

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		03/02/2014	
		N/A		<b>Consultation Expiry Date:</b>		07/01/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Tessa Craig				2013/7845/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
59 Rochester Place London NW1 9JU				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>							
Conversion of garage into habitable space with aluminium glazed window.							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>07</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		None.					
<b>CAAC/Local groups* comments:</b> *Please Specify		None.					

## Site Description

The subject site is located on the south side of Rochester Place and is a three storey, two bedroom sited within a modern mews development. The property does not fall within a conservation area nor is the building listed. The property includes a ground floor garage with a timber door currently being used for storage.

## Relevant History

2013/7344/P- Conversion of garage into habitable space with aluminium glazed window. Certificate of Lawfulness withdrawn on 05/12/2013, on advice that permitted development rights did not apply.

PEX0100860- Redevelopment of the existing office (B1) building comprising the erection of a three-storey building containing office (Class B1) space on the ground floor and four two-bedroom residential units with four off-street parking spaces. Refused, 06/08/2002.

PEX0300049- Demolition and redevelopment of the site to provide part 3/2 and single storey buildings accommodating approximately 95m<sup>2</sup> of office space (Class B1), 15m<sup>2</sup> of garage space to be utilised for storage, and 470m<sup>2</sup> of residential accommodation accommodating comprising 1 x 2 bedroom house, 3 x 1 bed flats and 1 x 2 bed flats. Granted, 10/04/2003.

## Relevant policies

### LDF Core Strategy

- CS1 Distribution of growth
- CS4 Areas of more limited change
- CS5 Managing the Impact of growth and development
- CS14 Promoting high quality places and conserving our heritage

### Development Policies

- DP2 Making full use of Camden's capacity for housing
- DP6 Lifetime Homes and wheelchair homes
- DP18 Parking standards and limiting the availability of car parking
- DP19 Managing the impact of parking
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

- CPG1 Design
- CPG6 Amenity
- CPG7 Transport

## Assessment

### Proposal:

Planning permission is sought for the conversion of a garage into habitable space and removal of the timber garage door to insert aluminium framed, double glazed, 6 panel window. The window detail is proposed to match the rest of the mews development and the neighbouring commercial unit in terms of colour and size. The garage has a floor area of approximately 12.2m<sup>2</sup> and will serve as a third bedroom to the property. An existing forecourt parking space is available to the property at the area in front of the garage.

### Assessment:

The main considerations in relation to this proposal are the visual impact of the development and the impact on transport as a result of the loss of a parking space. These matters are considered below.

#### Visual Appearance

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

The proposed 6 pane window will be similar to the window at the neighbouring site which is part of the existing mews development. The proposal is therefore considered sympathetic to the existing development and will relate to the existing context and the scale of the building, replacing the garage door with a window of a similar size. Overall, the proposal is deemed acceptable in terms of visual appearance and consistent with the Council's design policies and guidance.

#### Transport

The proposal will remove the parking space inside the garage from use, however the garage has been used for storage and one space remains available in front of the garage on the forecourt. The site has a pTAL rating of 6a indicating 'excellent' access to public transport. Given that the Local Development Framework encourages developments to be car-free or car-capped the loss of an off-street parking space is not objected to, particularly as a space is available in front of the garage. The proposal is deemed acceptable in terms of impact on the transport network.

### Recommendation: Grant Planning Permission