

Delegated Report		Analysis sheet		Expiry Date:		21/05/2010	
		N/A / attached		Consultation Expiry Date:		29/04/2010	
Officer				Application Number			
Aysegul Olcar-Chamberlin				2010/0823/P			
Application Address				Drawing Numbers			
Flat 6a Redcroft 226 Iverson Road London NW6 2HL				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Conversion of second and third floor maisonette into 2 self-contained flats (1x two bedroom and 1x three bedroom) including installation of four rooflights on front roof slope at residential building (Class C3).							
Recommendation:		Grant Planning Permission subject to S106					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	37	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No reply from the adjoining occupiers has been received.					
CAAC/Local groups comments:		No reply has been received.					
Site Description							
Redcroft is a 3/4 storey large urban block with four retail units on the ground floor level and residential flats on upper floor levels in the West End Lane town centre. It is not listed and is not located in a conservation area. The north side of this residential block is opposite railway line and is located approximately within 30m from it.							
Relevant History							
2004/5311/P – Planning permission was granted on 27/01/2005 for the conversion of roofspace to provide additional accommodation for existing flat including the installation of 5 x rooflights.							
2009/4271/P – Planning permission was granted on 30/10/2009 for the installation of a Velux rooflight on the west [rear] elevation roofslope.							
2009/1876/P – Planning permission was granted on 06/07/2009 for the erection of dormer window on west roofslope and installation of window at third floor level on north elevation all in connection with existing second floor level flat.							
EN09/1049 – The Council has an ongoing enforcement investigation for the conversion of Flat 6 (maisonette) into two separate residential units since 27/11/2009.							

Relevant policies

Replacement Unitary Development Plan 2006

SD1 – Quality of Life
SD6 – Amenities for Occupiers & Neighbours
SD7B – Noise/Vibration Pollution
B1 – General Design Principles
B3 – Alterations and additions
H1 – New Housing
H7 – Lifetime Homes and Wheelchair Housing
H8 – Mix of Units
T3 – Pedestrian and cycling
T8 – Car free Housing and Car Capped Housing
T9 - Impact of Parking

Camden Planning Guidance 2006

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.

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

CS1 – Distribution of growth
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
DP2 – Making full use of Camden's capacity for housing
DP5 – Housing size mix
DP6 – Lifetime homes and wheelchair housing
DP17 – Walking, cycling and public transport
DP19 – Managing the impact of parking
DP24 – Securing high quality design
DP26 – Managing the impact of development on occupiers and neighbours
DP28 – Noise and vibration

Assessment

Proposal

It is proposed to convert the second and third floor maisonette into 2 self-contained flats (1x two bedroom and 1x three bedroom) including the installation of four rooflights on the front roof slope of the building.

The majority of the proposed works have already been carried out on site except the installation of rooflights to the front roof slope and making good of two bedrooms and a bathroom on the third floor. The maisonette is now divided into two flats but the third floor flat is not ready for occupation therefore it is vacant. All the proposed works to the second floor flat have been completed and it is now in occupation.

Principle of conversion

The Council has a policy to encourage development that provides additional residential accommodation as long as the accommodation reaches acceptable standards. The proposed conversion is considered to be acceptable in principle provided that the proposal provides a mix of small and large units with acceptable living standards for the future occupiers in accordance with the Council's standards.

The maisonette had an open plan kitchen/living area, two bedrooms and a study room on the second floor and another open plan kitchen/living area on the third floor (attic) level with a floor area of approximately 115sqm. It was well lit by natural light, spacious and suitable for a number of different householders including families. The layout of the second floor flat is similar to second floor of the maisonette. The second floor flat has a floor area of approximately 63sqm and could potentially be used as a three bedroom flat. The Council's threshold for a minimum floor space for a three person unit is 61 m². The proposed third floor (attic) flat would be a three bedroom flat with a floor area of 86sqm. Although the third floor flat has a larger floor area, most of the habitable rooms in the flat would have less headroom closer to the eaves of the roof. Given the step stairs from

second to third floor level it would be less convenient for a family with small children. Overall, both second and third floor flats are naturally well lit, spacious and provide good living standards for the present and future occupiers.

Although the maximum headroom in bedroom 2 shown on the proposed third floor plan would be 2.5m the average headroom in this bedroom (approximately 1.8m) would be below the Council's standards (2.3m). The refusal of this application on this ground could not be justifiable as the rest of the habitable rooms would be capable of providing good living standards in accordance with the Council's residential development standards set out in the Camden Planning Guidance 2006.

Policy H8 (Mix of units) seeks a mix of large and small units and considers larger units of three or more bedrooms to provide flexible use to range of household sizes, including families. Additionally, Policy H8 states that the conversion of a large dwelling with 4+ bedrooms or the conversion of a property to provide 1-bedroom flats will generally be considered acceptable provided a 3-bedroom unit plus smaller units are provided. The parent building had 3x 3bed flats and 7x2 bed flats. As the third floor flat has three bedrooms and the second floor flat could potentially be used as three bedroom flat the sub-division of the maisonette is considered not to compromise the mix of units in the building.

The proposal complies with the aims of policies H1 and H8 of the UDP.

Lifetime Homes and Access

The proposal would not change the existing access arrangement to each floor in the building. The existing entrance door to the maisonette is kept. Two new doors in the hallway on the second floor provide access to the second and third floor flats. The internal staircase of the maisonette is now belongs to the third floor flat.

Given the building already exists and the location of the proposed flats on the upper floor levels, it would be unreasonable to expect the new flats to comply with all Lifetime Homes Standards. It is considered the applicant has given adequate consideration to Lifetime Homes Standards.

Design

The only external alteration would be the installation of four rooflights on the front roof slope facing West End Lane. The proposed rooflights would be at a high level and would protrude approximately 50mm above the roof slope. The size and positioning of the proposed rooflights would respect the proportions and positioning of the existing rooflights on the front roof slope and would not harm the overall roof profile. They would hardly be visible from the public realm and acceptable in design terms.

Residential Amenity

The proposed rooflights by reason of their positioning and size would not result in overlooking to any neighbouring properties. Residential amenity would therefore be unaffected. The proposal complies with policy SD6.

Given the proximity of the application site to the railway line and its location on a busy road in a town centre consideration should be given to the internal noise climate of the new flats. The applicant submitted a copy of the noise report for Building Regulations Sound Insulation Tests for the new residential flat on the third floor level dated May 2010 by Philip Acoustics Ltd. The report confirms that the new flat would be capable of passing Building Regulations.

Transport Issues

The proposal would result in extra demand on off street parking. The Council's Transport planner recommended section 106 agreement securing one of the additional residential units as a car free housing in accordance with policies T8 and T9 of the Replacement Unitary Development Plan 2006. A S106 agreement would make the second floor flat car free.

Recommendation: Planning permission subject to s106 should be granted.

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