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|---|--|---|-----------|----------------------------------|-----------|-------------------------------------|-----------|
| <b>Delegated Report</b>   |  | <b>Analysis sheet</b>   |           | <b>Expiry Date:</b>              |           | 19/01/2011                          |           |
|   |  | N/A / attached  |           | <b>Consultation Expiry Date:</b> |           | 05/01/2011                          |           |
| <b>Officer</b>  |  |   |           | <b>Application Number</b>        |           |                                     |           |
| Aysegul Olcar-Chamberlin  |  |   |           | 2010/6380/P                      |           |                                     |           |
| <b>Application Address</b>  |  |   |           | <b>Drawing Numbers</b>           |           |                                     |           |
| 15 Eton Garages<br>London<br>NW3 4PE  |  |   |           | See decision notice              |           |                                     |           |
| <b>PO 3/4</b>   |  | <b>Area Team Signature</b>  |           | <b>C&amp;UD</b>                  |           | <b>Authorised Officer Signature</b> |           |
|   |  |   |           |                                  |           |                                     |           |
| <b>Proposal</b>   |  |   |           |                                  |           |                                     |           |
| Change of use of ground floor office/storage space (Class B1/B8) to self-contained one bedroom live/work unit (Sui Generis) and associated external alterations including replacement of shutters with new door and windows on front elevation, and insertion of two new windows on rear elevation.   |  |   |           |                                  |           |                                     |           |
| <b>Recommendation:</b>  |  | Grant Planning Permission   |           |                                  |           |                                     |           |
| <b>Application Type:</b>  |  | Full Planning Permission  |           |                                  |           |                                     |           |
| <b>Conditions or Reasons for Refusal:</b>   |  | Refer to Draft Decision Notice  |           |                                  |           |                                     |           |
| <b>Informatives:</b>  |  |   |           |                                  |           |                                     |           |
| <b>Consultations</b>  |  |   |           |                                  |           |                                     |           |
| <b>Adjoining Occupiers:</b>   |  | No. notified  | <b>32</b> | No. of responses                 | <b>00</b> | No. of objections                   | <b>00</b> |
|   |  |   |           | No. electronic                   | <b>00</b> |                                     |           |
| <b>Summary of consultation responses:</b>   |  | A site notice was displayed from 30/11/2010 to 20/12/2010.<br><br>No response from the adjoining occupiers has been received. |           |                                  |           |                                     |           |
| <b>CAAC/Local groups* comments:</b>   |  | No response has been received.  |           |                                  |           |                                     |           |
| <b>Site Description</b>   |  |   |           |                                  |           |                                     |           |
| The application site is a two storey mews building on the western side of Eton Garages in the Belsize Conservation Area. The building is identified as a positive contributor to the appearance and character of the conservation area.   |  |   |           |                                  |           |                                     |           |
| <b>Relevant History</b>   |  |   |           |                                  |           |                                     |           |
| <u>Application site:</u><br><b>9401127</b> – Planning permission was refused on 26/08/1994 for the change of use of ground floor from car repair workshop (Class B1) to a self-contained flat. Appeal was dismissed on 10/07/1995 on the ground of loss of employment floorspace. The associated external alterations were considered to be |  |   |           |                                  |           |                                     |           |

acceptable.

Neighbouring sites:

**14 Eton Garages** – Planning permission was granted on 25/10/2010 for the change of use of ground floor level storage area (Class B8) to a self contained work/live unit (Sui Generis) and associated external alterations including the insertion of 2 windows at rear ground floor (ref: 2010/4517/P). This planning permission has not been implemented yet.

**16 Eton Garages** – Planning permission was granted on 04/11/1993 for the change of use of the ground floor from garage/workshop to a self-contained residential flat and alterations to the elevations (ref: 9300583).

**17 Eton Garages** – Planning permission was granted on 18/01/2008 for the addition of windows on Lambolle Place and alteration to doors on Eton Garages elevation at ground floor level in connection with use of ground floor as offices (Class B1a) (ref: 2007/5996/P).

**Relevant policies**

**LDF Core Strategy and Development Policies**

**Core Strategy**

- CS5 - Managing the impact of growth and development
- CS8 - Promoting a successful and inclusive Camden economy
- CS11 - Promoting sustainable and efficient travel
- CS14 - Promoting high quality places and conserving our heritage

**Development Policies**

- DP2 - Making full use of Camden's capacity for housing
- DP6 - Lifetime homes and wheelchair homes
- DP13 - Employment sites and premises
- DP17 – Walking, cycling and public transport
- DP19 - Managing the impact of parking
- DP24 - Securing high quality design
- DP25 - Conserving Camden's heritage
- DP26 - Managing the impact of development on occupiers and neighbours

**Camden Planning Guidance 2006**

**Belsize Conservation Area Statement**

## Assessment

### Proposal

It is proposed to change of use of the ground floor of an existing mews building, from office/storage space (Class B1/B8) to live/work (Sui Generis) with associated external alterations to the front and rear elevations.

### Land Use

A number of the ground floor premises on Eton Garages including the application site used to be vehicle repair garages. Due to the changing economic climate and parking conditions many of them have been converted into storage, office and residential uses. Only no.3 is operating as a vehicle/motor garage.

The upper floor of 15 Eton Garages which does not form part of this application, is currently in use as a self contained residential unit. The proposal would result in loss of relatively small office/storage space (62sqm) to provide a one bedroom live/work unit. The net floorspace, excluding the work area, would be approximately 41.5sqm and the habitable rooms would have sufficient daylight and natural ventilation. The proposed accommodation would meet the Council's residential development standards.

LDF Policy DP13 encourages the provision of live/work units provided that they will not result in the loss of residential floor space, or employment floor space where there is potential for that use to continue. Paragraph 13.3 of this policy lists what criteria should be taken into consideration when considering potential for the business use to continue. The site is not located on in or adjacent to the Industrial Area, lacks adequate on-site vehicle space for servicing and does not benefit from design features that would allow a flexible use. Given the size, location and lack of flexible design features of the application premise, the ability of the premise to be continued for a business use is limited as outlined in paragraph 13.3.

It is considered that the site is no longer suitable for its continued use and the principle of a live/work unit in this location is acceptable in land use terms.

### Access and Lifetime Homes

LDF Policy DP6 expects all housing developments to meet lifetime homes standards. Given the site is in a conservation area and the building exists it would be unreasonable to expect the proposed live/work unit to comply with all Lifetime Homes Standards.

The new door on the front elevation which would provide access to the proposed live/work unit would be level and wide enough for wheelchair users. The main entrance would also be lit. It is considered the applicant has given adequate consideration to Lifetime Homes Standards.

### Design and Appearance

#### Front elevation:

It is proposed to replace the existing garage door and windows and double doors behind a timber shutter. The proposed replacement windows and door would be of timber and would follow similar pattern to the replacement windows and door to that of recently approved at No 14.

The ground floor garage doors of units in Eton Garages are not uniform. Eton Garages has a variety of ground floor frontages including original garage doors, newer commercial frontages and residential treatments which reflect the mixed use character of the mews. Generally the windows replacing the garage doors tend to follow similar pattern.

The design and materials of the replacement windows and door are considered to be appropriate to the development pattern of the area and acceptable in design terms.

### Rear elevation:

The rear of the mews properties on the western side of Eton Garages back onto Lambolle Place. The rear elevation of each property is divided into a pair of two storey arches with original window openings at first floor level. The rear elevations of many of these properties have been altered to insert ground floor windows with similar dimensions and patterns.

It is proposed to insert a tilting window measuring 1.3m (w) x 800mm (h) within each arch at ground floor level. The proposed rear windows would be identical to the recently approved ground floor rear windows at No.14 and similar to the existing ground floor windows at the rear of the mews buildings back onto Lambolle Place. It is considered that the insertion of windows to the rear of no. 15 would be a minor alteration and would not harm the appearance of the building or street scene.

Overall the proposed alterations are considered to preserve the appearance and character of the conservation area and comply with the aims of LDF policies CS14, DP24 and DP25.

### **Transport**

Eton Garages is a private Mews within the Belsize area and has a Public Transport Accessibility Level (PTAL) of 3 (moderate). Access to Eton Garages is provided from Lancaster Grove only.

Eton Garages is a private road and therefore has no parking restrictions. As the property has two privately owned parking spaces within the mews, the proposal is not considered to harm on street parking. As the road is not a controlled parking zone, making the development car free would not prevent future occupiers parking in the mews.

The proposal is for one residential unit; therefore 1 cycle storage/parking space would normally be required in accordance with the Council's standards. The applicant has not included provision for the required amount of cycle storage/parking in the proposed scheme; however there is step free access from street level and sufficient internal space so a specific storage/parking area is not required.

The proposal is considered to be acceptable in transport terms. No S106 obligation or condition is recommended.

### **Amenity**

The proposal would not be likely to raise any material amenity issues in terms of loss of daylight, overlooking and noise nuisance and complies with the aims of LDF policies CS5 and DP26.

**Recommendation:** Grant conditional planning permission.

### **Disclaimer**

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