

Delegated Report		Analysis sheet		Expiry Date:	28/02/2013
(Members Briefing)		N/A		Consultation Expiry Date:	08/03/2013
Officer			Application Number(s)		
Gideon Whittingham			2012/6807/P		
Application Address			Drawing Numbers		
109 A King's Cross Road London WC1X 9LR			Refer to Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Conversion of first, second and third floor maisonette into 1 x 1 bedroom and 1 x 2 bedroom self contained residential flats (Class C3).					
Recommendation(s):		Grant Planning Permission Subject to a Section 106 Legal 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	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 16/01/2013 and a public notice was published in the Ham & High from 24/01/2013.</p> <p>No response has been received to date. Neighbour letters have been latterly sent out (on 08/02/2013). Any responses received prior to the expiration of this 21 day period (until 08/03) will be reported at the later Briefing of 11th March.</p>					
CAAC/Local groups comments:	<p>The Bloomsbury CAAC objected and is summarised in detail below:</p> <p><u>Design</u></p> <ul style="list-style-type: none"> • Loss of original internal features <p><i>Officer comment: following a site inspection, it is adjudged the cornicing is non-original, however the applicant has been advised that the fireplace is original and should</i></p>					

Site Description

The application site relates to a 4 storey (plus basement and mansard) building on the west side of Kings Cross Road, between the junctions with Fredrick Street and Acton Street. At ground floor level, the building serves as a café (A3 use class), with residential (C3 use class) at upper floor levels.

The property is located within the Bloomsbury Conservation Area and is identified as making a positive contribution to the character and appearance of the Conservation Area.

Relevant History

9200524 - PP Granted (03/09/1992) for the change of use from retail shop (use class A1) to hot food takeaway (use class A3). This permission was implemented.

Relevant policies

LDF Core Strategy and Development Policies

National and Regional Policy

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS11 (Promoting sustainable and efficient travel)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

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

DP5 (Homes of different sizes)

DP6 (Lifetime homes and wheelchair housing)

DP17 (Walking, cycling and public transport)

DP18 (Parking standards and 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:

CPG1 Design; CPG2 Housing; CPG6 Amenity; CPG8 Planning Obligations

Bloomsbury conservation area appraisal and management strategy (2011)

Assessment

1. Proposal:

1.1 The application proposes:

- The conversion of a maisonette (110sqm), comprising 4 bedrooms, arranged on the first, second and third floor levels into 1 x 1 bedroom and 1 x 2 bedroom self-contained units. The first floor level would comprise the 1 x 1 bed unit, measuring 31sqm, whilst the second and third floor levels would comprise the 1 x 2 bed unit, measuring 79 sqm. Both units would be accessed via a communal entrance at ground floor level with an associated internal stairway servicing each floor.
- No external alterations are proposed forming part of this application

1.2 The application has, since its initial submission, been revised upon officer advice and neighbour consultation including:

- Internal rearrangement of 1 x 1 bed unit to comply with housing standards

1.3 The principal considerations material to the determination of this application are summarised as follows:

- Loss of 4 bedroom unit/provision of 1 bedroom and 2 bedroom units
- Quality of accommodation
- Transport

Loss of 4 bed unit/provision of 1 bed and 2 bed units

2.1 Separated over three floors, the existing maisonette is capable of providing four bedrooms, therefore identified by Policy DP5 as a large home. The proposed conversion would provide 1 x 1 bedroom and 1 x 2 bedroom self-contained units for market housing, both identified by Policy DP5 as small homes.

2.2 In consideration of Policy CS6 and meeting the priorities set out in the Dwelling Size Priorities Table, market homes with 1 bedroom units are lower priority, 2 bedroom units are highest priority and market homes with 4 bedrooms or more are medium priority.

2.3 On balance, it is considered the loss of 1 x 4 bed unit of medium priority, could be considered acceptable in this instance, given that a 2 bed unit of higher priority would be provided in its place.

2.4 The applicant has submitted a Lifetime Homes statement identifying design features which would maximise accessibility and the site/building's constraints. The proposal largely complies with the Lifetime Homes criteria; however the constraints of the site, in particular the inability to install a lift or provide a parking space in close proximity to the site, restrict compliance with, inter alia, criteria Nos.1, 2 and 3. In the context of those constraints, it is considered that the proposal adequately meets all applicable standards and is therefore in accordance with policy DP6.

2.5 The Council, in accordance with CPG2 (Housing), will expect a 1 bed unit (capable of accommodating 1 person) to meet or exceed 32smq, whilst a 2 bed unit (capable of accommodating 3 people) to meet or exceed 61 sqm. The floorspace of the proposed 1 bed and 2 bed would meet the minimum floorspace requirements according to the CPG standards.

2.6 The proposed 1 bed unit would comprise a single bedroom and living/kitchen room each with single aspects. The proposed 2 bed unit would comprise 1 x 1 double bedroom, 1 x 1 single bedroom each with single aspects and a living/kitchen room with dual aspects.

2.7 Within this context, it is considered each of the proposed units would provide satisfactory habitable accommodation, one of which would be of high priority to Camden's housing stock.

3. Amenity

3.1 Given the scope of the development, the proposal would not exert a materially harmful impact on the amenities of adjoining occupiers, in terms of access to sunlight, daylight, visual bulk, sense of

enclosure or privacy.

4. Transport

4.1 The site has a PTAL of 6b, which indicates that it has an excellent level of accessibility by public transport. It is considered that one of the residential units (indicated by the applicant as the 1 bed flat located on the first floor level) should be designated car free through a Section 106 agreement to prevent any significant increase in on-street parking.

4.2 Camden's Parking Standards for cycles states that 2 parking spaces are required for 2 residential units of this size. Although the applicant has not included provision for the required amount of cycle storage/parking in the proposed design, given that no changes to the ground floor level are proposed, with no accessible external space, the constraints of the site indicate this requirement should be waived in this instance.

Recommendation: Grant planning permission subject to S106 agreement for car-free housing

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th March 2013. For further information please click [here](#).