

Delegated Report		Analysis sheet		Expiry Date:		11/02/2011	
		N/A / attached		Consultation Expiry Date:		02/02/2011	
Officer				Application Number(s)			
Elizabeth Beaumont				2010/6652/P			
Application Address				Drawing Numbers			
St Mary Brookfield Hall York Rise London, NW5 1SB				Please refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of use of basement storeroom (Class D1) to 1 bedroom flat (Class C3) and associated alterations to fenestration and the creation of 2 x lightwells							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	16	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice was erected on the 22/12/2010 – no comments received					
CAAC comments:		Dartmouth Park CAAC – no comments received					
Site Description							
The site is located on the east side of York Rise opposite the junction with Woodsome Road. The site comprises a detached two storey building with basement with a church hall (Class D1) on the ground and basement floor and residential (Class C3) on the upper floors. The building is not listed building but is located within the Dartmouth Park Conservation Area.							
Relevant History							
None relevant							
Relevant policies							
LDF Core Strategy and Development Policies							
<u>Core strategies</u>							
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)							
<u>Development policies</u>							
DP2 (Making full use of Camden's capacity for housing)							
DP6 (Lifetime homes and wheelchair homes)							
DP15 (Community and leisure uses)							
DP17 (Walking, cycling and public transport)							
DP19 (Managing the impact of parking)							
DP24 (Securing high quality design)							
Camden Planning Guidance 2006							

Dartmouth Park Conservation Area Statement

Assessment

Proposal - Permission is sought for the following;

- Change of use of the basement level to the rear of the building from storage in connection with the church (Class D1) to a 1 x bedroom flat
- Creation of 2 x lightwells and insertion of french doors to allow additional light into the basement level.
- The proposed lightwells would be surrounded with a class balustrade

Revisions - The proposal was revised to reconfigure the internal layout given the limited levels of daylight into part of the basement level. The proposed bedroom was replaced with a kitchen as part of the open-plan living space.

Principle of development - In principle the Council seeks to retain floor space in community use. Policy DP15 of the Development policies states that the Council will protect existing community facilities by resisting their loss unless:

- A replacement facility that meets the needs of the local population is provided; or
- The specific community facility is no longer needed. Where this happens the Council's preference will be for affordable housing.

The applicants have submitted information outlining the need for this change of use to raise funding for the continued function of the community hall and the Dioceses' activities within the locality. The proposed basement space comprises additional storage in connection with the D1 space and does not appear to provide useable community space. There is sufficient storage at ground floor level and the loss of the basement level would not prevent the ongoing function of the existing community use in the remainder of the building. It is considered that this addresses the second clause of the policy. It is considered that given the motivation of the proposal to secure some additional funds for the church in this case the provision of affordable housing is not considered necessary.

In terms of the provision of new housing, the Council's policy C2 seeks to maximise the supply of additional homes within the borough. The conversion of part of the building for residential use provided that the accommodation reaches acceptable standards accords with the aims of this policy.

Residential Standards - The proposed unit would provide a very good 1 x bedroom flat. The proposed overall floorspace and floorspace of the bedroom exceeds the minimum guidance set out in Camden Planning Guidance 2006. The original scheme proposed a 2 x bedroom unit with a lightwell on the side elevation of the building to the rear of no. 32 Laurier Road providing light to one of the bedrooms. Due to the proximity of the neighbouring fence the extent of the french door that would receive natural light would be less than 10% of the floor area of the room, contrary to the guidance set out in the CPG. This figure is calculated by working out the area of glazing above the point on a window from which a line can be drawn upwards at a vertical angle of 30 degrees with the horizontal to pass the top of an obstruction. The scheme was accordingly revised to create a one bedroom flat and combining the bedroom which not meet the standard into the lounge/kitchen.

The revised scheme proposes a 1 x bedroom unit with 1 x small window on the side elevation and 2 x french doors into a lightwell on the rear elevation. The fully glazed french doors on the rear elevation would provide sufficient natural light for the bedroom, meeting the guidance in the CPG. The proposed open plan living space would be a good size with french doors and a small window in the north elevation. The level of natural light to this room would be marginally less than 10% of floor area of the room. The two small windows in the kitchen section of the open plan living space, to the south side of the room, would not receive adequate levels of natural light given the proximity of the neighbouring fence. On balance it is considered that as the majority of the living space would receive adequate levels of natural light that the residential standards of the unit would be acceptable.

The proposed flat would have access to a small amenity space in the form of a yard area to the rear of the building. On balance it is considered that given the generous overall floorspace, layout and provision of amenity space the unit would provide an acceptable standard of residential accommodation for future occupiers.

Lifetime Homes - The proposed scheme was submitted with a Lifetime Homes assessment. The proposal meets a number of the criteria. Given that the building is a conversion at basement level it is considered that the proposal is acceptable and generally accords with the requirements of Policy DP6.

Refuse – There is adequate space in the rear yard for the storage of refuse bins.

Design - The proposed lightwells would be located to the side and the rear of the basement level. The balustrade to the lightwell to the living space would be constructed from glass and the rear balustrade would be metal railings. The proposed fence to the yard is considered acceptable. The proposed fenestration will be constructed from aluminium to match the existing building and is considered acceptable. It is considered that these additions would not harm the character and appearance of the host building or the wider conservation area. Furthermore these additions are located to the rear of the building and would not be readily visible from the wider public realm.

Transport - There is vehicular access proposed to the site and the site has a Public Transport Accessibility Level (PTAL) of 3 (moderate). The proposed plans illustrate that a cycle space can easily be provided in the rear yard area. As the site

is located in an area of moderate stress and given the small scale of the development in connection with the future survival of the church hall it is not considered necessary to designate the building as car free.

Amenity - It is considered that the proposed change of use and the external alterations including the lightwells and the fence to create the yard area would not have a detrimental impact on the amenity of any neighbouring occupiers or residents.

Recommendation - Grant planning permission

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