

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:	26/07/2010
				Consultation Expiry Date:	05/07/2010
Officer			Application Number(s)		
Jenny Fisher			2010/2469/P		
Application Address			Drawing Numbers		
17 -24 Avenue Mansions Finchley Road London NW3 6AU			Refer to decision letter		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Conversion of existing ancillary storerooms at basement level to a one bedroom self –contained flat (Class C3) and associated alterations including the installation of new windows and a lightwell within the front area.					
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	32	No. of responses No. Electronic	09 00	No. of objections	02
Summary of consultation responses:	<p><u>Letters of support</u> have been received from 5 ,17, 19, 27, 30, 31 and 33 Avenue Mansions Good idea will improve a derelict area; currently an empty space. Would provide an attractive and affordable (lower ground) accommodation – in short supply in this area. Fits in and compliments other lower ground floor flats.</p> <p><u>Objections</u> are from 17A and 17 Avenue Mansions Took flat because nobody living beneath. Have children and a brother who is a musician, currently nobody below to be disturbed.</p> <p>Construction noise; Severe lack of parking in area Worried about overlooking if window installed in courtyard. If approved may be other applications for same.</p> <p><u>Officer Comment</u> <i>First issue raised is a non planning matter; if construction noise is unreasonable or outside permitted times, the matter may be addressed under Env. Health legislation; parking addressed by S.106; amenity assessed in detail in report below; each application considered on individual merit.</i></p>					
CAAC/Local groups* comments: *Please Specify	West End Green CAAC No objection					

Site Description

A substantial red brick mansion block of flats fronting Finchley Road close to the junction with Cannon Hill. There are similar mansion blocks fronting Cannon Hill and West End Lane forming a rough triangular shape of development with a communal garden in between. The buildings date from the late 1890s.

Due to local topography blocks fronting Finchley Road have a basement area to the front but to the rear this becomes ground floor level; Cannon Hill slopes down towards West End Lane. There is a level drive off Cannon Hill that provides access into the estate and the rear of 17-24 Avenue Mansions.

The area that is the subject of the current application comprises a number of disused store rooms.

The site has very good public transport accessibility (level of (PTAL) of 5 and is within a Controlled Parking Zone.

The building is not listed but it is located within the West End Green/Parsifal Road Conservation Area.

Relevant History

1959 F4/6X/B/6193 - planning permission for:

Conversion of existing flat at lower ground level No 86 Marlborough Mansions, Cannon Hill, Hampstead into two self-contained flats

06/05/2003 PWX0302180 planning permission for conversion of existing office into one 4 bedroom ground floor flat and one three bedroom basement flat, including conversion of door to window at ground floor level and window to door at basement level.

Relevant policies

Replacement Unitary Development Plan 2006

SD1 (quality of life); SD6 (amenity for occupiers and neighbours); B1 (general design principles); B3 (alterations and extensions); B7 (conservation areas); H1 (new housing), H7 (lifetime homes); T1 (sustainable transport); T3 (cycles); T8 (car-free); T9 (impact of parking); T12 (works affecting the highway)

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS1 (distribution of growth); CS5 (managing the impact of growth and development); CS14 promoting high quality places and conserving our heritage); DP24 (Securing high quality design); DP25 (Conserve Camden's heritage); DP26 (managing the impact of development on occupiers and neighbours); DP2 (make full use of capacity for housing); CS6 (provide quality homes); DP6 (lifetime homes); CS11 (promote sustainable and efficient travel); DP17 (cycling); DP19 (manage impact of parking); DP21 (development connecting to the highway network)

Camden Planning Guidance 2006

West End Green C.A.Statement

Assessment

Proposed

Conversion of three lower ground floor store rooms to provide a self-contained one bedroom flat.

To the front a new lightwell would be opened up to match block 25-34 (the block adjacent to block 17 -24 that includes the application premises).

The top section of a store window is currently visible above the area that would be opened up to form the lightwell. It would be replaced with four new windows, three of which would be in a bay that continues down the building to basement level. The windows would be thermally efficient double glazed units and match those above.

Railings along the pavement edge would be retained.

Access would be as existing. From the front a staircase leads down from the pavement to a passage that runs along the side and round to the rear of the store rooms. One of the doors in the side passage would be altered to a window for the bathroom proposed; the other would be retained as it provides access the landlord's electric meter enclosure. Doors leading off the rear passage (currently to cupboards) would be bricked up; an existing window overlooking the rear lightwell would be enlarged. Entry into the flat would be via the side and rear passages and the rear lightwell. There is also level access from Cannon Hill.

The application has been considered in the light of UDP policies SD6 (amenity); B1 (general policy); B3 (alterations and extensions); B7 (conservation areas); H1 (new housing), T1 (sustainable transport; T3 (cycles); T8 (car-free); T9 (impact of parking); T12 (works affecting the highway) and Camden Planning Guidance.

UDP policy H1 (new housing) states that the Council will seek the fullest possible use of vacant accommodation. The store is currently un-used; It is considered that the provision of an additional residential unit in place of a vacant store is welcome and in line with policy H1. Storage space would be retained in other basement areas of the Mansions for residents who require it.

Amenity:

The kitchen window to the rear would open onto a lightwell. It would face a store room window on the opposite side of the lightwell. The window would be behind a thick hedge and would not face the garden; therefore a person using the communal garden would not be overlooked. There would be no overlooking from the front of the proposed residential unit. The existing basement area that would be converted would not be extended as a consequence there are no daylight issues to adjoining occupiers to consider.

Transport:

If approved the new residential unit would be car-free, there would be no increase in demand for on-street parking.

Camden's parking standards for cycles would be met. Proposed is a single dwelling unit with level access from the rear where a cycle could easily be stored.

The Council's Transport Planners advise that due to the scale and type of development proposed and the likely method of construction, a Construction Management Plan (CMP) would not be necessary to mitigate any adverse impact of development.

Visual impact:

The new windows to the front would be below the existing pavement level. There are currently two small windows that appear above the infilled basement area, they serve basement store rooms. They do not match the size or configuration of windows above. Proposed windows would match those serving flats on upper floors. There would be very little impact on the street scene, but closer inspection through the railings would reveal a more attractive front area than existing.

The lightwell would be accessible through windows for maintenance purposes but it would not be used for recreation purposes. The occupant of the basement flat would have access to the communal garden to the rear.

Residential standards

Daylight:

The amount of daylight to a bedroom and lounge has been calculated by applying a 30° angle and drawing a line through the window and above the obstruction, the pavement in this case since daylight would be able to penetrate through the railings. The amount of glazing above the line should be not less than 10% of the floor area of each room. The bedroom would receive slightly under 10%. However it is only marginally below 10%, the bedroom measures 16.2m² and the amount of glazing through which light could penetrate has been calculated as 1.44m². The BRE guide to good practice states that natural light to bedrooms should be analysed, although they are less important than other habitable rooms. It is considered that it would be unreasonable to refuse this application because daylight to a bedroom would be marginally below standard. The lounge would include a bay with three windows, the room measures 24.5m² and the area of window through which daylight could penetrate would be 3.12m² thus achieving more than the 10% required.

Room sizes:

Would meet standards according to Camden Planning Guidance.

Lifetime homes:

The Council encourages developers carrying out conversions and changes of use to construct units of mobility standards where

practicable. Access will be from the front via existing stairs that would be upgraded; there is also level access from the rear which could become the main approach for a wheelchair user. Due to local topography Cannon Hill slopes down towards West End Lane. As a consequence a drive off Cannon Hill immediately to the rear of the proposed residential unit is level with the rear of the proposed residential unit.

Ramps are included on the applicant's proposed floor plan, one within the passage to the rear and another in front of the entrance door leading off the rear lightwell. The unit would be on one level. Camden Planning Guidance states that it is understood that some lifetime homes standards may not be able to be applied in all cases particularly in conversions and changes of use. Nevertheless if approved it is recommended that an informative should be attached to encourage the applicant to incorporate as many additional lifetime homes standards as possible. Level access and a unit on one level are welcome as important features of lifetime home accommodation.

Waste:

The estate employs staff and porters who carry out cleaning and rubbish collection duties. The occupants of the proposed unit would be required to leave rubbish in a designated area on days of the week specified for collection.

Consideration: Bringing an unused area into use for residential purposes is welcome. The proposed unit would comply with residential standards, including wheelchair access, and there would be no adverse impact on the amenity of adjoining occupiers. Storage space would be retained throughout the estate. There would be very little impact on the street scene. A basement area in the adjoining block has already been opened up. The design of windows that would be installed would match those above.

Recommend; Approval with conditions and a S.106 for a car-free development.

DISCLAIMER

Decision route to be decided by nominated members on Monday 26th July 2010. For further information see

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