

Delegated Report		Analysis sheet		Expiry Date:		30/11/2009	
		N/A / attached		Consultation Expiry Date:		09/11/2009	
Officer				Application Number(s)			
Hannah Parker				2009/4526/P			
Application Address				Drawing Numbers			
16 Ivor Street London NW1 9PJ				See Decision Notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Additions and alterations associated with the change of use from single dwelling house into 1x1 bedroom and 1x2 bedroom maisonettes.							
Recommendation(s):		Grant Permission Subject to a Section 106 Agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		One Support Received from neighbouring property					
CAAC/Local groups* comments: *Please Specify		No responses to date					
Site Description							
The application site is 16 Ivor Street a mid-terrace property located on the north side of the street. The building comprises basement, ground and first floor level and is currently in use as a single unit. The building is not listed, but is located within the Jeffery's Street Conservation Area.							
Relevant History							
2007/3615/P 2A Ivor Street, Change of use and works of conversion to the single dwellinghouse to provide 1x 1 bed flat and 1x 2 bed maisonette; the erection of a full width rear extension and installation of replacement windows on the front and rear elevations. 10/07/2008							
This conversion saw the loss of a 3 bed family sized dwelling.							

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden Replacement UDP 2006

- SD6 – Amenity for Occupiers & Neighbours
- H1 – New Housing
- H7 – Lifetime Homes and Wheelchair Housing
- B1 – General Design Principles
- B3 – Alterations and Additions
- B7 – Conservation Areas
- T1 – Sustainable Transport
- T3 – Pedestrians and cycling
- T8 – Car Free Housing and Car Capped Housing
- T9 – Impact of Parking

Camden's Planning Guidance

Assessment

Planning permission is sought to convert the single family dwelling house into two flats.

The works also include the introduction of steps down to basement level, the creation of a door and a slight increase in the size of the front lightwell. To the rear the dormer window panel of glass will be reduced and the window configuration to the side of the rear wing is altered in order to provide an additional door.

Main consideration

- Housing
- Impact on host building
- Amenity

Housing

The house is laid out as a 2 bedroom dwelling. The principle of the conversion from 2 bed dwelling house to 1x 1-bed flat and 1x 2-bed maisonette raises no policy issues in terms of residential accommodation. A similar sized unit at 2A Ivor Street was granted planning permission in 2007 to convert to 1x 1 bed flat and 1x 2 bed maisonette. It is therefore considered that the principle of such a conversion on this street has been accepted, the proposal at this site is considered consistent with this decision.

The Local Planning Authority encourages high density residential accommodation provided an acceptable standard of accommodation can be achieved without compromising amenities of future and adjoining occupiers in terms of privacy, day/sunlight, outlook and on-street parking congestion.

Impact on host building

The external works to the property are considered acceptable. The additional steps to the basement level, the formation of the door and enlargement of the lightwell are already existing along Ivor Street. The works to the front of the dwelling house are considered to be appropriate and do not alter the form or design of the host building and do not detract from the character and appearance of the conservation area.

The works to the rear involve alterations to the window configuration to the side of the rear wing and a reduction in the glazed area of the dormer window. The works are minor and respect the proportions and character of the host building. The works to the rear cannot be seen from the public realm so the impact on the conservation area is minimal.

All works are considered to be compliant to policies B1, B3, B7 of the London Borough of Camden Unitary

Development Plan.

Transport

The site is located on Ivor St off Royal College Street. There is no vehicular access to the site and none is proposed. The site has a Public Transport Accessibility Level (PTAL) of 6a (excellent).

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. 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. The proposal is for 2 residential units; therefore 2 cycle storage/parking spaces are required. The applicant's have provided appropriate space for cycle storage and is thus compliant to policies T3.

It is considered that in order for the development to be acceptable in transport terms it is required that the new dwelling should be car free. Not making the development car-free would increase demand for on-street parking in the Controlled Parking Zone (CPZ) the site is within. No car parking permits would be issued with this permission.

Car free housing is suited to this site as this part of the borough provides good opportunities for accessing a range of goods, services and jobs close to home. In order to overcome objections relating to the existing capacity of on-street parking, and to adhere to Councils' strategic transport and sustainable development objectives, the scheme will need to be car-free such that future occupiers of the new dwelling will not be eligible for on-street parking.

Amenity

The proposed conversion includes 1x 1-bed maisonette and 1x 2-bed maisonette and as such provides a satisfactory mix of accommodation types and sizes. The one bedroom unit is large enough at approx 56 sqm has the possibility in the future to also convert into a two bedroom unit. The two bed unit at provide a double and a single/double bedroom. At approximately 56 sqm the flat falls slightly short of Camden space standards for a three persons but far exceeds the 2 person. Both bedrooms satisfy Camden standard for a double and large single. The layout and access to light are considered acceptable for both flats.

It is therefore considered that the proposed self-contained units broadly satisfy the minimum overall floor space and room size as specified in the SPG. The proposed external alterations to the is not considered to have any significant impact in terms of light, outlook or privacy on the adjoining neighbours to the side No.15 and No. 17 Ivor Street. Thus the works are compliant with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan.

Grant Permission subject to a section 106 agreement

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