

Delegated Report		Analysis sheet		Expiry Date:		16/04/2012	
		N/A / attached		Consultation Expiry Date:		15/03/2012	
Officer				Application Number(s)			
Neil Zaayman				2012/0911/P			
Application Address				Drawing Numbers			
5 Ariel Road London NW6 2DX				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use of existing dwellinghouse into 3 self contained flats (1 x 3 bed, 1 x 2 bed and 1 x 1 bed) (Class C3).							
Recommendation(s):		Grant permission, subject to a S106 Legal Agreement					
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	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Neighbour notification letters have been sent to 13 properties with no letters of objection received.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site forms part of a row of 3-storey terrace dwellings and is located on the west side of Ariel Road. The surrounding area is mainly residential in character with similar 3-storey terrace dwellings on either side of the road. The site is not a listed building and not located within a conservation area.

Relevant History

2012/0311/P: Erection of rear dormer and two single storey rear extensions at existing dwelling house (Class C3) – **Certificate granted.**

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)
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)
CS18 (Dealing with our waste and encouraging recycling)

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 limiting the availability of car parking)
DP24 (Securing high quality design)
DP26 (Managing the impact of development on occupiers and neighbours)
DP29 (Improving access)

Camden Planning Guidance

National Planning Policy Framework (March 2012)

Assessment

Proposal:

Planning permission is sought to convert the existing dwellinghouse into 3no. self-contained flats, and thus add two residential units to the site. There would be 1 x 3-bedroom, 1 x 2-bedroom and 1 x 1-bedroom flat.

The proposal involves no extensions with the only external alterations relating to the removal of 2 side windows.

The 2-bedroom flat would be on ground and 1st floor, measuring 73.6sq.m. It would have 2 bedrooms, an open plan kitchen / reception area, bathroom and w.c. on ground floor level. On 1st floor would be a 3rd bedroom with access from the landing. The unit would have direct access to the rear garden.

On 1st floor level would be Flat B, measuring 37sq.m. The flat would have 1 bedroom, a bathroom, kitchen and reception area.

Flat C would be on 2nd and 3rd floor level. It is a 2 bedroom flat measuring 71sq.m. There would be 1 bedroom with bathroom and open plan kitchen / reception area on 2nd floor level and a 2nd bedroom with bathroom in the loft space.

Assessment:

The key issues for consideration are the principle of the development, the quality of residential accommodation provided, its design and impact on local character, impact on neighbouring amenity, impact on highways / transport and refuse / recycling issues.

Principle of the development:

Camden's LDF policies CS6, DP2 and DP5 seeks to make full use of Camden's capacity for housing through the provision of quality homes of different sizes.

Given that the existing lawful use of the building has been established to be a single residential unit (Class C3), the proposal therefore involves the change of use to self contained residential accommodation (Class C3), in the form of 1 x 3-bedroom, 1 x 2-bedroom and 1 x 1-bedroom units. Policy CS6 relates to a wide range of housing, including permanent self-contained housing. The general approach outlined in CS6 aims to make full use of Camden's capacity for housing. As a form of housing that is considered to contribute to the general supply of housing in the borough, these proposals broadly accord with the aims of CS6. The proposed conversion to self-contained residential units, at an acceptable standard, would therefore be considered acceptable in this location. Given the number of additional units and the gross internal floorspace there would be no requirement for affordable housing in this instance.

Quality of Accommodation:

In support of Policies CS6, DP6 and DP26 which seek that all residential dwellings in Camden are required to be designed and built to create high quality homes, section 4 of CPG2 (Housing) provides guidance on residential development standards, in terms of their layout, size, daylight/sunlight, etc. The London Plan (2011) sets out minimum space standards for self-contained residential accommodation and to summarise, a 1-bedroom 2-person flat should be 50sq.m, a 2-bedroom 4-person flat should be 70sq.m, a 3-bedroom 4-person flat should be 74sq.m and a 3-bedroom 6-person flat 95sq.m. The proposal provides the following:

- 1 x 1-bedroom flat at 37sq.m
- 1 x 2-bedroom flat at 71sq.m
- 1 x 3-bedroom flat at 73.6sq.m

The 2-bedroom unit complies with the minimum space standards whilst the 3-bedroom unit is slightly under by 0.4sq.m. The 1-bedroom unit does not comply as it is 13sq.m below the minimum space standard for a 1-bedroom 2 person unit. The unit proposed here is not a studio apartment (for which the minimum space standard is 37sq.m) as it has separate facilities, and therefore reflects the layout of a 1-bedroom apartment.

The minimum space standards as set out in the London Plan (2011) is based on the minimum gross internal floor area (GIA) required for new homes relative to the number of occupants and taking into account commonly

required furniture and the spaces needed for different activities and moving around, in line with the Lifetime Home standards.

The proposal is for the conversion of an existing dwelling and therefore not a new built. The decision to live in a 1-bedroom unit which is below the minimum space standards would ultimately be a matter of choice for future occupiers.

In terms of other issues in respect of the quality of accommodation offered, namely outlook, sunlight / daylight and natural ventilation, all habitable rooms have an outlook either towards the street scene or rear garden. All habitable rooms have sufficient windows and should therefore receive adequate daylight / sunlight. All the flats are dual aspect and should allow for natural ventilation. The CPG also advocates that all newly created dwellings for households of 2 or more people should be self-contained and have its own secure private entrance. Given the internal layout of the building the proposed self contained flats would be accessed via a central staircase that is accessed from the existing main entry hall. This arrangement is considered acceptable.

With regards to Lifetime Homes standards, Policy DP6 states that all new homes should comply with Lifetime Homes criteria as far as possible. The applicant has submitted with the application a Lifetimes Homes Assessment which shows that some of the 16 points of criteria has been addressed for the ground floor (3-bedroom) flat. The constraints of this conversion scheme are such that not all of the criteria can be met, however the measures proposed are considered acceptable in this instance. The layout, internal circulation space and storage/utility space are also adequate and in general compliance with CPG.

Officer's are of the opinion that overall, the development complies with the aims and objectives of policies CS6, DP6 and DP26 of the Council's LDF. It is acknowledged that the 1-bedroom flat would be below the minimum space standards however, in light of compliance with other aspects in terms of outlook, natural light, ventilation and the Lifetime Homes criteria, it is considered unreasonable to refuse this application on this basis alone.

Design and appearance:

The proposal involves an internal re-configuration only with no extensions proposed. The only externally visible alterations would be the removal of 2 small windows on 1st floor level of the side elevation, serving the existing bathroom and w.c.

The proposal would therefore have no impact on the character and appearance of the host building or street scene.

Residential amenity:

Notwithstanding the current residential use of the upper floors, it can reasonably be argued that as a result of proposed intensification of the residential use of the upper levels, the additional units may potentially cause harm to amenity that would be in conflict with the provisions of Policy DP26 of the LDF. However, given the location of the site relative to the neighbouring properties and the fact that no additional bulk is proposed to the host building itself, it is considered that the development proposal would not have a significantly different impact on the amenities enjoyed by the occupiers of the surrounding premises that would warrant refusal of permission on that basis. In addition, the conversion to self-contained flats would require the applicant to comply with sound / noise insulation regulations as stipulated by Building Regulations.

Accordingly, the proposal is considered to be in general compliance with the objectives of policies CS5, CS14 and DP26, and CPG.

Transport:

Policies DP17 and DP18 seek to promote the use of more sustainable transport measures, such as walking, cycling and the use of public transport. The Council's cycle parking standards require the provision of at least one cycle parking space per unit, which are shown to be provided within the front garden area at ground floor level. The number and type of cycle storage is not clear at this stage and full details can be required by means of a planning condition.

In terms of vehicle parking: The host building has currently no allocated vehicle parking spaces. It is located within a controlled parking zone and is easily accessed by public transport and is close to a wide range of amenities. The site has a Public Transport Accessibility Level (PTAL) of 5 (good). The application site is

approximately 150m from Kilburn underground station and the same distance from Brondesbury railway station. The proposal would intensify the use of the site and it is therefore recommended that the development is made car-free through a Section 106 planning obligation. This is in line with Policy DP18 of the LDF.

Refuse collection:

Refuse facilities for all 3no. flats are shown on the ground floor plan to be located within the front garden area and is considered acceptable.

Other matters / Section 106 requirements:

Given the scale of the development proposal no education contribution or open space contribution are required.

The development proposes no new floorspace and would therefore not trigger the requirement to contribute to the Mayor's Community Infrastructure Levy (CIL).

Conclusion:

The proposal to convert the existing family dwelling into 3 x self contained flats is considered acceptable in principle. Although one of the units are substantially below the minimum space standards for a 1-bedroom 2-person unit, overall the proposal complies with the aims of policies CS6, DP6 and DP26 and would provide quality accommodation with sufficient levels of outlook, daylight, circulation and natural ventilation. The ground floor flat would meet the majority of the Lifetime Homes criteria where applicable. There would be no harm to the amenities of neighbouring occupiers.

The proposal is considered acceptable in highway terms, provided that the development is made car-free.

Recommendation:

Grant subject to section 106 agreement