

Delegated Report		Analysis sheet		Expiry Date:		10/09/2012	
		N/A		Consultation Expiry Date:		23/08/2012	
Officer				Application Number(s)			
Neil Zaayman				2012/3734/P			
Application Address				Drawing Numbers			
3 Kings Terrace London NW1 0JP				Refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use of garage/storage unit to residential to create a single-dwellinghouse (Class C3) with first floor and associated alterations at ground floor level including replacement of garage door with windows and replacement of door with window.							
Recommendation(s):		Grant permission subject to conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	13	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 25/07/2012 until 15/08/2012. Advertised in the Ham and High Newspaper 02/08/2012 until 23/08/2012. No letters of representation received.					
CAAC/Local groups* comments: *Please Specify		Camden Town CAAC: No objection against principle of use or design. Details of proposed windows and materials used are required. Materials should be timber not PVC.					

Site Description

The application site refers to a two storey terraced dwelling on the west side of Kings Terrace. The upper floor is currently being used for residential whereas the ground floor is used as a garage / storage area.

The application site is within the Camden Town Conservation Area and is identified as a positive contributor.

The site is surrounded by similar developments.

Relevant History

Application site:

2009/1271/P: Change of use and conversion of garage/storage to residential use ancillary to single family dwelling with alterations to the ground floor front elevation. **Granted on 06/08/2009.**

Related sites:

6 Kings Terrace. PE9700724R3: Conversion of existing garage to living accommodation, the erection of a first floor rear extension and alterations to the existing front elevation.

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)

DP5 (Homes of different sizes)
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 Planning Guidance 2011

CPG 1 (Design)
CPG 6 (Amenity)

London Plan (2011):

3.5 (Quality and Design of Housing Developments)
7.4 (Local Character)
7.6 (Architecture)

Government Guidance:

National Planning Policy Framework (March 2012)

Assessment

Proposal:

The application seeks permission for a change of use of the existing ground floor garage/storage unit to be incorporated with the existing 1st floor flat to be used as a single-dwellinghouse (Use Class C3). The external alterations involve changes to the front elevation at ground level replacing the existing garage doors with 3 x windows. Internally, the ground floor garage / store would be reconfigured with a main entrance hall, W.C., a small storage cupboard, kitchen and living room. The existing stair would be reconfigured to give access from ground floor to 1st floor where there is presently a bathroom and 3 x bedrooms.

Revisions:

Following comments from the Camden Town CAAC regarding the panels below the proposed windows, the applicant submitted a revised front elevation to omit these panels from the scheme. The changes to the front

elevation would therefore only involve the blocking up of the garage door and inserting 3 x windows.

Assessment:

The main issues for consideration are the principle of the development, its impact on the street scene character and character of the conservation area and the impact on neighbouring amenity.

Principle of development:

A similar proposal was considered acceptable when permission was granted in 2009 (Ref: 2009/1271/P) although this application was considered under the Council's UDP policies. There has been no significant change in policy terms. There are no policies in the current LDF document that opposes the conversion of this garage / storage unit to be incorporated as part of the existing 1st floor residential unit.

In light of similar development which have previously been accepted along the street and a previous permission that was granted at the application site, there are no in principle objection against the development and the proposal is therefore acceptable in land use terms.

Design / Impact on character:

Similar to when permission was granted in 2009, the proposed works to the front elevation are considered acceptable as many of the properties down Kings Terrace already have windows on the ground floor front elevation. The works which involves the introduction of windows and the loss of the door are not considered to harm the character and appearance of the host building or the of the conservation area. The proposal complies with core policy CS14 (Promoting high quality places and conserving our heritage) and development policies DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) of the LDF.

There will be no alterations to the rear elevation or the first floor of the front elevation. The majority of the works will involve the internal conversion of garage space into residential accommodation.

Impact on amenity:

The proposal involves no external extensions that could potentially impact on neighbouring amenity.

The development would not result in a significant intensification of the use of the application site.

Similar to the previously approved application, the development would have no harmful impact on neighbouring amenity.

Transport:

The garage has a narrow entrance making it very difficult for vehicles to access it. Probably as a result of this it is currently used for storage. It is considered unlikely given the space constraints that the garage would serve as a practicable off-street parking space. On balance therefore, it is not considered that a S.106 agreement to 'car-cap' the dwelling would be justified in this instance.

Community Infrastructure Levy:

The proposal would not result in the creation of new floorspace and is therefore exempt from the Mayor's CIL contribution.

Recommendation:

Grant permission

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