

Delegated Report		Analysis sheet		Expiry Date:		02/02/2012	
		N/A		Consultation Expiry Date:		04/01/2011	
Officer				Application Number(s)			
Jenna Litherland				2011/6040/P			
Application Address				Drawing Numbers			
529B Finchley Road London NW3 7BG				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of two-storey rear extension at ground and first floor level with internal lightwell to provide 1-bedroom maisonette (Class C3), installation of new concrete access stairs and ramp from rear garden (following demolition of existing kitchen and toilet at ground floor level serving retail unit).							
Recommendation(s):		Grant conditional 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	09	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 14/12/2011 until 04/01/2011. No representations received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

The site is a 3-storey terraced property on the western side of Finchley Road north of its junction with Burrard Road. The ground floor of the property is currently a single unit in commercial use with residential above. The part of the site relevant to this application is the rear of the property which is accessed from Burrard Road. The property is not within a conservation area.

Relevant History

2011/3934/P: Erection of two storey rear extension at ground and first floor level with internal lightwell to provide 2 x studio flats (Class C3), installation of new concrete access stairs from rear garden to first floor flat (following demolition of existing kitchen and toilet at ground floor level serving retail unit).

Refused 12/10/2011

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

DP2 Making full use of Camden's capacity for housing

DP6 Lifetime homes and wheelchair homes

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

London Plan July 2011 – policy 3.5 (Quality and design of housing developments)

Camden Planning Guidance 2011

CPG1 – Design

CPG2- Housing

Assessment

Planning permission is sought for the erection of a two storey rear extension at ground and first floor level with internal lightwell to provide 1-bedroom maisonette (Class C3), installation of new concrete access stairs and ramp from rear garden (following demolition of existing kitchen and toilet at ground floor level serving retail unit).

The proposal is similar to an application recently refused at the site for erection of two storey rear extension at ground and first floor level with internal lightwell to provide 2 x studio flats, installation of new concrete access stairs from rear garden to first floor flat (following demolition of existing kitchen and toilet at ground floor level serving retail unit) ref: 2011/3934/P.

The application was refused on the following grounds:

- The proposed studio flats, by reason of their limited floorspace, would fail to provide an acceptable standard of accommodation for occupiers, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies and policy 3.5 of the London Plan July 2011.
- The applicant has failed to demonstrate, through the use of a Lifetimes Homes Statement, that the proposals would contribute to providing housing which has been designed to take account of the needs of people with mobility difficulties, contrary to policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.
- The proposed development, in the absence of a legal agreement to secure car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.
- The proposed extension would result in the fire escape stairs being enclosed on both sides which would create a secluded area screened from the street. This may increase opportunity for crime and anti-social behaviour contrary to policies CS14 (Promoting high quality places and conserving our heritage) and CS17 (Making Camden a safer place) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

The main difference between the two applications are that:

- The previous application was seeking to create 2 x studio flats and the current application is to create 1 x 1 bedroom flat.
- The current proposed includes the addition of 1.8 metre high security gates the bottom of the fire staircase leading to the flats located at no. 259c&d
- The current application has been accompanied by a Lifetime Homes statement.

Assessment

Principle of residential accommodation on the site

Housing is regarded as a priority land use of the LDF. The proposal would assist the Council to meet the strategic housing target for the Borough. This is on the proviso of the residential accommodation

proposed being of an acceptable standard (see the Residential Development Standards section of the report below). In overall terms the principle of providing residential accommodation at this location is considered to be appropriate.

Policy DP5 seeks the creation of mixed and inclusive communities by securing a range of self-contained homes of different size. The proposal is for a 1 bedroom flat. Policy states there is a demand for 1 bedroom units however this demand is lower demand than that for 2+ bedroom units. The amenity provided by the development proposals is discussed below. However, given the limited floorspace provided by the extension a 2 bedroom unit would not be appropriate on this site. Therefore, the provision of a 1 bed unit is appropriate and complies with policy DP5.

Design

The proposed extension is similar in design and scale to that what was considered recently under 2011/3934/P, which was acceptable and no design refusal reasons were included. Moreover, the design policies remain unchanged, therefore the proposed design remains acceptable.

Community safety

The proposal also includes replacing the existing metal fire escape stairs between ground and first floor level which serves no. 259c&d. The replacement fire escape stairs would be concrete. The staircase which is currently open and visible from Burrard Road would become enclosed on both sides by the extension. CPG1 (Design) sets out the importance of designing safer environments which includes ensuring that proposals do not result in the loss of natural surveillance by neighbours and passers-by thereby increasing the opportunity for crime and anti-social behaviour. In order to prevent the creation of a secluded area which could increase opportunity for crime and anti-social behaviour that applicant has included a 1.8 metre high security gate at the bottom of the staircase, this gate would ensure the staircase would not become a secluded area which could increase opportunity for crime and anti-social behaviour. Therefore, the proposal complies with policy DP24 - Securing high quality design and CS17 (making Camden a safer place).

Occupier amenity

Camden's residential development standards, set out in CPG2- Housing, aim to make sure housing developments provide an acceptable standard of accommodation in terms of internal arrangements, and dwelling and room sizes. The minimum floorspace for one person is 32 sqm and for two persons is 48 sqm, the proposed 1 bed unit would have a floorspace of approximately 48 sqm. Furthermore the recently adopted London Plan provides a more exacting standard of 37sqm for a 1-person dwelling and 50sqm for 2-person. The floorspace of the units would meet the Council's and the Mayor's minimum requirements. Therefore the proposal complies with policy CS6, DP26 and policy 3.3 of the London Plan.

Policy DP6 requires all new dwellings be designed to meet Lifetime Homes standards. A lifetime homes assessment has been submitted with the application. It has not been possible for the development to meet all of the criteria as it does not include the provision of off-street car parking. Those standards which can be achieved will be and this is considered acceptable given the constraints of the site.

Transport

The site has a Public Transport Accessibility Level (PTAL) of 4 and is within a Controlled Parking Zone that is highly stressed. Therefore in line with policy DP18, therefore the new residential unit would need to be made car free via a Section 106 legal agreement.

Recommendation: Grant Planning Permission subject to a S106 legal agreement.

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