

Delegated Report		Analysis sheet	Expiry Date:	06/07/2010
(Members Briefing)		N/A / attached	Consultation Expiry Date:	09/06/2010
Officer			Application Number(s)	
Carlos Martin			2010/1959/P	
Application Address			Drawing Numbers	
1 Rondu Road London NW2 3HB			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey rear ground floor extension, installation of two roof lights on front roof slope, two dormer windows on rear roof slope and changes to fenestration on side elevation in connection with conversion of the property to 2 x 1-bedroom flats 1 x 2 bedroom flat and 4 bedsits (Class C3).				
Recommendation(s):		Grant planning permission subject to section 106		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	34	No. of responses	03	No. of objections	02
			No. Electronic	00		

Summary of consultation responses:	<p>1 letter was received in support of the application.</p> <p>2 objections were received from occupants of the neighbouring 23 Rondu Road raising the following concerns:</p> <ul style="list-style-type: none"> - The property has always been occupancy for families rather than small units for single occupancy. - 8 units suggest a minimum of 16 tenants, which will increase the likelihood of more noise. - Additional parking constraints in the area. - Rear extension increases potential for burglars' access. - Strain on services, rubbish collection, etc. - Covenant stipulates that it should be family accommodation. - Devaluation of adjoining property as a result of proposal. - No information has been submitted regarding impact on adjoining properties in terms of loss of light and privacy.
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CAAC/Local groups comments:	None
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Site Description

The application site relates to a large two-storey semidetached property located on the southeast side of Rondu Road. Similar residential properties adjoin the site to the northeast, the rear, and the opposite side of the street. To the southwest the site adjoins a narrow alley and the back of the properties along Criklewood Broadway, where the commercial uses in the area concentrate. The site is not located within any conservation area and it is not listed.

The site has been vacant for several months although Council tax records (checked 01/10/2009) showed that the property comprises a self-contained flat on the ground floor (flat A) and what was described as an HMO on the first floor (kitchen, bathroom and 4 bedrooms).

Relevant History

2009/3812/P: LDC **refused** the erection of a building to the rear of the garden, rear dormer and a hip-to-gable roof extension. (*Lawful use of the property not as a single family dwelling house, therefore permitted development rights did not apply.*)

8400492: Pp **granted** in 1984 for the change of use and works of conversion to form three self-contained flats.

Relevant policies

Replacement Unitary Development Plan 2006

- SD2 – Planning obligations
- SD6 – Amenity for occupiers and neighbours
- H1 – New housing
- H3 – Protecting existing housing
- H6 – Protection of houses in multiple occupation
- H7 – Lifetime homes and wheelchair housing
- H8 – Mix of units
- B1 – General design principles
- B3 – Alterations and extensions
- T3 – Pedestrians and cycling

T8 – Car free housing and car capped housing
T9 – Impact of parking

Camden Planning Guidance 2006

LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

DP29 – Improving access
DP26 – Managing the impact of development on occupiers and neighbours
CS6 – Providing quality homes
DP2 – Making full use of Camden's capacity for housing
DP5 – Homes of different sizes
DP9 – Housing with shared facilities
DP6 – Lifetime homes and wheelchair homes
CS14 – Promoting high quality places and conserving our heritage
DP24 – Securing high quality design
DP25 – Conserving Camden's Heritage
DP18 – Parking standards and the availability of car parking
DP19 – Managing the impact of parking

Assessment

Planning permission is sought for the erection of a single storey rear ground floor extension, the installation of two roof lights on the front roof slope, two dormer windows on the rear roof slope and changes to fenestration on side elevation in connection with conversion of the property to 2 1-bedroom flats, 1 2-bed flat and 4 bedsits (Class C3).

Amendments

The following amendments have been introduced to the original proposal:

- The combining of two 1 bed units to create a 2 bed unit (previously 4 1 bed units were proposed).
- Reduction in size of rear roof dormer.
- Proposed loft 2-bed unit reduced to 1-bed unit.
- Introduction of refuse and cycle storage areas.

Land use

UDP policies H1 and H3 and LDF policies CS6 and DP2 are aimed at protecting and increasing residential floorspace. The proposal involves an increase in residential net floorspace with the addition of the rear ground floor extension and the loft conversion, and as such it is acceptable in the context of the aforementioned UDP housing policies, on the basis that the new units can meet all of the required residential standards.

The conversion of large dwellings with three or more bedrooms is generally resisted by policy DP5 in order to avoid the loss of family dwellings. However, the existing ground floor flat is a two bedroom unit and therefore no objections are raised in this respect. The proposal also complies with policy HDP9 and H6, as it involves the retention of the existing first floor HMO.

Residential development and lifetime homes standards

The proposed new one bed residential units would comply with the minimum overall floorspace set in Camden Planning Guidance 2006 for 1-person units whilst the new two bed unit would be of a sufficient size for 4 people. All habitable rooms within the new units would have an appropriate outlook and would receive adequate levels of light and ventilation. Room sizes, including those of the HMO unit, also comply with guidelines. In addition, the units would benefit from the communal use of the large rear garden.

Lifetime homes requirements are considered satisfactory given the constraints of a conversion scheme. All the ground floor units would have levelled access and any minor adjustment which may be required to the internal layout of the units would not require a new planning assessment.

Refuse storage

The proposal has been amended to incorporate an external refuse storage area. This would be located in the existing front courtyard, which makes it easily accessible to future occupiers and collection vehicles.

External alterations

The proposed ground floor rear extension would be 'L' shaped, projecting 4m further from the rearmost existing wall and be approximately 7m wide. It would match the proportions of the adjoining extension at no. 3, approved by the Council in 2005 (2005/0731/P), and would not result in a significant loss of rear amenity space given the large size of the rear garden. As it would match the depth of the adjoining extension, no significant impact in terms of loss of light or outlook is expected.

A number of windows on the side elevation are proposed at ground floor level. These windows would face the rear of the properties at nos. 24, 26 & 28 Cricklewood Broadway. While the rear windows of the main buildings of these properties are set at a distance of over 20m, the rear windows of their back-additions would only be between 9 and 10m from the proposed side windows at the application site. However, the alley's and the rear boundary walls of the properties would partially prevent direct overlooking at ground floor level and only the living room/kitchen windows of flat 2 (middle flat) and the bedroom window of flat 3 (rear flat) would be exposed to some degree of potential overlooking from the first floor level windows of nos. 26 and 24 Cricklewood Broadway, although, given the angle of view between ground and first floors, it would be limited to only a small area of the rooms.

The proposed rear roof dormer broadly complies with Camden guidance for roof extensions, as it would be set well away from the edges of the roof and would be sub-ordinate within the roof slope. The proposed extensions at ground and roof levels would be built in bricks and tiles. A condition to use matching materials should be imposed to protect the overall appearance of the building.

Cycle parking

Camden's Parking Standards for cycles states that 1 storage or parking space is required per residential unit. The proposal is for an additional 2 residential units; therefore 3 cycle storage/parking spaces are required. The proposal provides 4 cycle storage spaces of an appropriate design. A condition would require the retention of the cycle parking.

Parking

Policy T8 states that where it is not practicable to comply with the Council's minimum parking standards, the Council will consider designating the residential units as car free if it is located in an area with parking stress and within a Controlled Parking Zone, as is the case of the application's site. Therefore, the additional 2 residential units should be made car-free through a Section 106 planning obligation.

Recommendation: Grant subject to s106 legal agreement for car free housing.

DISCLAIMER

Decision route to be decided by nominated members on Monday 18th October 2010. For further information see

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