

Delegated Report	Analysis sheet	Expiry Date:	15/10/2009
	N/A / attached	Consultation Expiry Date:	22/09/09

Officer	Application Number(s)
Katrina Christoforou	2009/3894/P

Application Address	Drawing Numbers
66 Chalk Farm Road London NW1 8AN	See decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)
Amendment to planning permission 2008/1889/P granted 21/04/2009 (for the erection of a first and second storey extension, including terraces to rear, to provide 2x 1-bedroom maisonettes, including a change of use from office (Class B1) to residential (Class C3) at loft / first floor level) comprising the re-configuration of internal floor area to provide 3 residential flats including 1x1 bedroom maisonette, 1x1 bed flat and 1xstudio flat and associated external alterations including the erection of balconies at first and second floor levels to the east elevation.

Recommendation(s): Grant planning permission subject to a Section 106 Legal Agreement

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	00	No. of objections	00
			No. electronic	00		

Summary of consultation responses: A site notice was erected on the 28/08/09.

CAAC/Local groups* comments: N/A
*Please Specify

Site Description

The site is located on the north side of Chalk Farm Road within the designated Camden Town Centre. The building itself incorporates three main built elements adjoining one another. At ground/basement floors to the front is a commercial area forming part of the shopping parade. Above this but recessed from the street frontage is the 'Pink House' which comprises a number of residential flats at 1-3rd floor levels. To the rear of the site is an area that would have originally formed part of a double height light industrial/warehouse building. The upper part of the warehouse building has been extended for conversion to residential flats in association with planning permission 2008/1889/P. This is the part of the building to which the current application relates.

The site is not located in a Conservation Area nor is it in close proximity to any listed buildings.

Relevant History

Rear first and second floors

2008/1889/P

Planning permission was granted subject to a section 106 agreement on the 24/07/2008 for the erection of a first and second storey extension, including terraces to rear, to provide 2x 1-bedroom maisonettes, including a change of use from office (Class B1) to residential (Class C3) at loft / first floor level.

Works associated with the implementation of this permission have taken place; the extension element of this scheme has been completed. The current application is for an amendment to this permission to allow for the conversion to three units rather than two as originally approved.

2009/2791/P

Planning application 2009/2791/P was submitted in June 2009. The application was identical to the current application in all respects other than it did not include the ground floor level bicycle store that is now proposed. Prior to submission and during the course of the application officers were in discussion with the agent relating to the provision of the overall mix of units proposed within the building and the level of bicycle storage to be provided. This was both in relation to application 2009/2791/P and concurrent application 2009/3026/P (please see below) relating to the conversion of the ground and basement floors of the building. During the course of negotiations an appeal against non-determination was submitted for application 2009/2791/P. The Council has not therefore been able to formally determine the application responsibility for which is now with the Planning Inspectorate. Immediately following the submission of the appeal a further planning application was submitted to the Council proposing identical amendments but with the inclusion of a bicycle store at ground floor level.

Ground and basement floors

2008/2139/P

Planning permission was refused on the 15/08/08 for the change of the ground and basement floors from a shop (Class A1) to a restaurant (Class A3).

2008/5137/P

Planning permission was refused on the 11/05/2009 for the change of use of the ground and basement floors from tyre retail/fitting shop (sui generis) and recording studio (class B1) to a restaurant (class A3). This decision is the subject of an appeal currently pending consideration.

2009/3026/P

Planning application 2009/3026/P was applied for on the 29/07/2009 for the change of use of tyre retail/fitting shop (sui generis use) to shop (A1 use), re-provision of recording studio at basement level and provision of 2 residential flats (2x2bed) at ground and basement floor levels. This application has been recommended for approval at officer level and is due to be heard by the Council's Planning Committee on the 01/10/09.

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD1- Quality of life
SD6- Amenity for occupiers and neighbours
SD9- Resources and energy
B1- General design principles
B3- Alterations and extensions
H1- New housing
H7- Lifetime homes and wheelchair housing
H8- Mix of units
T3- Pedestrians and Cycling
T8 - Car free housing and car capped housing
T9 - Impact of Parking
N5- Biodiversity

Assessment

The application has been made to amend the previous permission 2008/1889/P for the erection of a first and second storey extension, including terraces to rear, to provide 2x 1-bedroom maisonettes, including a change of use from office (Class B1) to residential (Class C3) at loft / first floor level. The extension to the building has already taken place. The proposed amendment is to re-configure the internal layout to provide 3 units- 1x1 bed maisonette, 1x1 bed flat and 1x studio. All flats would be self contained with private kitchen and bathroom facilities and individual internal front doors. The only externally visible alterations would be the removal of part of the originally approved rear terrace and access doors, alterations to the fenestration on the east elevation and the erection of balconies at first and second floor level to the east elevation.

The application was originally submitted as a full new application with the existing drawings showing the property in its pre-extended state. A site visit confirmed that the extension works had already taken place and that it would therefore be more logical to treat the application as an amendment to planning permission 2008/1889/P.

Principle of the change of use

Policy H1 welcomes the creation of additional residential accommodation in the borough provided that it reaches acceptable standards. The proposals do not involve any alteration in the residential floor area provided as part of the scheme. The originally approved layout was for two one bedroom flats arranged over two floors with the living space opening out onto a rear terrace at first floor level. The flats were to have internal floor areas of 72m² and 88m². According to the Council's minimum space standards for residential accommodation, as outlined in Camden Planning Guidance (CPG), such floor areas can accommodate up to 4 or 5 persons respectively. As one bedroom flats, these units would have provided substantial accommodation. It is now proposed to divide the space into three units as follows (all measurements are approximate):

Unit 1:
1 bed flat arranged over two floors. Total floor area 63m², bedroom area 22m² with a rear terrace at first floor level (north east facing).

Unit 2:
1 bed flat at first floor level. Total floor area 54m² bedroom area 11m² with a terrace at first floor level (south east facing) and small balcony from the bedroom.

Unit 3:
Studio flat at second floor level. Total floor area 37m² with a terrace at second floor level (south east facing).

All proposed units would exceed the minimum floor area requirements as outlined in the CPG. Being located at the upper floors of the building with large glazed areas, all flats would receive an acceptable level of daylight and outlook. Each flat would have access to its own private terrace/balcony area providing external amenity space. The proposed conversion is therefore considered to comply with the requirements of policy H1 and the residential development standards as outlined in the CPG.

A lifetime homes statement has been submitted with the application. There is a limit to the extent to which the proposed units could accommodate the requirements due to the constraints of the existing building and the location of the flats at first and second floor level. The proposals are therefore considered to be compliant with policy H7 in so far as can reasonably be achieved.

Mix of units

Policy H8 states that the Council will only grant planning permission for residential development that provides an appropriate mix of unit sizes, including large and small units. The policy goes on to explain that the Council will consider the mix of unit sizes best suited to site conditions and the locality. Planning permission has already been granted for the provision of 2x1 bed flats and the three now proposed would meet the space requirements and would not compromise occupier amenity.

The site is constrained by fact that it is a conversion of an existing building with an unconventional site layout, limited availability of outdoor space and a high street location. It is therefore considered that the building is not best suited to providing larger family sized accommodation. The mix of three more moderately sized units is considered to be acceptable and in line with policy H8.

Design & appearance

The only external alterations to the building are elevational. The extension works that formed part of the proposals for planning permission 2008/1889/P have already taken place. Due to the internal rearrangements part of the fenestration and terrace to the rear of the building have been removed and replaced with a solid wall. This side of the building is not visible from the public realm and the alteration is not considered to be harmful to the appearance of the property.

The main alterations are to the east elevation with courtyard below. The proposed glazed wall is to be reduced to a smaller set of glazed folding doors at both first and second floor levels providing access to 1m deep balconies with opaque glass privacy screens to the sides. Two opaque fixed glazing panels would be added at first floor level and the additional square window will be reduced in size and concealed with privacy panels.

This elevation is not visible from the public realm and the alterations are not considered to harm the appearance of the building. The alterations are therefore considered to be in line with policies B1 & B3.

Residential amenity

The proposals include the erection of balconies to the east elevation. The balconies would be above the courtyard to the ground floor area. The lawful use of this area is currently B1 however, there is a current application reference 2009/3026/P, submitted by the same applicant, to convert the space into residential. If the application were to be approved, this area would become the external amenity space to a residential flat. Both the terraces proposed would include privacy screens at either end restricting views eastward towards the neighbouring industrial/warehouse buildings. Due to the narrowness of the courtyard direct overlooking of the ground floor external space would be limited. The relationship would be similar to that found at many blocks of flats which include external balconies. Due to the height and restricted depth of the proposed balconies and the easterly aspect overshadowing of this space would be limited. Any potential occupants would be aware of the level of privacy offered. The benefit of providing external amenity space to each of the flats is considered to be of advantage to the overall scheme.

The drawings also show an opaque glass cantilevered privacy screen to the first floor window to the bedroom of proposed Flat 2. The originally approved window in this position was to be partially obscure glazed to block views to the part of the courtyard below which serves the Pink House. The proposed screen would block views onto the courtyard from above when the window is open and due to its minimal size and location would not impact upon the residential amenity of neighbours.

It is recommended that if planning permission were to be granted, that a condition be attached requiring the erection of all privacy screens prior to the occupation of the flats to protect the amenity of the residential neighbours in the Pink House and any potential neighbours at ground floor level. The proposals are considered to be in line with policy SD6.

Transport

Car Free Development

The site has a Public Transport Accessibility Level (PTAL) of 5 (very good) with tube, rail and bus facilities all within a short walking distance. The area is a controlled parking zone and is considered to be suffering from a high level of parking stress. No on-site parking is proposed. The site is therefore considered to be suitable to be designated as car free. The Council's Legal Department is currently drafting a section 106 to secure the proposed units as car-free housing. Subject to the successful conclusion of this agreement the proposals are considered to be in line with policies T8 and T9.

Cycle Parking Provision

The Council seeks to encourage sustainable forms of transport such as walking and cycling. To facilitate

these aims Policy T3 of the UDP states that the Council will only grant permission for development that makes satisfactory provision for cyclists. 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 Council's CPG 2006 requires that the cycle parking '...be at the entrance level of the building or accessible by a ramp or lift that can accommodate a bike'.

The proposal is for 3 residential units; therefore 3 cycle storage/parking spaces are required. The original permission 2008/1889/P included a cycle storage area at first floor level. This was considered sufficient at the time as the alterations to the building were all to the upper floors of the building and there was not therefore scope at the time to provide storage at ground level. However, this scheme is accompanied by current application 2009/3026/P for works at ground and basement floor level. It has therefore been possible to provide level access to a ground floor level cycle storage area. The proposals in relation to application 2009/3026/P have also been amended to take the cycle storage into account. This is welcomed by the Council and brings the proposals in line with policy T3 and Appendix 6 of the UDP.

Sustainability

The original permission 2008/1889/P included a planting zone on the roof of the building. The roof plan indicates that this will still be part of the scheme (although it is not detailed on the section drawings). Whilst the area is relatively small its inclusion is welcomed by policy N5 as it creates a wildlife habitat.

Recommendation:

Grant planning permission subject to a section 106 agreement to secure the development as car-free.

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