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|---|--|--|----|----------------------------------|----|-------------------------------------|----|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 16/10/2009 | |
| | | N/A / attached | | Consultation Expiry Date: | | 24/09/2009 | |
| Officer | | | | Application Number(s) | | | |
| Jonathan Markwell | | | | 2009/3463/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| Mamelon Tower Public House 149 Grafton Road London NW5 4AY | | | | Please see decision notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Retention of drinking establishment use (Class A4) at basement and ground floor, change of use of upper floors from ancillary public house accommodation (Class A4) to 2 x 1 bedroom and 1 x 2 bedroom self-contained flats (Class C3) and associated elevational alterations. | | | | | | | |
| 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 | 23 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | In addition to the adjoining occupiers being formally consulted, site notices were erected on the Grafton Road and Queen's Crescent elevations from 03/09/2009, expiring on 24/09/2009. No responses from adjoining occupiers were received. | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | | <p>Cllr Sedgwick has commented that the application involves a flat roof area that in future may be used as a roof terrace. As such, it is advised that a condition is added stating there should be no access to this area.</p> <p><i>Officer response: During the course of the application it was amended so that this area will provide a green roof. A condition states that this area will be retained and maintained as a green roof, thereby ensuring it will not be used as a roof terrace.</i></p> | | | | | |
| Site Description | | | | | | | |
| The application site comprises a four-storey (basement, ground, first and second floor) building located on the junction of Grafton Road and Queen's Crescent. The building has for a number of years been used as a public house, with ancillary residential accommodation above. In 2008 the public house ceased trading and the upper floors of the building have been occupied as a bedsit House in Multiple Occupation (HMO). In October 2008 the site was cleared but after this date tenants returned to the upper floors of the building and have been occupying a number of the seven rooms on | | | | | | | |

the upper floors of the building in an informal manner (although rent books were issued in May 2009). This was seen during the site visit undertaken on 28/09/2009 and is shown on the existing floor plans submitted.

The building is currently under investigation by the Council's private sector housing team to see whether there is scope for making the upper floors a licensed HMO. To clarify, the existing upper floors do not have a HMO license and the lawful use is considered to be Class A4, as ancillary residential accommodation to the public house on the lower floors of the building. The owner of the building has also served a notice on the seven rooms seeking possession and it is considered that the owner will soon gain vacant possession of the upper floors of the building.

The surrounding area is a mix of retail, commercial and residential uses. To the north of the site are lock-up garages and a two-storey car showroom. To the east and south are residential uses (Grafton Road and Flats 16-30 Milverton), while to the west are retail premises at ground floor level on Queen's Crescent, together with residential uses on the upper two floors.

The application site is not a listed building, nor is it located within a conservation area.

Relevant History

None.

Relevant policies

London Borough of 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
- N5 - Biodiversity
- T1 – Sustainable transport
- T3 – Pedestrians and cycling
- T8 – Car free housing and car capped housing
- T9 – Impact of parking

Camden Planning Guidance 2006

Assessment

Introduction

Planning permission is sought for the change of use and works of conversion of the upper floors from ancillary public house accommodation (Class A4) to three (2 x 1 bed and 1 x 2 bed) self-contained residential units (Class C3). The proposals also involve the demolition of a bathroom area at first floor level on the south-west elevation of the building and the provision of a green roof on this flat roof area. It is also proposed to reconfigure the window arrangements on the south-west elevation at first and second floor level, open two bricked up window openings at first and second floor level on the south-east (Queen's Crescent) elevation and reconfigure the entrance points at ground floor level on the north-east (Grafton Road) and north-west elevations. These ground floor works will provide access to the residential accommodation on the upper floors (and associated cycle parking and refuse and recycling areas) and the retained public house use (Class A4) at basement and ground floor.

It was originally proposed to provide 4 x 1 bed residential units. During the course of the application this was revised to 3x 1 bed units and 1 x 2 bed unit. The flat roof area on the south-west elevation at first floor area was originally proposed to merely provide a flat roof area at this point. During the course of the application the provision of a green roof at this point was proposed.

Principle of development

During the site visit undertaken on 28/09/2009 it was established that the public house at the site is not currently in use and a number of rooms on the upper floors of the building are being let as an unlicensed HMO. However, the lawful use of the upper floors of the building is considered to be Class A4, as ancillary residential accommodation to the public house below. Within this context and that noted in the site description section above it is considered that policy H6, concerning the protection of houses in multiple occupation, is not applicable in this instance.

There are no policies seeking to protect Class A4 uses above ground floor level. In addition, housing is the priority land use of the UDP. Subsequently the development will help to meet and exceed the strategic housing target for the Borough (providing it is of an acceptable standard), in accordance with policy H1.

In terms of the Class A4 (Public house) use, the ground floor area is to be remodelled internally, with the main entrance points remaining on the Queen's Crescent elevation. Given that the existing use is to be retained at basement and ground floor level, there are no policy issues raised regarding this element of the proposals.

Quality of residential accommodation

The application, following revisions, proposes 2 x 1 bed flats and 1 x 2 bed flat. The overall flat size and bedroom floor areas are provided below:

| Floor | Overall Floorspace | Bedroom 1 | Bedroom 2 |
|--------------------------|--------------------|--|----------------------|
| First Floor (north-west) | 34 m ² | 8.8 m ² | |
| First Floor (south-east) | 36 m ² | 9.52 m ² | |
| Second Floor | 78 m ² | 20.62 m ² (including an en-suite) | 13.26 m ² |

Each of the proposed flats are in full compliance for Camden Planning Guidance minimum residential space standards for one person, one bedroom (First floor flats) and two bedroom, four person (Second floor flat) units. The internal layouts are considered satisfactory to provide an acceptable quality of accommodation for future occupiers of the flats, with each habitable room including sufficient ventilation and circulation space.

In terms of mix, it was originally proposed to provide four one-bedroom, one-person units. Policy H8 seeks to secure a range of unit sizes across the Borough in order to meet various demands. Owing to the shortfall of family sized accommodation in Camden (as identified by the Camden Housing Needs Survey Update 2008), the provision of at least one, larger, family sized unit within the proposed mix of units was considered to be necessary in this application. As such, the scheme was revised to provide three units, including one two-bedroom, four-person unit. This flat at second floor level is considered to be suitable for family accommodation, although it does not include outdoor amenity space. Therefore, in terms of mix, the proposed scheme is considered to be acceptable.

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 units proposed involve the conversion of an existing building, making all lifetime homes standards difficult to achieve. The applicant has provided commentary to indicate areas where the proposed scheme will be able to adhere to the lifetime homes standards, which is considered to be sufficient within this context. Notwithstanding this, an informative is recommended to be added to any permission granted encouraging the applicant to adhere to as many of the 16 standards as possible when implementing the scheme.

Design

The existing bathroom area on the south-west elevation at first floor level is to be demolished as part of the proposals. The bathroom area is not consistent with the form of the rest of the building and is of little architectural merit. As such, the removal of the bathroom raises no design issues. The resultant fenestration alterations on this elevation, involving the repositioning of a staircase window to provide separate windows at first and second floor level are considered to be acceptable in design terms. The proposed windows will be white painted timber windows to match the existing windows on this

elevation and the replacement yellow London stock brickwork will also match the existing brickwork.

On the south-east (Queen's Crescent) two openings for windows have been bricked up. It is proposed to open these up to provide new timber sliding sash windows to match the existing design of the windows on this elevation. Again, these alterations are considered to be appropriate in design terms, relating well to the existing character of the building.

On the north-west (Grafton Road) elevation it is proposed to alter the door arrangements, including the provision of one additional door to provide separate access to the proposed residential uses and proposed cycle and refuse areas associated with the residential uses. The aluminium louvered doors for the refuse and cycle areas are similar in size to the existing doors at this point and maintain the fanlight feature above. They are considered to be satisfactory in design terms, having regard to the context of the existing building and the purpose these doors are intended for. The additional door openings on the north-west elevation will serve the residential cycle storage area and the public house and are again considered to be satisfactory in design terms.

Amenity

There is an existing informal roof terrace area in use at first floor level on the south-west elevation of the building, with access through a door within the existing bathroom area that is proposed to be demolished. The proposed flat roof area at this point incorporates a green roof, which will be secured via condition to be retained and maintained as such. Therefore, an external roof terrace area will be removed as part of the proposals, thereby improving residential amenity for adjoining occupiers in this regard.

The proposals include additional windows at upper floor level on the south-east and south-west elevations. In relation to the south-east (Queen's Crescent) elevation, the nearest building facing the application site is a three-storey residential block of flats (No's 16-30 Milverton, Grafton Road) 28m from the application site. As such, this is a sufficient distance to mitigate any overlooking issues caused by the additional windows.

With regard to the south-west elevation windows, there are no windows at upper floor level on the north-east (facing the application site) elevation of the neighbouring residential building (No's 167-203 Queen's Crescent). As such, there will be no increase in overlooking or loss of privacy at this point. Therefore, in overall terms, the proposed residential use is not considered to impinge in any way on nearby occupiers.

With regard to the impact of the Public House use, this has been in use at the site for a long period of time. As a result, this internally reconfigured space is not considered to exacerbate any existing amenity issues in the local area.

In respect of the amenity of future occupiers of the proposed residential units, all rooms are regular in size and shape, with sufficient outlook, ventilation and circulation space. Thus future occupiers are considered to have a good level of amenity from the proposed scheme.

Transport

The scheme includes a dedicated cycle storage facilities at ground floor level, providing three Sheffield cycle stands (providing spaces for 6 cycles). The design of the stands is considered to be acceptable and the provision complies with the standards set out in Appendix 6 of the UDP. A condition is however recommended to be included stating that the proposed cycle parking is provided and subsequently retained and maintained to ensure the proposals provide adequate cycle parking facilities.

In terms of car-parking, no on-site provision is proposed for the three residential units. The application site is within a Controlled Parking Zone, but not one which is identified as suffering from parking stress. Furthermore, the Public Transport Accessibility Level of the site is 2 (poor). Car-free or car-capped housing is only sought where there is parking stress and/or easily accessible locations by public transport. Within this context, it is considered that the scheme is not required to be made car-free or car-capped.

Other considerations

As noted above, the proposals include the provision of a green roof on the flat roof area at first floor level on the south-west elevation. Policy N5 of the UDP seeks to ensure that new development

conserves and enhances wildlife habitats by greening the environment. The provision of a green roof is therefore welcomed in this context. However, the applicant has not provided sufficient details of the exact nature of the green roof and this is consequently recommended to be secured via condition.

In respect of refuse and recycling provision, separate enclosed areas for the public house and residential uses are provided at ground floor on the north-east (Grafton Road) elevation. It is considered that sufficient space is provided in these areas for the recycling and residual waste requirements of the proposed uses.

Recommendation: Grant Planning Permission

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