

Delegated Report		Analysis sheet		Expiry Date:	05/03/2013	
		N/A		Consultation Expiry Date:	01/02/2013	
Officer			Application Number(s)			
Rachel Miller			2012/6594/P			
Application Address			Drawing Numbers			
159 A Kentish Town Road London NW1 8PD			Please refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Change of use of first and second floors from one 2 bedroom flat to two studio flats (Class C3).						
Recommendation(s):		Refuse permission				
Application Type:		Full Planning Permission				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:		No responses received				
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A				

Site Description

The site is located on the west side of Kentish Town Road, near to the junction with Kelly Street. The application site contains a café at ground floor level with a residential flat above on the first and second floors. There is access to the flat from a separate door from Kentish Town Road.

The site is not located in a conservation area.

Relevant History

2012/1262/P - Installation of a new shop front, the erection of a two storey rear extension and a mansard roof with dormer windows associated with the construction of three flats, and the creation of a separate commercial unit at basement level. Withdrawn 22/05/2012

Relevant policies

LDF Core Strategy and Development Policies 2010

Core Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS19 Delivering and monitoring the Core Strategy

Development Policies

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime Homes and Wheelchair Homes

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG2 Housing

CPG6 Amenity

CPG7 Transport

London Plan 2011

NPPF 2012

Assessment

Proposal

Permission is sought for the conversion of 1 x two-bedroom flat on the first and second floors to 2 x studio flats. There would be no external alterations to the proposals. From a site inspection, it was noted that the first and second floors are informally used as a house of multiple occupation with the lounge being used as a third bedroom with a shared kitchen and bathroom.

Principle of use as studio flats

Development Policy DP5 is used to assess schemes to reconfigure or subdivide residential properties. The aim of the policy is to seek to provide mixed and inclusive communities by securing a range of unit sizes. The Council has identified different dwelling size priorities for social rented housing, intermediate affordable housing and market housing. The Dwelling Size Priority Table specifies that the highest priority for private housing is 2 bedrooms with a lower requirement for 1 bedroom dwellings (or studios). The scheme proposes the loss of a 2-bedroom unit and replacement with 2 x studio units. It does not meet the priorities of the Council therefore is not in compliance with policies DP5 and CS6.

Quality of residential accommodation

Policies CS6 and DP26 seek to ensure that satisfactory amenity is provided for new residential accommodation. Camden Planning Guidance expects new residential developments, including conversions, to provide a reasonable standard of accommodation. Both units would provide an open living, sleeping and kitchen area with separate WC/shower. The studio on the first floor would have an overall floorspace of approx 28sqm and the studio on the second floor would have an overall floorspace of approx 31sqm, although with the latter, some of this space would be actually staircase and landing so not really providing useful liveable space. Camden Planning Guidance seeks a minimum floorspace of 32 sqm which is recommended for a single person unit. The proposed studio flats would not meet the required standards for floorspace and would be contrary to policies CS6 and DP26.

The Applicant has submitted a Lifetime Homes Statement with the application. The statement lists how the proposals would adhere to the 16 criteria set out in the Lifetime Homes Standards. As this is an existing building and residential accommodation is already provided it is considered that the proposals adequately meet the requirements.

Amenity

The proposal would not include any external alterations to the existing building. There would therefore be no impact on the amenity of the adjoining occupiers in terms of loss of privacy, daylight or outlook.

Transport

The proposals do not include any parking for the development. The site has a PTAL level of 6B (excellent). If the proposals were considered acceptable then a S106 should be agreed to make the additional unit car-free.

The Applicant confirms in the application that cycle parking cannot be provided at ground floor level due to the location of the retail unit at ground floor level and there being no space for cycle storage. This is considered acceptable and it would be inappropriate to insist that cycle parking be provided for the upper floor studio flats.

Recommendation

It is recommended that the application is refused.

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