

Delegated Report		Analysis sheet		Expiry Date:		09/12/2009	
		N/A / attached		Consultation Expiry Date:		18/11/2009	
Officer				Application Number(s)			
Anette de Klerk				2009/4514/P			
Application Address				Drawing Numbers			
110 Albert Street London NW1 7NE				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Conversion of 2 existing residential units (1 x 1 bed flat at ground floor and 1 x 4 bed maisonette at 1st, 2nd and 3rd floor levels) to create a single residential unit (Class C3).							
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	5	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		A site notice was displayed between 28/10/2009 – 18/11/2009. No response was received.					
CAAC/Local groups comments:		Camden Town CAAC – No objection.					

Site Description

The application site relates to a 4-storey mid-terraced building on the east side of Albert Street near its junction with Delancey Street. The site is located within the Camden Town Conservation Area and is Grade II listed. The building was originally a single family dwelling which has been converted into self-contained flats at basement and ground floor level with a maisonette on the upper floors.

Relevant History

2004/4767/P: Change of use to combine the existing 1st, 2nd and 3rd floor maisonette with the ground floor flat to create a single family dwellinghouse. Granted 10/01/2005. – Planning permission not implemented.

8400579: Extension of dwelling at first storey level in conjunction with internal alterations. Granted 15/08/1984.

8470103: Extension of dwelling at first floor level in conjunction with internal alterations (LBC). Granted 15/08/1984.

CTP/J11/17/17/11406/R: The conversion of 110 Albert Street, N.W.1 into three self-contained dwelling units together with the erection of a roof extension and an addition to the back addition to provide a kitchen. Granted 06/10/1971.

CTP/J11/17/17/9459: Conversion of 110 Albert Street, N.W.1. into four self-contained flats. Granted 19/11/1970.

Relevant policies

Replacement Unitary Development Plan 2006

B6 – Listed buildings

B7 – Conservation Areas

SD6 – Amenity for occupiers and neighbours

H3 – Protecting existing housing

H7 – Lifetime homes and wheelchair housing

T9- Impact of parking

Camden Planning Guidance 2006

Assessment

Proposal:

The application proposes to convert the property from two existing residential units (1 x 1 bed flat on ground floor and 1 x 4 bed maisonette at 1st, 2nd and 3rd floor levels) to a single family dwelling. The existing self-contained flat at basement level will be maintained. There are no external alterations proposed. No internal works are proposed except for the repositioning of an internal kitchen, hence listed building consent is not required. An informative is attached to advise that any alterations to the historic fabric may require consent.

Assessment:

The material considerations are the acceptability of the conversion in land use policy terms and the implications of the conversion on amenity.

UDP policy H3 (Protecting existing housing) states that the Council will not grant planning permission for a development that would result in the net loss of two or more residential units. As the development would only result in the net loss of one residential unit, and considering that no previous applications have resulted in the reduction of the number of residential units in the building, the proposal complies with policy H3.

Policy H7 of the UDP encourages new housing to be accessible to all and built to 'Lifetime Homes' standards. It is acknowledged that the residential unit proposed involves the conversion of residential units within an existing Grade II listed building, making all lifetime homes standards difficult to

achieve. The applicant has demonstrated where the proposed conversion will adhere to 'Lifetime Homes' standards. There are however instances where the standards will not be able to be met, mainly due to the constraints of the existing internal layout of the Grade II listed building to be converted and it would therefore be unreasonable to refuse this application on these grounds.

The internal arrangements as shown on the proposed plans meet size requirements for both individual room sizes and the total floor area of the proposed dwelling. They would also comply with Camden Planning Guidance for light to habitable rooms and provide a good outlook therefore providing a dwelling with good residential amenity for future occupiers.

The proposal makes no provision for off street parking and the current situation of on street parking will continue. As the proposal results in the net loss of one unit on at the site there would not be increased pressure for on-street car parking in the local area. The proposed scheme therefore complies with Policy T9.

The scheme does not propose any external alterations and the proposed conversion is not considered to have any adverse implications for neighbours, transport or traffic, the special architectural and historic interest of the Grade II listed building or the character and appearance of the Camden Town Conservation Area.

Recommendation: Grant Planning Permission.

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