

Delegated Report		Analysis sheet	Expiry Date:	01/04/2013
Members Briefing		N/A / attached	Consultation Expiry Date:	14/03/2013
Officer			Application Number(s)	
Tania Skelli-Yaoz			(1) 2013/0735/P (2) 2013/0738/L	
Application Address			Drawing Numbers	
25 Mornington Crescent London NW1 7RE			See decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
		Antonia Powell		
Proposal(s)				
<p>(1) Change of use from 9 x residential units (2 x 1-bedroom and 7 x studios) to 4 x 1-bedroom self-contained residential flats (Class C3), including installation of 1 x roof light to main roof and infill of 3 x windows to side elevation and works of refurbishment.</p> <p>(2) Change of use from 9 x residential units (2 x 1-bedroom and 7 x studios) to 4 x 1-bedroom self-contained residential flats (Class C3), including installation of 1 x roof light to main roof and infill of 3 x windows to side elevation, internal alterations and works of refurbishment.</p>				
Recommendation(s):		<p>(1) Grant conditional permission subject to section 106 legal agreement</p> <p>(2) Grant conditional listed building consent</p>		
Application Type:		<p>Full Planning Permission</p> <p>Listed Building Consent</p>		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	03	No. of objections	01
Summary of consultation responses:	<p><u>100 Princess Park Avenue</u>: Comment. This building has for many years provided much needed low cost affordable tenanted housing and this use should be retained. This application if allowed would result in the loss of this use and add to the surplus of one bedroom flats in the area for sale. The plans do NOT retain the original room shapes in this major listed building and should be refused permission</p> <p><u>Flat 10, 25 Mornington Crescent</u>: Objection on loss of home for last 10 months.</p> <p><u>26 Mornington Crescent</u>: Comment. As the joint owner of 26 Mornington Crescent, I would like to offer qualified support to the proposed works next door at number 25. As the application states, this is a Grade II listed building, which is deteriorating rapidly because of its current configuration. The works will provide some much needed care to the fabric of this building. They will also create a more economically viable layout of units that will ensure that the building remains in occupation.</p> <p>1: Rubbish arrangements- At present, number 26 is a blight on the crescent, not just because of its generally dilapidated appearance (with small shrubs growing out of the rear walls), but also because it has wholly inadequate means of dealing with the volume of household waste that 10 or so individual units have been generating. This has resulted in the area to the right of the entrance on Mornington Place turning into a dumping ground for rubbish sacks that do not fit within the bins located there. The provision of a green metal bin to deal with this has in turn attracted fly-tipping, which is an ongoing and unresolved problem. It is essential that the works address this and I do not see the issue being given the prominence it requires in the application.</p> <p>2: Cycle storage- The provision of cycle storage in line with Policy DP 17 is also important. Tenants at present chain bicycles to the iron railings on Mornington Crescent, which is unsightly on a listed crescent. I support the provision of cycle storage to the right of the front door on Mornington Place. I do not consider that a well-designed cycle rack would represent an unacceptable change to the side and front elevations. The status quo is in any case far worse as this area is a dumping ground (see above) and is also the site of a now seemingly permanent green waste bin. Cycles surely have to be preferable to flytipping.</p> <p><u>Officers' comments</u>: pls see assessment. Issues addressed in detail in relevant sections.</p>					
CAAC comments:	<p><u>Camden CAAC</u>: Comment. We are so pleased to learn that this important building will be restored and repaired. We have only a few suggestions to make:</p> <p>1. It would be good if the cornice on No 26 Mornington Crescent could be continued across the facade of No 25, stopping at the point where the corner curve starts. The building would then match the pair on the south corner of Mornington Crescent and Mornington Place.</p> <p>2 We feel that the drain pipe should be removed from the front facade of the building. Also the drainpipe in the corner of the back extension and the main house facing onto Mornington Place is very unsightly.</p> <p>3 We appreciate that the ground and first floors of the back extension are occupied by another leaseholder but that would surely not prevent the owner from rendering the brickwork on the first, second and third floors. This would greatly improve this elevation facing Mornington Place and link the two parts of the building.</p>					

	<p><u>Officers' comments:</u> pls see assessment.</p>
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Site Description

The application site is a grade II Listed corner building which form part of a Terrace of 11 houses forming part of a crescent; c1821-32. The house is used for residential purposes as 9 units under the frame of an HMO. The surroundings are mostly in residential use. The building is registered on the English Heritage 'Buildings at Risk' register and the site is located within the Camden Town CA.

Relevant History

Several complaints have been received over the years over the dilapidated state of the building and various unauthorised works.

Similar works / permissions have been carried out at nos. 28 and 30 Mornington crescent.

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS14 (Promoting high quality places and conserving our heritage)

DP2 (Making full use of Camden's capacity for housing)

DP5 (Homes of different sizes)

DP6 (Lifetime homes and wheelchair housing)

DP9 (Student housing, bedsits and other housing with shared facilities)

DP17 Walking, cycling and public transport

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)

CPG2 (Housing)

Camden Town Conservation Area Appraisal and Management Strategy

Assessment

(1) Permission is sought for the conversion of the existing HMO 9x units to 4x 1-bed flats with external works of refurbishment and alterations and 1 x replacement rooflight and internal works associated to the residential conversion.

Background-

(2) The original submission has been revised following discussions with officers where it was advised that the internal layout as proposed did not respect the historic plan form of the building. The proposal is now considered acceptable and has been complemented with the re-instatement of the historic railings to the corner area and the provision of bike storage for 3-4x cycles.

(3) The main issues for consideration are land use, design and conservation, transport and residential accommodation standards, as follows:

Land use (housing and mix of units) -

(4) LDF policy DP9(m) resists the loss of shared accommodation and its self-containment unless it is demonstrated that the accommodation is incapable of meeting the relevant standards for HMOs or otherwise incapable of use as housing with shared facilities.

(5) The Council Environmental Health Team advised that although there is a loss of bed-sits, most are under-sized with the amenities crammed in to them. No objection is raised to their replacement with flats. The rear extension is too small to be of use and does not match the rest of the terrace. Apart from decades of structural neglect and cramming sanitary facilities into the building in order to maximise the number of let units, the main problem with the building is the design of the inner staircase, which is a hazard under Part 1 of the Housing Act because of the inconsistency in size of treads and risers, combined with its narrowness and turns. The main hazards being at junction landings to accommodate the rear extension, where there are deep steps down onto part winders.

(6) While non-self contained accommodation is a valuable source of housing in this case the quality of the provision, combined with its detrimental impact on its historic status (to be discussed below) is considered acceptable. The site is to remain in residential use with 4 x 1-bed units proposed – one unit on each floor. Again, while in different circumstances a better mix of units may have been sought, the listed status of the building dictates the internal arrangement. The proposed mix of units is therefore acceptable.

Lifetime homes-

(7) A lifetime Homes statement has been submitted to support the application. The proposed works include a minimum compliance with the LH standards due to the constraints of the site and its historical context but still include the provision of accessible entry level accommodation, WC and bathroom walls, standard glazing and handle heights and a standard height of service controls. This is considered acceptable and complies with policy DP6.

Living accommodation standards-

(8) 4x 1-bed units are proposed; each on a single floor. Each of the units complies with the CPG housing standards for internal accommodation with some 40sqm for each flat. Each of the upper floor flats also benefits from an external storage area. This is due to the historic layout of the building with additional rooms located off the stairway which cannot be attached internally to the flats.

(9) On balance, the proposal complies with Camden's LDF policies DP2, DP5, DP6 and DP9.

Design & conservation-

(10) The revised proposal includes an internal arrangement which respects the historic setting of the building. The central spine wall on each floor is retained and clearly defines the front and rear rooms on each floor. The bathrooms are set within the front room adjacent to the central spine wall. The chimney breast areas on each floor, where features remain, are obscured by the kitchen installation but this is acceptable, as no valuable historic features remain and no better alternative internal arrangement is viable.

(11) Externally, no major alterations are proposed; drain pipes are re-positioned to more slightly locations are made of cast iron. The elevations are rendered to match existing, 3 windows on the upper floors are to be

infilled and rendered to match the elevation.

(12) 3 x rooflights are proposed, 2 of which are for smoke ventilation and therefore not listed in the description. There are 2 existing rooflights and 1 new one is proposed to be relocated above the top floor living area. The front elevation has some metal railings. This proposal includes the re-instatement of the railings along the corner of the site up until the front entrance. The other side of the entrance is allocated for refuse storage. The new railings include a 1m wide gate for access to bikes, discussed below. The gate is proposed to open inwards.

(13) The existing cornice to the front is not proposed to be continued. Given the extent of improvement to this site this is not considered a concern. Overall, the improvements to the building are welcome and will greatly benefit this site and the conservation area as a whole.

Accordingly, the proposal complies with policies DP24 and DP25.

Transport-

(14) The site is located in close proximity to major public transport infrastructure and as such has been recommended to be provided with all units as car free to be secured by a 106 legal agreement.

As the storage of cycles could not be facilitated internally it was suggested to provide a facility for the secure storage of cycles within the newly bounded front area. This includes the installation of two 'Sheffield' stands which will allow for up to 4 bikes, depending on ease of access. The access gates re provided opening inwards for highway safety reasons and the stands are not sheltered for conservation and design reasons. The facility for bike storage therefore does not fully comply with Camden's standards but could nevertheless provide a valuable facility for the site's future residents, in an area which is clearly private. This will also discourage the locking of bikes onto railings and reduce flytipping in this corner.

Accordingly, the proposal complies with policies DP17, DP18 and DP19.

Amenity-

(15) There are no amenity considerations associated with this proposal. The proposal will improve the visual amenity of the site and its surrounding in accordance with policy DP26.

CIL-

(16) Applicable as 4 new dwellings are created. The development is likely to generate £23,375 of CIL contributions. Informative added.