

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		13/06/2011	
		N/A		Consultation Expiry Date:		02/06/2011	
Officer				Application Number(s)			
Jenna Litherland				2011/1983/P			
Application Address				Drawing Numbers			
5 McCrone Mews London NW3 5BG				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Conversion of part of a pilates studio (Class D2) to 1 x bed self-contained flat at ground floor (Class C3).							
Recommendation(s):		Grant conditional permission subject to a S106 agreement.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	23	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>Site notice displayed from 12/05/2011 until 02/06/2011. Advertised in the Ham and High Newspaper 06/05/2011.</p> <p>One objection received on the grounds that the proposal could result in noisy works outside of working hours.</p> <p>Case officers response: The applicant will be informed that any works which result in noise which is audible at the boundary of the site shall not take place outside of the hours of 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays.</p>					
CAAC/Local groups* comments: *Please Specify		Belsize CAAC: No comments received at time of drafting.					

Site Description

McCrone Mews is located off Belsize Lane, accessed via an arched entrance way wide enough for a single vehicle, which then opens onto a small yard. The mews buildings surrounding the yard accommodate a variety of uses, including residential (on the upper levels), retail, and health and fitness. This application relates to the ground floor of no. 5. The site falls within the Belsize Conservation Area and to the south of the Belsize Lane Neighbourhood Centre.

Relevant History

None relevant

Relevant policies

LDF Core Strategy and Development Policies

CS5: Managing the impact of growth and development

CS6: Providing quality homes

CS10: Supporting community facilities and services

CS11: Promoting sustainable and efficient travel

DP2: Making full use of Camden's capacity for housing

DP5: Homes of different sizes

DP6: Lifetime homes and wheelchair homes

DP15: Community and leisure uses

DP18: Parking standards and limiting the availability of car parking

DP26: Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2006

Updated Camden Planning Guidance 2011

CPG1 - Design

Assessment

Proposal

Planning permission is sought for a change of use of part of a pilates studio (D2) 1 x bed self-contained flat at ground floor (Class C3). The residential flat would be located on the northern part of the existing unit and the pilates studio would be on the southern part of the unit.

Main Planning Consideration are:

- principle of the change of use;
- impact of the proposed development on the character and appearance of the host property and the wider conservation area;
- residential standards; and
- impact on car parking.

Principle of the change of use

Policy DP15 of the Local Development Framework (LDF) states that the Council will protect existing leisure facilities by resisting their loss unless adequate alternative facilities are already available in the area, and therefore no shortfall will be created by the loss; or the leisure facility is no longer required and it can be demonstrated that there is no demand for an alternative leisure use of the site that would be suitable.

The applicant states in the design and access statement that the loss of floor space of the pilates studio would not compromise the manner in which the pilates studio operates and that sufficient space would be retained to sustain the use.

Currently the unit provides approximately 130m² of D2 floorspace. The proposal seeks to reduce this to approximately 79m². Therefore 60% of the existing floorspace will remain D2. Considering that a substantial amount of D2 use is to remain, and that the proposal is to converting the remaining floorspace to residential which is regarded as the priority land-use of the LDF, the principle of the change of use is considered acceptable.

The proposed change of use 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 Amenity 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 than demand for 2 bedroom units. Given the limited floorspace available a 2 bedroom flat would not be encouraged. On a whole it is considered that the proposal would improve the overall mix of unit sizes within the area and is considered appropriate.

In respect of lifetime homes (as outlined by policy DP6), the applicant has submitted a lifetime homes assessment demonstrating areas where the proposed scheme can accord with the necessary standards. It is acknowledged that in some instances the proposed scheme will not be able to achieve some standards. This is owing to the proposed scheme being within an existing building. This is considered acceptable.

Impact of the proposed development on the character and appearance of the host property and the wider conservation area

The only external alterations include enlargement of the window which would serve the bedroom, the

reduction in the height of the courtyard wall adjacent to the bedroom window and installation of a gate. The proposed window would match the size and design of the windows on the front elevation and is considered acceptable. The reduction in height of the courtyard wall and the metal gate painted black would not adversely affect the character and appearance of the host building or the conservation area.

Residential standards

Camden Planning Guidance 2006 requires all habitable rooms to have a minimum ceiling height of 2.3 metres and adequate natural light. All new dwelling should also have level access.

The proposed flat will have a ceiling height of 2.7 metres. The living room/kitchen will be situated to the front of the flat and will have two windows which will allow for an adequate amount of light. Outlook from the living room will be of the Mews. This is considered acceptable. The bedroom will be located in the rear northern part of the unit. The existing window to this part of the unit would be enlarged and the case officer has negotiated the reduction in height of the courtyard wall to 1 metre in order to ensure the bedroom receives an adequate amount of light. The outlook from the bedroom will be partially blocked by the external stairs leading to the flats at 1st floor level. This is not considered ideal, however as the living room has an acceptable outlook on the whole it is considered that the flat has reasonable outlook. The flat will have level access.

Camden Planning Guidance 2006 also states that new self-contained flats should comply with space standards. The flat would be a one bedroom flat suitable for occupation by 2 people. It would have a total floor area of 51m² and the bedroom would have a floor area of 12m². The flat is considered to comply with space standards.

Amenity

There are a number of residential units in the Mews located at upper floor levels. The proposal is not considered to have a detrimental impact on the amenity of these neighbours.

Impact on car parking

In accordance with policy DP18 the Council will expect development to be car free in area within Controlled Parking Zones that are easily accessible by public transport. The application site has a Public Transport Accessibility Level of (PTAL) of 4 (good) and is therefore easily accessible by public transport. The site is also located within a Controlled Parking Zone (CPZ). Within this context, if approved, the development should be made car-free. This would be secured through a S106 Legal Agreement.

Regarding cycle standards, Appendix 2 of the LDF – Camden Development Policies states that 1 storage or parking space is required per residential unit created. The proposal includes cycle storage within the courtyard. This is considered acceptable.

Conclusion

The proposal is considered acceptable in terms of land use, design, amenity and parking.

Recommendation: Grant permission subject to a S106 legal agreement.

DISCLAIMER

Decision route to be decided by nominated members on Monday 13th June 2011.

For further information see

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