

Delegated Report		Analysis sheet		Expiry Date:		27/08/2010	
				Consultation Expiry Date:		02/08/2010	
Officer				Application Number(s)			
Jenny Fisher				2010/2989/P			
Application Address				Drawing Numbers			
22A Lambolle Place London NW3 4PG				Refer to decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use of existing office on the ground floor (Class B1) to maisonette (Class C3).							
Recommendation(s):		Grant planning permission with conditions and a S106 Agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed.					
CAAC/Local groups comments:		Belsize CAAC – no objection					
Site Description							
<p>A three storey property comprising lower ground, ground and first floors within a terrace of similar properties on the east side of Lambolle Place. The rear of the building faces Lancaster Stables.</p> <p>Lower ground and ground floors are currently vacant. The first floor is in residential use. There are two front doors into the property, one to the first floor residential unit, the other to the lower ground/ground floor unit.</p> <p>Within the Belsize Park Conservation Area</p>							
Relevant History							
<p>22 Lambolle Place</p> <p>26/04/2005 (2005/0664/P) Approved:</p> <p>Conversion and enlargement of existing roof space to form additional habitable accommodation for the existing maisonette, including the erection of two dormer windows on the front roof slope, a mansard roof extension with two dormers on the rear elevation, and provision of an access hatch on the roof.</p>							
Relevant policies							
<p>Camden Replacement Unitary Development Plan 2006</p> <p>SD1 (access); SD6 (amenity for occupiers and neighbours), H1 (new housing); H7 (lifetime homes); E2 (retention of existing business use); E3c (accommodation for small firms), T1 (sustainable transport), T1c (travel plans), T3 (pedestrians and cycling), T12 (works affecting highways)</p>							
<p>LDF Core Strategy and Development Policies</p> <p><i>As the draft LDF Core Strategy and Development Policies documents have now been published, they</i></p>							

are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

DP29 (improve access); CS5 (manage impact of growth), DP26 (manage impact of development on neighbours), CS8 (promote inclusive Camden economy); DP13 (employment sites and premises); CS6 (quality homes); DP2 (make full use of capacity); DP6(lifetime homes); CS11 (sustainable transport); DP17 (walking, cycling, public transport); DP21 (development connected to the highway network)

Camden Planning Guidance

Belsize Conservation Area Statement

Assessment

Proposed

The change of use of the lower ground/ground floors from B1 to C3 use. One residential unit is proposed, two bedrooms and bathroom at ground floor level and a living/dining/kitchen area on the lower ground. No external alterations proposed.

The main issues for consideration are principle of change of use proposed, residential standards and transport.

Existing use

UDP policy E2 in principle seeks to protect employment uses, but this is on the basis that they can be used flexibly for a range of employment uses. The policy outlines a number of criteria that the Council would consider when assessing the suitability of sites for flexible employment use. Whilst some of the considerations clearly do not apply to this site (such as being located in or adjacent to an industrial area or able to be serviced by large vehicles), the premises are suited for occupation by small firms and is accessible by public transport and smaller service vehicles. The accommodation suitable for small firms is a key point, as the majority of businesses in Camden employ 20 or fewer people and the retention and provision of a range of unit sizes which contribute to the choice and variety of tenants within the borough is a priority of the UDP and specifically referred to in Policy E3. The B1 unit is 111m², para. 7.32 of policy E3 states that it is important to provide units in a range of 50 -120 square metres to meet the needs of business start-ups, small businesses and craft workshops. Given the above, the Council would need to see robust justification assessing the suitability of the site for ongoing employment use before it would consider any change of use.

Marketing:

The unit was first marketed in July 2008 and has been continuously marketed since. The first year at £30.000 p.a. reduced to £20.000 per year. The applicant reports that there has been no effective interest in the property to date. Property details have been sent to approx. 1000 agents every two months since the property was placed on the market and advertised in the Ham and High about one year ago. Details have been circulated to the applicant's agent's office applicants on a monthly basis and are on their web site, a board has been displayed outside the property. The occupants of local offices have been canvassed and more extensive advertising has been done via the internet. The premises are priced at a rental of £16.75/sqft. Main reasons for lack of interest: The void to rear between lower ground/ground floors allowing transfer of noise, lack of parking and distance from station. If the void were to be filled natural light and ventilation would be lost.

It is considered that the applicant has demonstrated that there has been a thorough marketing exercise sustained over a 2 year period, with the property marketed at a realistic price. As a consequence the change from B1 to an alternative use may be considered. Para. 7.22 of policy E2 states that where there is a surplus of office accommodation it may be possible to allow premises to change to another use.

Proposed use

The Council seeks to secure the fullest use of vacant sites for residential purposes. Proposed is a two bedroom unit that meets the Council's residential standards room sizes and provision of adequate daylight/sunlight and ventilation. The applicant has addressed each of the 16 lifetime homes standards; identified each point on an annotated plan and explained which of the standards could not be met and why.

The proposed change of residential use complies with UDP policies H1, H7 and supporting planning guidance.

Transport

Access to the ground floor from the main entrance is via existing stairs. Therefore, it would be inappropriate and onerous to insist that cycle parking be included with the design. The proposal is considered acceptable in transport terms subject to a S106 making the proposed maisonette car-free, given that the site is located in a CPZ which is noted as suffering from parking stress. This would be in accordance with policies T8 and T9 of the UDP.

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