

Delegated Report		Analysis sheet		Expiry Date:		02/11/2012	
(Members briefing)				Consultation Expiry Date:		18/10/2012	
Officer				Application Number(s)			
Craig Raybould				2012/4712/P			
Application Address				Drawing Numbers			
19 Marquis Road London NW1 9UD				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Conversion of 5 no. existing bedsits into a 1 bed self contained flat at lower ground floor level and a 2 bed maisonette on upper ground floor and first floor level, together with external alterations associated with residential use (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A press notice was displayed in the Ham & High newspaper from 21/09/2012 to 18/10/2012.</p> <p>A site notice was displayed from 19/09/2012 to 10/10/2012.</p> <p>No responses have been received.</p>					
CAAC/Local groups comments:		<p>The Camden Square Conservation Area Advisory Committee were consulted on 17/09/2012.</p> <p>No response has been received.</p>					

Site Description

The application site is a three storey end of terrace property comprising lower ground, ground and first floor levels. It is located at the end of a residential terrace row at the junction of Marquis Road and St Paul's Crescent. The property is in residential use (Class C3) and has been sub-divided into 5 bedsits.

The building is faced in London Stock brick with white painted stucco to the lower ground floor level. Windows and doors have stucco surrounds with decorative corning. The front entrance is located at upper ground floor level, accessed by concrete steps. The roof is pitched and finished in grey coloured slate tiles.

The application site is located within the Camden Square Conservation Area and is identified as making a positive contribution to its special character.

The application site is located within controlled parking zone CA -N.

Relevant History

2012/1937/P – Planning permission was **refused on 16/08/12** for the conversion of 5 x bedsits into 1 x one bedroom and 1 x two bedroom self contained flats (Class C3); erection of a single storey extension at first floor level; addition of rear window at basement level and new skylights to side roof slope in connection with the conversion. *Permission was refused on design grounds (negative impact of the rear extension and skylights on the appearance of the building and the character of the CA). The decision notice included an informative advising that the principle of a change of use from 5 no. bedsits to 2 self contained flats is considered acceptable on the basis of the improved standard of accommodation proposed and the need for 2 bed market accommodation in the Borough.*

CTP/G13/28/6/29948 Planning permission was **refused on 04/02/1980** for a change of use, including works of conversion, to provide three self-contained flats, one unit on each floor.

CTP/G13/28/6/30925 Planning permission was **refused on 29/07/1980** granted for a change of use, including works of conversion, to provide a self-contained 1-bedroom flat at basement level and a self-contained 3-bedroom maisonette on the upper floors.

Relevant policies

LDF Core Strategy and Development Policies

LDF Core Strategy

- CS5 (Managing the impact of growth and development)
- CS6 (Providing good quality homes)
- CS12 (Promoting sustainable and efficient travel)
- CS14 (Promoting high quality places and conserving our heritage)
- CS18 (Dealing with our waste and encouraging recycling)

Development Policies

- DP2 (Making full use of Camden's capacity for housing)
- DP5 (Homes of different sizes)
- DP6 (Lifetime homes and wheelchair homes)
- DP9 (Student housing, bedsits and other housing with shared facilities)
- DP18 (Parking standards and limiting the availability of car parking)
- DP22 (Promoting sustainable design and construction)
- DP24 (Securing high quality design)
- DP25 (Conserving Camden's heritage)
- DP26 (Managing the impact of development on occupiers and neighbours)

Camden Square Conservation Area Appraisal and Management Strategy (2011)

Camden Planning Guidance 2011

- CPG1 (Design) – chapter 2 (design excellence), chapter 4 (extensions, alterations and conservatories)
- CPG2 (Housing) – chapter 4 (residential development standards), chapter 5 (lifetime homes and wheelchair housing)
- CPG7 (Transport) – chapter 5 (car-free and car-capped development), chapter 9 (cycling facilities)

Assessment

1. Proposals

1.1 Planning permission is sought for the conversion of 5 existing bedsits to a 1 bed self contained flat at lower ground floor level and a 2 bed maisonette at upper ground and first floor levels. No car parking is proposed. The proposed units include access to shared amenity space in the rear garden accessed via the side alley and via a separate entrance on St Paul's Crescent.

1.2 The proposals also include the creation of two new window openings (1 x at rear lower ground floor level and 1 x first floor level on the flank elevation) and the installation of metal railings (measuring 1.6 m (h) x 1m (w)) on top of an existing concrete plinth adjacent to the front entrance steps.

1.3 The key planning considerations are:

- The loss of residential units;
- The standard of proposed residential accommodation;
- Car and cycle parking;
- External alterations;
- Trees;
- Amenity

2. Loss of residential units

2.1 Policies CS6 and DP2 seek to maximise the supply and minimise the loss of homes throughout the Borough. DP2 states that the loss of housing will be resisted by: protecting residential uses from development that would result in the net loss of residential floorspace; and by resisting developments that would involve the net loss of two or more homes, unless they:

- create large homes in areas with a low proportion of large dwellings;
- enable sub-standard accommodation to meet residential standards; or
- enable affordable homes to be adapted to provide affordable homes of the sizes most needed.
-

2.2 The proposals do not result in the loss of residential floorspace, however, they do result in the loss of 3 residential units as 5 bedsits are reduced to a 1 bed self contained flat and a 2 bed maisonette.

2.3 Whilst the proposals result in the net loss of 3 units, the existing bedsits do not meet the Council's minimum HMO standards in terms of their size and are consequently 'substandard' units of accommodation. The loss of more than two units therefore meets the exemption criteria set out by policies DP2 and DP9. What is more, the proposed self contained flat and maisonette meet the Council's adopted residential standards set out in CPG2, providing an improved standard of accommodation to that which exists at present.

2.4 Policy DP5 requires that consideration be given to the size of the homes proposed in any new development. The Dwelling Size Priority Table set out in para 5.4 of the Development Policies document explains that 2 bedroom market units are a 'very high' priority. The proposed 2 bed maisonette will contribute towards meeting this priority.

2.5 Having regard to the existing substandard bedsit accommodation and the good standard of accommodation proposed together with the 'very high' priority status afforded to 2 bed units, on balance the loss of 3 bedsit units for a 1 bed flat and 2 bed maisonette is considered acceptable.

3. Standard of residential accommodation

3.1 The proposed flats meet the space standards for bedrooms, storage space and overall dwelling size as set out in CPG2 (Housing) and therefore provide an acceptable standard of accommodation in terms of their size. Shared outdoor amenity space is provided to the rear of the property accessed via a side entrance gate and through French doors at lower ground floor level.

3.2 The proposals include adequate space for the storage and collection of waste and recyclable materials in

the front garden in accordance with Policy CS18.

3.3 Policy DP6 requires that all housing meets Lifetime Homes standards. A statement regarding lifetime homes compliance has been submitted by the applicant demonstrating that the proposals, where possible, meet with lifetime homes standards. A total of 11 out of 16 of the criteria have been met. The criteria that have not been met are those that are physically unattainable within the context of the proposed conversion.

4. Car and cycle parking

4.1 Policy DP18 encourages the minimum necessary car parking provision throughout the Borough and promotes car-free developments in town centres and Controlled Parking Zones where public transport is easily accessible. The application site is located within controlled parking zone 'CA-N' (which has a parking stress level of 0.83 and is therefore not considered to suffer from parking stress) and has a PTAL rating of 1b (which equates to a 'very poor' level of public transport accessibility).

4.2 The maximum car parking provision for the site as set out in Appendix 2 of the Development Policies document is 1 space. The application does not propose any car-parking spaces and therefore does not exceed the maximum standards set out in Appendix 2. As such, the proposals are compliant with DP18. With a 'very poor' PTAL rating and not being in an area of parking stress, there is no requirement to enter into a S106 agreement for a car-free development.

4.3 DP18 also requires developments to meet the Council's minimum cycle parking standards set out in Appendix 2. For residential development such as that proposed, 1 cycle storage space is required per dwelling. There is no existing provision for cycle storage on site. The proposals however indicate two locations in the front garden at ground floor level for the storage of bicycles. No exact details of the type of storage have been provided, but these can be requested via condition.

5. External alterations

5.1 Three new windows are proposed, one on the rear elevation at lower ground floor level and two on the flank elevation (one at upper ground floor level and one at first floor level). It is also proposed to erect metal railings set in an existing concrete plinth adjacent to the front entrance steps. The proposed windows have been designed to match the existing in terms of their appearance. The proposed railings are considered an acceptable boundary solution. Taken as a whole, the proposed external alterations are in-keeping with the main building and would preserve and enhance the character and appearance of the CA.

6. Trees

6.1 It is proposed to remove a bay tree from the rear garden. The tree is small in size (less than 5m in height) and is not considered to contribute to the character of the CA. Its removal is considered acceptable.

7. Amenity

7.1 The use of the property as 2 residential units (Class C3) is compatible with the surrounding land use which is predominantly residential. The proposals are not expected to give rise to any noise or activity that would be detrimental to the amenity of neighbouring properties. The proposed windows on the flank elevation face the junction of Marquis Road and St Paul's Crescent and will not give rise to any overlooking. The proposals meet with policies CS5 and DP26 and are considered acceptable in amenity terms.

8. Recommendation

8.1 For the above reasons it is recommended that planning permission be granted.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444