

Delegated Report		Analysis sheet		Expiry Date:	23/07/2012
		N/A / attached		Consultation Expiry Date:	29/06/2012
Officer			Application Number		
Aysegul Olcar-Chamberlin			2012/2363/P		
Application Address			Drawing Numbers		
Providence House 26 Kilburn Place London NW6 4QD			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Change of use of office building (Class B1) to 3 x 2 bedroom self-contained flats (Class C3) and installation of 5 rooflights on the north-west side roof slope.					
Recommendation:		Grant planning permission subject to s106			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	89	No. of responses	0	No. of objections	00
			No. electronic	00		

<p>Summary of consultation responses:</p>	<p>One support from the tenant of the ground floor level has been received. In summary, they made the following comments:</p> <ul style="list-style-type: none"> • The top floor of the premise has been vacant since October 2008; • Paying the rent and business rate are a struggle; • Moving out as soon as possible would be the best option as the property is not suitable for a business premises; • Lost of customers complained that the office was difficult to find and finding metered parking space in vicinity was impossible; • The view of the property has been obstructed by the trees.
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<p>CAAC/Local groups comments:</p>	<p>No reply has been received.</p>
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Site Description

The application site is a two-storey with attic level accommodation building, dated 1994, at the south-eastern end of Kilburn Place in the neighbourhood renewal area. The building has an authorised use office under Class B1. The first and second floor levels of the building are currently vacant.

Kilburn Place is mainly characterised by commercial premises and does not have any access points to the nearby residential properties.

Relevant History

9200457 – Planning permission was granted on 07/10/1993 for the erection of a two storey extension and the insertion of windows at ground and first floor levels.

9401825 – Planning permission was granted on 26/01/1995 for the retention of a second floor mansard roof extension with windows on the south elevation to be used for Class B1 purposes.

PW9702518 – Planning permission was granted on 20/11/1997 for the change of use from Class B1 to Class D1 (to be used for only mixed health treatment and teaching purposes).

Relevant policies

LDF Core Strategy and Development Policies

Camden Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS8 – Promoting a successful and inclusive Camden economy

CS11 – Promoting sustainable and efficient travel

CS14 – Promoting high quality places and conserving our heritage

CS18 – Dealing with our waste and encouraging recycling
CS19 – Delivering and monitoring the Core Strategy

Camden Development Policies

DP2 – Making full use of Camden's capacity for housing
DP5 – Homes of different sizes
DP6 – Lifetime homes and wheelchair housing
DP13 – Employment premises and sites
DP16 – The transport implications of development
DP17 – Walking, cycling and public transport
DP18 – Parking standards and limiting the availability of car parking
DP24 – Securing high quality design
DP26 – Managing the impact of development on occupiers and neighbours
DP28 – Noise and Vibration

Camden Planning Guidance 2011

CPG1 (Design)
CPG2 (Housing)
CPG5 (Town Centres Retail and Employment)
CPG6 (Amenity)
CPG7 (Transport)

Assessment

Proposal

The proposal is for the conversion of the office building (Class B1) to 3 x 2 bedroom self-contained flats (Class C3) and installation of 5 rooflights on the north-west side roof slope.

Other than the proposed rooflights no other external alterations are proposed. The existing doors and internal staircase would be kept and serve as communal access arrangement to the proposed flats.

Land Use

The main two issues are loss of office floorspace and suitability of the location for residential use.

The proposal would result in the loss of 248sqm office floorspace. Policy CS8 states that the Council will seek to support Camden's industries by safeguarding existing employment sites and premises in the Borough that meet the needs of modern industry. Development Plan Policy DP13 states that the Council will retain land and buildings that are suitable for continued business use and will resist a change to non business use unless it can demonstrate to the Council's satisfaction that a site or building is no longer suitable for its existing business use and there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over a period of time. It is also stated that where it has been demonstrated that a site is not suitable for any other business use other than B1(a) offices, the Council may allow a change to permanent residential or community uses.

Page 43 of CPG5 (Town Centres Retail and Employment) states that the Council expects the supply of offices to meet the projected demand over the next 13 years and as a result of this a change from B1(a) office to another use in some circumstances may be allowed, the priority being permanent housing. It also states that marketing evidence may be required only if it is proving difficult to make an assessment on Policy alone. It should also be noted that the Camden Employment Land Review, which was undertaken in 2008, did not refer to this site in particular or this area in general as being one of strategic importance to the supply of office accommodation within the Borough. The potential loss of offices here would not be of importance to the wider employment make-up of the Borough.

According to the supporting statement from Maestro Properties Ltd the second (attic) level was used by Scion Technical Services until September 2004, Coram family (registered charity) took over the ground and part first floor until 2007, from September 2007 until December 2008 the whole building was empty, Poltax Ltd (accountants) has been occupying the ground floor since December 2008 and

St. Mungo Community Housing Associations Ltd has been occupying the first floor since December 2008. The second floor of the premise has been vacant since September 2007 despite of the marketing affords involving four different commercial letting agents. In addition to that both of the existing tenants do not intend to renew their leases which expire on September 2013 and December 2014 and the tenants want the landlord to surrender their leases earlier.

The reasons for lack of interest are probably due to the site constraints and the current economic conditions. Although the existing office building is close to Kilburn Town Centre it is bounded by back of the commercial premises on Kilburn Vale, Belsize Park and Kilburn High Road. The north west side of the property faces to the rear gardens of Lorton House (block of residential flats). Given the location of the site there seems to be hardly any interest from the small businesses.

Given the constraints on the flexible use of the site and the lack of interest from businesses to use this site as office it is considered that there is no reason to resist conversion of the property to permanent residential accommodation. In light of this and taking into account the set criteria in CPG5 the loss of employment space is acceptable in this instance. The proposed residential use is welcomed and in accordance with policies CS6 and DP2.

Mix of units

All the proposed self-contained flats would have two bedrooms and a study room. Given the layout of the existing building this seems to be the most logical option. "Dwelling Size Priorities Table" of policy DP5 (Homes of different sizes) identifies two bedroom units as a high priority, three or four bedroom units as a medium priority and one bedroom units as a lower priority. The aim of policy DP5 is to gain 40% of two bed flats in the proposed mix of dwellings. Given the character of the area and the site constrains the proposed mix is considered to be acceptable.

Standard of accommodation

The floor areas of the each of the proposed flats would range from 77sqm to 94sqm. The proposed units would be spacious and could accommodate up to four people comfortably in line with the Council's residential standards standard on page 54 of CPG2. Room sizes all meet the Council's residential development standards as well.

A single aspect bedroom at ground and second floor level would have limited outlook onto the rear elevation of the large office building at 258 Belsize Park Road within 3.4m. However the majority of habitable windows would face onto the rear gardens of a block of flats, and importantly the living area would be dual aspect. This coupled with the generous size of the rooms and most being served by at least two windows for good levels of light would ensure a good residential quality in general.

There are air conditioning units attached to the rear elevations of the neighbouring offices which may cause noise nuisance to the future occupiers of the proposed flats. Therefore appropriate mitigation measures should be secured way of a condition.

Lifetime Homes

Given the site constrains it would be unreasonable to expect the proposed flat to meet all Lifetime Homes criteria. According to the submitted Lifetime Homes Statement the main entrance would be illuminated, there would be adequate space for wheelchair circulation, there would be wheelchair accessible bathrooms and WCs and future provision of stair lift and thought floor lift would also be possible.

The proposal is considered to be in accordance with the aims of policy DP6.

Design and Appearance

The proposed rooflights in terms of their positioning, size and appearance would match the existing rooflights on the south east roof slope of the existing roof slope and would be a minor alteration to the building. The proposed rooflights are considered not to harm the appearance of the existing building and acceptable in design terms.

Amenity

There would also be no adverse impact to the residential amenities of the neighbouring properties as there would be no direct overlooking from the proposed rooflights to the habitable rooms of the nearby block of flats.

Transport

The application site has a good access to public transport (PTAL 5) and it is suitable for car-free development. Given the proposal would result in additional three residential units the proposed development should be made car-free through a Section 106 legal agreement.

DP18 requires development to sufficiently provide for the needs of cyclists, which are contained in Appendix 2 of the Development Policies document. Camden's Parking Standards for cycles states that one storage or parking space is required per residential unit. The proposed development includes provision of internal cycle storage for three bicycles on the ground floor level which would be accessible from the front of the building. The proposed cycle storage is considered to be adequate.

Refuse Storage and Management

There would be an internal communal refuse and recycle storage area on the ground floor level which would be accessible from the front. This is appropriate for flat developments of fewer than 6, whereby sacks are left on kerbside on collection days.

Others

The CIL would be applicable for only the proposed second floor level flat as the second floor has been vacant for more than 6 months. The CIL rate is £50 per sqm. The CIL charge for this scheme would be £3850.

Conclusion

The proposed change of use is considered not to compromise the supply of office accommodation within the borough and the proposed residential flats would provide reasonable living standards for the future occupiers. Subject to safeguarding conditions and s106 agreement for car-free housing the proposed development would comply with the aims of the relevant policies.

Recommendation

Grant planning permission subject to s106 for car free housing.

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