropriate and acceptable. The proposed storages areas would be acceptable in scale and would be subservient additions within the front garden and would not harm the character and appearance of the host building or the conservation area. Please see design and conservation section for more detail.			

Site Description

The application site is 3 storey terraced property and is currently in use as a small HMO with 6 bedsit rooms (Class C4) at first and second floor level and a self-contained 2 bedroom flat (Class C3) at ground floor level. The property is not listed but it is located within the Belsize Park Conservation Area.

Relevant Planning History

The relevant planning history for the application site can be summarised as follows:

2016/1810/P- Use of first and second floor levels for 6 x HMO (house in multiple occupation) units (Class C4). **Certificate of Lawfulness Granted 26/05/2016.**

2004/2554/P - The change of use of the first and second floors from a House in Multiple Occupation to a self-contained maisonette. **Planning permission granted 08/03/2005.**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage
- **H1** Maximising housing supply
- **H3** Protecting existing homes
- **H6** Housing Choice and mix
- **H7** Large and small homes
- **H10** Housing with shared facilities
- **T1** Prioritising walking, cycling and public transport
- **T2** Parking and car-free development

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Belsize Conservation Area Appraisal and Management Strategy

Assessment

1. The proposal

- 1.1. Planning permission is sought for the amalgamation of an existing small House in Multiple Occupation (HMO) (C4 use) and 2 bedroom flat at 20 Howitt Road to a single family dwelling (C3 use). Other works include the installation of a bike and bin store in the front garden, the construction of a brick wall and associated external landscaping.

2. Land use

- 2.1. Policy H3 of the Local plan seeks to protect existing housing by resisting development that would involve a net loss of residential floorspace (including housing with shared facilities such as HMOs), or the net loss of two or more homes. Policy H10 relates specifically to housing with shared facilities or a house in multiple occupation (HMOs), including small HMOs in use class C4.
- 2.2. The policy notes that we will treat small houses in multiple occupation (Use Class C4) in the same way as self-contained homes (Use Class C3), to reflect the freedom provided in legislation for changes between these two uses without a planning application. However, where the freedom to change from Use Class C4 to Use Class C3 has been removed (e.g. by a planning condition), we will apply Policy H10 and resist the loss of small houses in multiple occupation.
- 2.3. In this case, the property has a long history of being used as a small HMO, with a certificate of lawfulness being granted in 2016 confirming that the first and second floors have been in use as a small HMO for more than ten years. Before this, planning permission was granted in 2005 for the change of use from the HMO to a self-contained maisonette, although this was never implemented. The longstanding use as a small HMO (Class C4) was never granted by permission and therefore, the freedom to change between Class C4 and C3 has not been removed.
- 2.4. Therefore, given the existing HMO (Class C4) could be converted to a single flat (Class C3), under permitted development, and the proposals would result in the loss of only residential unit, the proposals are therefore considered to accord with policies H3 and H10 and would not materially impact the Borough's housing stock nor impact the ability of the Council to meet its increased housing targets. The provision of a larger family sized dwelling in the borough is also welcomed and is in line with the Council's objectives to be a more family friendly borough.

3. Design and Conservation

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 3.2. The CPG Altering and extending your home recommends integrating planting into front garden structures where possible.
- 3.3. From examining the streetscene, small brick walls are the prevailing character for front boundary treatments. As a result the construction of a small brick wall is considered appropriate and acceptable.
- 3.4. The bike store is to be a sympathetic timber construction and shall be 0.93m wide 2.24m deep and 1.3m in height sitting at the left hand side of the front elevation. The waste store would also be constructed in timber and would measure 0.88m in width, 2.32m in depth and in 1.3m in height sitting on the right hand side of the front elevation. Both the bike and waste store would have sedum roofs.

- 3.5. The bin and bike stores will be located behind a wall and would rise above the boundary wall approximately by 0.45m. Although the stores may be slightly visible from the streetscene, it is considered due to the detailed design of the bin and waste store with a sedum roof is it deemed acceptable and sympathetic.
- 3.6. The incorporation of a green roof, makes a welcome contribution to the sustainability of the scheme, would also help to bed the storage areas amongst surrounding planting, particularly when viewed from neighbouring properties. Given this, it is considered that the storage areas would not have a detrimental impact on visual amenity. A condition will be attached to secure details of the green roof including species and maintenance schedule.
- 3.7. The front garden is currently tarmac and the introduction of soft landscaping would enhance the appearance of the front garden and thus is considered acceptable.
- 3.8. As such, the proposal would not have any significant detrimental impact on the character and appearance of the property and the Belsize Park Conservation Area and complies with policy D1 and D2 of the Camden Local Plan 2017.
- 3.9. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4. Residential Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2. The small scale and siting of the proposals to the front garden would not result in impact to neighbour amenity. Likewise, the change from a small HMO and two bedroom flat to a single family dwelling house is likely to result in less intensive use of the building and would not result in undue disturbance to neighbouring residents.

5. Transport

- 5.1. Policy T2 states that all new development should be car-free. The proposal would result in the reduction in the number of units therefore reducing the demand for parking permits. In this instance the aims of the policy would be met as the development itself would reduce the use of private motor vehicles and pressure for on-street parking.

6. Recommendation

- 6.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th October 2022, 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'.