

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		11/05/2010	
		N/A		Consultation Expiry Date:		15/04/2010	
Officer				Application Number(s)			
Jennifer Walsh				2010/0040/P			
Application Address				Drawing Numbers			
282 Camden Road London NW1 9AB				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use of ground floor from office (Class B1) to 1x 2 bedroom self contained flat (Class C3), associated demolition and replacement of outbuilding in rear garden for use as storage space ancillary to the office (Class B1) retained at basement level and external alterations to rear ground floor windows.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	28	No. of responses	03	No. of objections	02	
			No. Electronic	00			
Summary of consultation responses:	<p>129 Camden Mews object to the application on the following grounds:</p> <ul style="list-style-type: none"> - It is not made clear in the OS plans that the rear boundary wall of 282 Camden Road is in face the rear single storey ground floor of our building, and therefore any structure in this position would be directly up against our building. (Officers response: Please see paragraph 7.3) - They will need to check that the heights indicated in the plans are accurate. - The application is not detailed. What materials will be stored there? How might the usage of this new structure affect adjacent properties particularly relative to safety, noise and hours of use? (Officers response: Please see paragraph 5.5) - Would there be any restrictions on the current or future usage of the proposed building? (Officers response: Please see paragraph 5.5) - How appropriate is the site for storage use? - The application lacks any kind of detail about the structure. What provision is there for drainage of the flat roof? (Officers response: Please see paragraph 5.3) - They are concerned about outlook. Whilst this building will not be visible from the street, it will be highly visible from their rear French windows at first floor level. The proposed structure would be a different scale to that of the existing garden shed. (Officers response: Please see paragraph 7.0) - This together with the felted flat roof would give an appearance more akin to an industrial estate or factory building than the back garden of a house in the conservation area. (Officers response: Please see paragraph 5.0) - Also concerned about the further loss green garden space in an area has recently seen a 						

	<p>lot of infill housing.</p> <p>- The white PVC double glazed doors and windows proposed for both the new outbuilding and conversion of ground floor into a flat are not in keeping with the appearance of the conservation area. The design for the flat conversion also seems very out of keeping with the design of the rest of the building.</p> <p>(Officers response: Please see paragraph 5.0)</p>
CAAC/Local groups comments:	N/A

Site Description

The application site is situated on the south-east side of Camden Road. The building is a three storey, plus basement detached villa property. There is an existing single storey garden shed to the rear garden. The building is not listed, but it is located within the Camden Square Conservation Area.

Relevant History

PEX0200483: Erection of single storey outbuilding in rear garden, for use as ancillary storage for commercial premises on ground floor. REFUSED 17/12/2002 Appeal dismissed on 05/12/2003

Relevant policies

London Borough of Camden Unitary Development Plan 2006

SD2 Planning Obligations

SD6 Amenity for occupiers

H1 New Housing

B1 General design principles

B3 Alterations and extensions

B7 Conservation Areas

E2 Retention of existing business uses

T3 Pedestrians & Cycling

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

DP2 - Making full use of Camden's capacity for housing

CS8 - Promoting a successful and inclusive Camden economy

DP13 - Employment sites and premises

DP26 - Managing the impact of development on occupiers and neighbours

CS14 - Promoting high quality places and conserving our heritage

DP17 - Walking, cycling and public transport

DP19 - Managing the impact of parking

DP24 - Securing high quality design

CS19 - Delivering and monitoring the Core Strategy

DP25 - Conserving Camden's heritage

Assessment

1.0 Proposal

1.1 The application seeks permission for:

- The change of use of the ground floor office unit (Class B1) to a self contained two bedroom residential unit (Class C3);
- The construction of a brick storage building at the end of the garden; to be associated with the office unit at basement level.

The main access to the proposed ground floor flat will be from the main entrance on Camden Road. The occupiers of the basement office unit, will have access through the side gate to the basement level. The garden area will then be shared by the proposed ground floor unit, and the occupiers of the office unit at basement level.

2.0 Revisions

2.1 Revisions have been received to show a set of French doors serving each of the proposed bedrooms on the rear elevation. A green roof has also been added to the proposed brick storage building.

3.0 Principle of development

3.1 The main consideration in this application is the loss of the B1 office accommodation and the change of this to residential accommodation. As such, the proposal is considered against Policy E2. In principle, this policy resists the loss of employment floorspace where there is potential for that use to continue. Policy E2 of the UDP has a general presumption against the loss of employment uses where there is potential for that use to continue. In regards to this application, the applicants state that their business has shrunk and they no longer require the use of two floors of office accommodation, and will make use of the basement space only. They go on to state that the market for office premises is based around larger, purpose built premises, and the accommodation subject of this application is unlikely to be let for an alternative office occupier. No supporting information has been submitted (in the form of marketing evidence over a two year period) to support the applicants' claims that the premises are no longer viable as an employment use.

3.2 Notwithstanding this information, it is acknowledged that the premises are small and are not located within an area where employment uses are specifically protected (such as the Kentish Town Area). Paragraph 7.22 of the UDP does make an exception for office premises in areas where there is a surplus of office accommodation to revert to other uses, in particular housing. The UDP goes on to state that in instances where we accept the loss of old office stock, the Council's preference is for the released floorspace to be used for residential and/or community uses. The nature of the existing accommodation is therefore accepted to be relatively undesirable for potential future office occupiers, or alternative B2 or B8 uses. These factors combined are considered to be sufficient to justify the loss of office accommodation in this instance.

3.3 In terms of the proposed use, housing is the priority land use of the UDP, as indicated by policy H1. The proposed change of use will therefore help to meet and exceed the strategic housing target for the Borough. This is on the basis of the residential accommodation proposed being of an acceptable standard. As such, the principle of providing residential accommodation at this location is accepted.

4.0 Quality of residential accommodation

4.1 The proposal involves the creation of a two bedroom residential unit. The overall floorspace of the proposed unit is approx 54m². The first bedroom is approximately 12.6 m² and the second bedroom is approximately 8.06m². The proposed self-contained residential accommodation therefore complies with the minimum areas regarding overall and bedroom floorspace. The proposed unit comprises a two-bedroom, three-person unit. All rooms are regular in shape and size, with sufficient circulation and ventilation space. There is also adequate outlook, with windows provided within each room.

4.2 In terms of mix, the proposed two bedroom unit is considered to be suitable given the constraints of the site, which is of insufficient size to provide a family unit. The small size of the scheme and the need within the borough to provide both small and large (family sized) units means that the provision of a two bed unit is considered to be satisfactory.

4.3 With regard to lifetime homes, the applicant has provided limited commentary as to where the scheme can adhere to lifetime homes standards. However, it is acknowledged that the unit proposed involves the conversion of an existing building, making all lifetime homes standards difficult to achieve. As such, an informative will be added to any permission granted, encouraging the applicant to adhere to as many of the 16 standards as possible when implementing the scheme.

5.0 Design

5.1 In terms of design, the proposed scheme includes the removal of the large sliding doors at the rear ground floor level, on the rear elevation. As such, double French doors will be replacing the existing sliding doors. Such doors will respect the proportions of the original windows at upper levels. The doors are of a sympathetic addition to that of the existing

windows and of appropriate design in the context of the host building.

5.2 The proposed out building is to be used as storage associated to the office use which is to be retained at basement level. A full width brick building is proposed to be situated at the rear of the garden. An appeal was dismissed in 2003 for a building at the rear of the garden due to the detailed design and use of the roofing materials was considered to detract from the more traditional design of the buildings around. The dismissed appeal scheme was proposed to be 8m in width x 5.4m in depth and 3.5m in height. It was proposed to have a shallow pitched roof finished in felt within green mineral chippings and yellow stock bricks.

5.3 The proposed outbuilding is to be 8 m in width, 4.3m in depth and 3 metres in height. It is also proposed to have a green sedum roof, a door is to be placed in the centre of the front elevation with a window either side of the proposed door. Due to the reduced height and bulk of the proposal, as well as a green roof now being included within the application, it is considered that there is a material difference between this application, and the application dismissed at appeal. The proposed building is to be built out of London Stock Bricks, which are considered to be in keeping with the surrounding properties. Since the appeal decision, a new building has been built to the rear of the application site on Camden Mews, out of London Stock Bricks. Therefore, it is considered that the brick is acceptable in this location, and would not have a detrimental impact on the host building or the wider conservation area.

5.4 The proposed extension is to the rear of the property and would not be visible from the public realm of Camden Road. It would however, be visible from the rear elevations of surrounding buildings on York Rise, Camden Mews and Camden Road. Considering the extension would have a flat green roof and materials to match existing, as well as being in line with the extension to 127 Camden Mews, it is not considered that it would have detrimental impacts upon the character and appearance of the conservation area. It is recommended that a condition is added to the permission requesting details of the sedum roof to be discharged by the Council.

5.5 The proposed storage building is to be used as additional storage in connection with the office use at basement level. The applicants have stated that the building will be used to store additional office information, which can not be accommodated in the basement unit. As the proposed brick building is 32.0m² it is recommended that a condition is added to the permission to state that it must be used as ancillary office accommodation and not be used as residential accommodation in any case.

6.0 Transport

6.1 UDP policy T3 requires development to sufficiently provide for the needs of cyclists, which includes cycle parking and UDP policy T7 states development must comply with Camden Parking standards. The London Plan also adopts the Transport for London cycle parking standards. Camden's Parking Standards for cycles (*Appendix 6 of the Unitary Development Plan*), states that 1 storage or parking space is required per residential unit, however for larger residential units (3+ beds), the London plan requires 2 cycle parking spaces per unit. The proposal is for 1 two-bed residential unit, therefore 1 cycle parking space is required.

6.2 No cycle parking has been included and it is difficult to include cycle parking within the ground floor flat, as it is access via a flight of steps. However, there is space in the forecourt to install cycle parking. Therefore a condition is recommended to be placed on the planning permission ensuring provision for a minimum of 1 cycle storage/parking spaces designed to Council specifications. There is some flexibility in terms of how cycle storage/parking can be provided, although the applicant will be required to show how cycle storage/parking can be provided in order for the application to be acceptable in terms of transport policy T3 (J). Approval is recommended to be reserved by condition for details to be submitted and approved. The approved design shall also be implemented and maintained thereafter.

6.3 The site includes two off-street parking spaces, which are used by the whole building. It is not proposed to remove these within the application. The site has a low PTAL of 2 (poor) and the area is not identified as suffering from parking stress. Therefore, it would not be appropriate to insist that the new residential unit be made car-free of car-capped.

7.0 Amenity

7.1 Due to the proposed height and scale of the outbuilding, it is considered that the proposal will not cause any loss of light, outlook or privacy, hence the scheme is considered to comply with policy SD6 of Camden's UDP.

7.2 It is not considered that the proposed external changes to the rear elevation would have any significant impact on amenity to that of the existing situation.

7.3 An objection has been received in terms of the proposed building being built up against the neighbouring party wall. The proposed building is to be built independently of the rear garden wall, and therefore, the party wall will not be affected. However, any works which affect the party wall are covered under the Party Wall Act of 1997 and are not covered under planning legislation.

Recommendation: Grant Planning Permission subject to conditions

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