

Delegated Report		Analysis sheet	Expiry Date:	18/07/2012
		N/A / attached	Consultation Expiry Date:	(1) & (2) 28/06/2012
Officer			Application Number(s)	
Angela Ryan			(1) 2012/2745/P (2) 2012/2746/L	
Application Address			Drawing Numbers	
175 Highgate Road London NW5 1PN			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>(1) Change of use from a 1x 3-bed residential flat (Class C3) to teaching space (Class D1) at basement level, including damp proofing works to floor and walls and full refurbishment, with minor alterations to the layout and refurbishment to the ground floor.</p> <p>(2) Full refurbishment at basement level together with internal alterations including damp proofing, and works to floor and walls, and partial refurbishment at ground floor level including minor alterations to the internal layout in association with the change of use of the basement from a 1x 3 bed residential flat (Class C3) to teaching space (Class D1)</p>				
Recommendation(s):		(1) Grant Planning Permission (2) Grant Listed Building Consent		
Application Type:		(1) Full Planning Permission (2) Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	18	No. of responses	1	No. of objections	0
			No. electronic	1		
Summary of consultation responses:	A site notice was displayed from 31/05/12 to 21/06/12 and a notice published in the local press on 07/06/12 expiring on the 28/06/12. One letter of support was received from the Glenhurst Avenue Resident's Association.					
CAAC/Local groups* comments: *Please Specify	<u>Dartmouth Park CAAC:</u> Regrets the loss of residential accommodation but given the assurance of no external impact on listed features and the declaration of lawfulness of the change of use of the ground floor no objections are raised.					

Site Description

The application site is located on the east side of Highgate Road and comprises a two-storey plus basement detached building. The basement is currently vacant and in a dilapidated state, the ground floor is currently used for the school lecture room, common room and kitchen, bathroom and office areas, whilst the first floor is currently being used for a caretaker's flat. The main school building is located to the rear of the application site.

The site is grade II listed and lies within the Dartmouth Park Conservation Area

Relevant History

23/01/1984- permission and listed building consent **granted** for the change of use, including works of conversion and alteration into four self contained flats (Ref: 36502 & HB3236).

21/05/2012- certificate of lawfulness **granted** for continued use of the ground floor for a music therapy centre (Class D1) (Ref:2012/2065/P)

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS1(Distribution and growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

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

DP16 (The transport implications of development)

DP17 (Walking, cycling and public transport)

DP18 (Parking standards and limiting the availability of car parking)

DP19 (Managing the impact of parking)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011:

CPG1- Design: chapters, 1, 2, 3 and 4

CPG6- Amenity: Chapter 6 & 7

CPG7- Transport: chapter 1

Dartmouth Park Conservation Area Appraisal and Management Statement 2009

London Plan 2012

National Planning Policy Framework 2012

Assessment

Proposal:

The proposal involves the change of use of the basement from a residential flat to educational space in connection with the existing use of the ground floor and the premises located to the rear of the application site for a music school. It is also proposed to refurbish the basement area and ground floor which would involve damp proofing work, removal of a load bearing wall in order to create a new lecture room to the south of the building. Acoustic insulation is proposed to be installed in the ceiling in order to ensure a reduction in the transmission of noise through the structure at basement level. Internal works to the ground floor would include removing load bearing and non-load bearing walls and erecting a removable partition in order to divide the existing space which is proposed to be used for a common room and offices. No works are proposed to the external façade of the building.

The basement would be used for student training and entail:

- Lectures for the entire cohort of 12 students on site on any given day or for smaller groups of students
- Workshops sometimes using musical instruments which can involve the entire cohort of 12 students or smaller groups
- Smaller discussion groups or supervision of students work (which may involve one student and one tutor or a small group of 6 students and one tutor)
- Seminars

It should be noted that planning application and listed building consent applications were submitted in respect of a similar scheme earlier on in the year (2012), which were subsequently withdrawn.

The key issues to therefore consider are:

-Principal of the change of use;

- Impact of the development on the historic interest of the listed building and the character and appearance of the conservation area;

- Impact on amenity; and

- Transport

Principal of the change of use:

In assessing the proposed change of use regard should first be taken from LDF policy DP2 (d) which states that the loss of housing will be minimised by protecting residential uses from development that would involve a net loss of housing floorspace. The policy further states in DP2 (f) that the Council would resist developments that would involve the net loss of two or more homes. The reason for the change of use is to rationalise the existing floorspace and circulation arrangement and to provide additional space for the existing school which currently benefits from having a lawful use as on the ground floor of the building. The flat at basement level is also in a bad state of repair and the proposal would bring an otherwise vacant floor back into beneficial use and secure its refurbishment. Moreover, the scheme would not result in the net loss of two or more homes therefore the change of use of the basement to educational use is considered to be appropriate in this instance.

Impact of on the historic fabric of the listed building and character and appearance of the conservation area:

Basement:

No external works are proposed. The biggest intervention to the building is the proposed damp proofing to the basement. When the property was inspected the plasterwork at this level had been entirely stripped away. However remnants still existed and it was evident that the plasterwork removed was modern plaster board. Given that the finishes on the ground floor were also modern it is extremely unlikely that any historic fabric was removed as part of the works.

Damp is ingressing into the external wall as the outside ground level abuts directly to the basement walls. Other solutions such as a French drain would not be suitable in these circumstances so some sort of internal rendering is required. A Sika 1 render system is proposed for the internal walls in the basement. Concerns were initially raised regarding this aspect but during the course of the previous application this was discussed with Building Control who advised that this particular product would provide an appropriate level of breathability, therefore no objection is raised.

In order to form the main lecture room it is proposed to remove a dividing wall. No objection is raised in principle and although sections of wall have been retained these need to be doubled in length on each side to be legible as defining this space as originally being two rooms. The basement floor plan has since been revised to address this concern.

The subdivision of the toilets is acceptable as this is a space of limited interest with no remaining historic features. The concertina doors do not significantly affect the perception of the special arrangement of this level of the building.

No fire places remain in the basement so boarding over the recesses is acceptable.

Ground floor:

The walls enclosing the kitchen area are non original and their removal helps to restore the room back to its original proportions. On the other side of the hall it is proposed to divide the space back into two rooms and this would have been the original layout. This will be achieved via the installation of a removable partition. At the site visit for the previous application the applicant confirmed that they wished the wall to come off the chimney breast of the proposed tutor's office. It was agreed that this could be done in the form of modern concertina doors which would read as an honest, modern intervention that would not mislead occupants as to the original layout. Although there are decorative features in this area these are modern, unconvincing replacements which have been applied to suit the existing altered layout. As this aspect of the proposal is reversible no objections are raised in respect of the proposed works.

The proposal is considered to be acceptable and would preserve the architectural historic interest of the building and preserve and enhance the character and appearance of the conservation area in accordance with policies CS14 and DP25.

Amenity:

As no external works are proposed the development would not result in adversely impacting the occupiers of neighbouring and surrounding properties by virtue of the loss of natural sunlight/daylight, loss of privacy or the loss of outlook.

The Basement facility is proposed to be used regularly 5 days per week and very occasionally on Saturdays and is proposed to operate from 08:30hrs to 18:30hrs Monday to Saturday. The hours of operation proposed are considered to be compatible with residential uses, moreover a condition is recommended to be attached to the decision notice to restrict the hours of operation. It is therefore envisaged that there proposal would have no significant adverse impact upon residential amenity by virtue of the operation of the use.

There are residential properties situated to the south east of the site and Officers have raised concerns with regards to the potential noise nuisance that may be created, particularly in the summer months if the window serving the proposed basement lecture room is opened. This is particularly relevant to nos. 2 and 4 Glenhurst Terrace which are situated between 4m and 5m away from the application site. In order to alleviate the potential noise nuisance it is recommended that a condition is attached to the decision notice ensuring that the basement window is fixed shut, and permanently maintained as long as the use is in operation.

Transport:

In accordance with policy DP18 cycling provision is not required as the scheme is below the threshold of 500m². The applicant has confirmed that the majority of staff (5) and students (12) travel to the site via public transport and that those who usually park at the Lido which is located around the corner from the site. Given the above and coupled with the fact that the site is served by two bus routes (C11 and 214) and within walking distance of Gospel Oak Station the requirement for cycle storage provision is unreasonable in this instance.

Recommendation: Grant Planning Permission and Listed Building Consent

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