

Delegated Report		Analysis sheet		Expiry Date:		17/11/2008	
		N/A		Consultation Expiry Date:		29/10/2008	
Officer				Application Number(s)			
Elizabeth Beaumont				2008/3249/P			
Application Address				Drawing Numbers			
80 Highgate Road London NW5 1PB				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use and works of conversion from ancillary retail storage (Class A1) to a self-contained residential flat at first floor level, including infilling of valley roof, alterations to fenestration and formation of a rear light well.							
Recommendation(s):		Granted subject to a Section 106 agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 07/10/2008 to 28/10/2008. No responses received.					
CAAC comments:		Dartmouth Park CAAC – Comment <ul style="list-style-type: none"> Better housing than storage. Pity something isn't being done to help restore the building but it isn't being made significantly worse. 					
Site Description							
The site is located on the north east side of Highgate Road in the Dartmouth Park Conservation Area. The two storey property is positioned on a corner with adjoining properties on each elevation. The ground floor is in retail use with retail storage on the first floor.							
Relevant History							
76-78 Highgate Road							
24.05.06 – a planning application and application for conservation area consent for demolition of corner building No. 76-80 Highgate Road and redevelopment of site to create a new three-storey building with retail unit (class A1) on ground floor and 5 x self contained residential units (class C3) above was <i>withdrawn</i> .							
76-78 Highgate Road							
06.10.08 – a planning application was received for the creation of an additional second storey for residential use and the change of use of the first floor from ancillary storage to residential to create 8 non self-contained bed-sits (sui generis) the excavation of a basement for additional retail/showroom space in relation to the unit at ground floor level; alterations to the shopfront to provide access. <i>This application is currently pending determination.</i>							

Relevant policies

London Borough of Camden Replacement Unitary Development Plan 2006

S1, S2 (Sustainable development)
SD6 (Amenity for occupiers and neighbours)
B1 (General design principles)
B3 (Alterations and extensions)
B7 (Conservation areas)
H1 (New Housing)
H7 (Lifetime Homes and Wheelchair housing)
T3 Pedestrians and cycling
T8 Car free housing and car capped housing
R7 (Protection of shopping frontages and local shops)

Camden Planning Guidance 2006 (CPG)

Assessment

Proposal

It is proposed to convert the first floor of the property into a three bedroom flat with a lightwell from first floor level to roof level at the rear of the site to provide a small terrace space to one of the bedrooms. The proposed alterations to the roof include infilling the valley roof and installation of rooflights. An existing ground floor window on the north elevation would be replaced with a new glazed door.

Land use

Camden guidance specifies that the Council will only grant planning permission for development that involves a net loss of shopping floorspace providing that alternative shopping uses are available within walking distance. In this case there is alternative shopping available within walking distance and the large retail unit at ground floor would be retained which would continue to provide an element of convenience shopping at the site. The loss of the ancillary storage space for the retail unit is therefore considered acceptable in principle.

Residential accommodation is the priority land use in the UDP, and therefore given there is no objection to the loss of the ancillary retail floorspace, the proposal to replace with a residential unit is acceptable provided it is acceptable in all other regards.

Design

The alterations to infill the valley roof would not be visible from the street and the property does not form part of a uniform composition where the alteration at roof level would affect an established roofline. The principle of infilling the valley roof is therefore acceptable.

The replacement door would not be out of character with the design of the building, while the formation of a rear lightwell would not be expressly visible. It is considered that the proposed external alterations would have no impact on the character of the building or the character and appearance of the conservation area.

Amenity

It is considered that the change of use from ancillary retail storage to residential or the external alterations would not have any impact upon the amenity of neighbouring residents.

Standard of accommodation

Residential development standards are outlined in Camden Planning Guidance (2006) - they require the following floor area for the respective unit size:

No. of persons	1	2	3	4	5	6
Minimum floorspace (m ²)	32	48	61	75	84	93

The proposed units would have a floor area of approximately 75.82 square metres and all three bedrooms meets the minimum requirements of the CPG. The proposed unit would provide adequate

accommodation with adequate internal amenity for future occupiers.

Lifetime homes and accessibility

Policy H7 requires all new housing developments, including changes of use and conversions, to be accessible to all. The proposal complies with 11 of the 16 lifetime homes standards. Car parking is not provided as part of the proposal due to restrictions of the site. Given the new unit is formed from the conversion of an existing building, the commitment to achieving lifetime homes standards is considered satisfactory.

Car and cycle parking

The proposal will result in the increase of one residential unit. This unit would not have access to off-street car parking. It is considered that the residential unit should be designated car free to prevent any significant increase in on-street parking. The site has a Public Transport Accessibility Level of (PTAL) of 5 (very good) and is within a Controlled Parking Zone. The proposal site is within the "Clear Zone Region" which suffers from parking stress and an additional unit would increase demand for on-street parking in the Controlled Parking Zone (CPZ).

Camden's Parking Standards for cycles (*Appendix 6 of the Unitary Development Plan*), states that 1 storage or parking space is required per residential unit. The proposal includes provision for the required amount of cycle storage/parking and is therefore considered acceptable.

Recommendation: Grant planning permission subject to a Section 106 Agreement to secure the new unit as car free.

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