

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>04/04/2012</b>
		N/A		<b>Consultation Expiry Date:</b>	22/03/12
<b>Officer</b>			<b>Application Number(s)</b>		
Nicola Tulley			2012/0828/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
258 A WEST END LANE LONDON NW6 1LJ			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Change of use of 1 x 3-bedroom maisonette at first and second floor level to 2 x 1-bedroom flats (Class C3).					
<b>Recommendation(s):</b>		Grant subject to S106 agreement for 'car free'			
<b>Application Type:</b>		Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>09</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was displayed from 22<sup>nd</sup> February 2012 to 14<sup>th</sup> March 2012. A notice was placed in the Ham and High on 14/03/12.</p> <p>One letter of objection was received from 256 West End Lane, the following issues were raised:</p> <ul style="list-style-type: none"> <li>• This will interrupt our normal business operations and we do not expect to pay full business rates whilst works are being carried out.</li> <li>• Main concerns relate to: noise, pollution and scaffolding; no improvements are being made; potential of increased dumping of waste.</li> </ul> <p>Officer's response: Whilst noise is associated with construction work, noise relating to internal refurbishment works falls outside of planning controls. An informative shall be attached to this permission to notify the applicant of hours of construction and notice of requirement to contact Building Control.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	West End Green CAAC has been notified however no response has been received to date.					

## Site Description

The subject site relates to a three storey with basement terraced property located on the eastern side of West End Lane, in close proximity of the access road to Queens Mansions, the application relates to the upper two floors. The subject site is located within West End Green conservation area where numbers 256-280 are noted as being in poor condition and altered but with the potential to have a positive effect.

The site is located within an archaeological priority area.

## Relevant History

### Subject site

No relevant planning history.

### 126 West End Lane

2004/5421/P: Full planning permission approved with s106 legal agreement for: The change of use and works of conversion from the existing three bedroom maisonette into a 1 bedroom flat at first floor level and a 2 bedroom maisonette at second and third floor levels.

### 214 West End Lane

2005/1399/P: Full planning permission approved with s106 legal agreement for: Change of use and works of conversion of 1st, 2nd and 3rd floors to provide 3 self-contained flats and 1 self-contained maisonette.

### 192a West End Lane

2005/1602/P: Full planning permission granted for: Conversion of the 3 upper floors of the property from 3 flats to create 2 x 2 bedroom flats & 1 x 3 bedroom maisonette, conversion of the roof space into additional habitable accommodation through the erection of a rear dormer and 2 rooflights to the front elevation, the erection of a single storey rear extension at first floor level, and the creation of a roof terrace on the rear flat roof adjoining the new dormer.

### 331A West End Lane

2007/1373/P: Full planning permission approved with S106 legal agreement for: Conversion of existing 1st and 2nd floor maisonette and erection of a 3rd floor roof extension to create a 1st floor self-contained flat and an upper floors self contained maisonette, plus extension of the ventilation duct of the ground floor restaurant.

### 220 West End Lane

2007/4321/P: Full planning permission approved with S106 legal agreement for: Change of use and works of conversion to the second and third floor flat to provide 2 x 2 bedroom self-contained units, and the erection of a rear dormer window.

### 94 West End Lane

2010/6349/P: Full planning permission approved with S106 legal agreement for: Conversion of existing first floor flat and existing second and third floor maisonette into 3 x self-contained residential units and insertion of two rooflights to front roofslope and one to rear roofslope (Class C3).

## Relevant policies

### **The London Plan: Spatial Development Strategy for Greater London: 2011**

### **LDF Core Strategy and Development Policies 2010**

#### Core Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

#### Development Policies

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime Homes and Wheelchair Homes

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  
DP25 Conserving Camden's heritage

Camden Planning Guidance 2011  
CPG1 Design  
CPG2 Housing  
CPG6 Amenity

West End Green conservation area appraisal and management plan

## Assessment

Planning permission is sought for conversion of the upper two floors of the building from a 1x three bedroom maisonette into 2x one bedroom flats, one per floor. As identified in the planning history section above, there have been a number of flat conversions on West End Lane that have included a mix of dwelling sizes, ranging from 1 to 3 bedrooms.

The maisonette as existing is accessed via the rear of the building as per other properties, which also serves as a service yard to commercial units located on the ground floor.

Amendments: The original proposal included the removal of the rear chimney. The CAAM notes that the chimneys to the rear of these properties are a characterful element of the terrace and forms part of the interesting roofscape of West End conservation area. Its removal was therefore considered harmful to the character and appearance of the roofscape of this particular group. Revisions were sought and this element of the proposal has been removed from the drawings. Further details were also received in relation to Lifetime Homes, and cycle and refuse storage.

### Planning policy

Development Policy DP5 is used to assess new build housing schemes and schemes to reconfigure or subdivide residential properties. The aim of the policy is to seek to provide mixed and inclusive communities by securing a range of unit sizes. The Council has identified different dwelling size priorities for: social rented; intermediate affordable housing and market housing. The flat in question is within the market category. The housing priorities in Camden for market housing are: very high for 2 bedroom units; medium for 3 and 4 bedroom units and lower for one bedroom or studio units. Where a development is for the conversion of existing homes the Council will seek to minimise the loss of dwelling-sizes that are given a priority of medium or above.

West End Green conservation area appraisal and management plan states that the sub-division of houses constructed for single family occupation can have a detrimental impact on the character and appearance of the conservation area. The creation of additional units in the roof space or through excavation will not normally be deemed acceptable where this would cause harm to the character and appearance of the conservation area.

The proposal would result in the loss of a 3 bedroom maisonette, which is considered medium priority in the

borough, into 2 x one bedroom flats, which are of low priority provision. The loss of the family sized unit would be regrettable. However it is considered that, given the location of the property above an existing shop, on a busy street with no private outdoor amenity space this type of accommodation would be more suited to smaller flats. It must also be noted that there have been several planning permissions for conversions that have been approved for two and three bedroom units in the locality (see planning history); Although the loss of the family unit would be regrettable, on balance, the proposal would be considered acceptable given the constraints of the site.

#### Quality of residential accommodation

The proposed flats would be accessed from the rear of the property where there is a separate entrance for both residential and commercial units. The subject site has an existing two storey rear projection which is a feature of these types of properties in the locality. This results in a larger amount of floorspace within the first floor flat. It would measure approximately 56.4m<sup>2</sup> floorspace (5m<sup>2</sup> below the Council's minimum floor area requirement for a 2 bedroom unit). It is more than adequate for a one bedroom unit and as a result has a separate study room that could be converted into a smaller second bedroom. The second floor flat has a total internal floor area of 51.5m<sup>2</sup> which is above the minimum floorspace of 48m<sup>2</sup> for a 2 person unit.

In terms of amenity, no outdoor amenity space is provided as per the existing maisonette. A suitable stacking arrangement has been provided where bedrooms would not sit above living and kitchen areas in separate occupation.

During the site inspection it was noted by the case office that the proposed sub-division would create two standard one bedroom units with adequate layout and circulation space. The agent has demonstrated how the proposed flats would meet the 16 point Lifetime Homes criteria. Given that the proposal relates to conversion of an existing building it would be difficult to meet all Lifetime Homes criteria such as level access requirements and lifts.

#### Parking, refuse, and recycling

The local area is well served by public transport and has a PTAL rating of 6a and is within Controlled Parking Zone 'CAP'. Where developments are located in areas of good public transport accessibility the council will seek to secure a car free agreement which restricts the rights of future residents to obtain on-street parking permits. One of the new self-contained flats would be required to be car-free. This would be secured by a S106 legal agreement.

Two secure cycle spaces would be provided adjacent to the ground floor access to the flats from Queens Mansions. This would be considered acceptable. In terms of refuse and recycling, there is existing bin storage to the rear of the premises which shall be used for both flats.

#### Recommendation

Grant planning permission subject to S106 agreement for car free.

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 26<sup>th</sup> March 2012. For further information see**

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>