

Delegated Report		Analysis sheet		Expiry Date:	04/11/2008	
		N/A		Consultation Expiry Date:	21/10/2008	
Officer			Application Number(s)			
Sara Whelan			2008/3215/P and 2008/3567/L			
Application Address			Drawing Numbers			
8 Royal College Street London NW1 0TH			Please see draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
<u>Full Planning Permission</u> Change of use and works of conversion from single-family dwellinghouse to provide a self contained flat at lower ground floor level and a maisonette at upper floor levels, plus alterations and extensions including the erection of a basement and ground floor rear extension and erection of new staircase in the front basement lightwell.						
<u>Listed Building Consent</u> Alterations in connection with the change of use and works of conversion from single-family dwellinghouse to provide a self contained flat at lower ground floor level and a maisonette at upper floor levels, plus internal and external alterations including the erection of a basement and ground floor rear extension and erection of new staircase in the front basement lightwell.						
Recommendation(s):		Grant Planning Permission subject to a Section 106 Legal Agreement and Grant Listed Building Consent				
Application Type:		Full Planning Permission and Listed Building Consent				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 25/9/08 to 16/10/08. No responses have been received.				
Other comments:		None				
Site Description						
The application site comprises the central property within a row of three early 19th Century grade II listed Georgian terrace townhouses. The row forms part of a longer terrace on the east side of Royal College Street. The building's front elevation is in a poor condition, as indicated on the Buildings at Risk register, nevertheless, internally the buildings are in a much better condition than one would expect from their external appearance. Internally the building is currently being renovated.						
The application building does not lie in a Conservation Area.						

Relevant History

2007/3912 - Removal and refurbishment of existing boundary railings at front, ground floor level of dwellinghouse – withdrawn (11/01/2008)

2007/3910 - Erection of new boundary railings at front, ground floor level of dwellinghouse – withdrawn (11/01/2008)

2007/5889/L - Erection of 3 x three-storey extensions at the rear of nos. 6, 8 and 10 Royal College Street; the conversion of nos. 6 and 10 into one self-contained one bedroom basement flat and one three bedroom unit at the upper floor levels and erection of new staircase to front basement to ground floor level to nos. 6, 8 and 10 – Granted

2007/5887/P - Erection of 3 x three-storey extensions at the rear of nos. 6, 8 and 10 Royal College Street; the conversion of nos. 6 and 10 into one self-contained one bedroom basement flat and one three bedroom unit at the upper floor levels and erection of new staircase to front basement to ground floor level to nos. 6, 8 and 10 – Granted

2008/0195/P and 2008/0196/L - Erection of new boundary railings at front, ground floor level of dwellinghouse – approved

Relevant policies

London Borough of Camden Replacement UDP 2006

S1, S2 Sustainable development

SD1 Quality of life

SD6 Amenity for occupiers and neighbours

H1 New Housing

H7 Lifetime homes and wheelchair housing

H8 Mix of units

B1 General design principles

B3 Alterations and extensions

B6 Listed buildings

T3 Pedestrians and Cycling

T8 Car free housing and car capped housing

T9 Impact of Parking

Camden Planning Guidance 2006

Planning Policy Guidance 15 and English Heritage document ‘London terrace houses 1660-1860 -a guide to alterations and extensions’.

Assessment

This application follows on from previous planning and listed building consent applications 2008/0195/P and 2008/0196/L, which granted consent to allow basement flats at the lower ground floor level of no. 6 and 10 and for a lower-ground floor and ground floor rear extension to the rear of no. 6, 8 and 10.

This application seeks consent to create a self contained unit at basement level of number 8. The only external alteration proposed compared to the extant planning permission is to create a courtyard area to the rear of the flat at lower-ground floor level. Internally a new door would be installed to provide access to the new self contained flat and the area at lower ground floor level would be laid out as a self contained unit.

The main considerations are;

- the impact upon the Listed Building
- the principle of a new residential unit

- transportation issues

The impact upon the Listed Building:

Internally the proposed upper floors are identical to the previous permission. At basement level the changes include the introduction of a central bathroom at basement level, which has been consented to both 6 and 10 and is therefore considered acceptable for this site as well. The works proposed are considered to have appropriate regard to the architectural integrity of the listed building and the character of development in the surrounding area.

The creation of a new residential unit:

The proposals seek to create a self contained 1 bedroom flat at lower ground floor level and to provide a three bedroom self-contained maisonette at upper floor levels. The lower ground floor flat would be accessed from a new staircase at pavement level accommodated within a front lightwell and would have access to a small courtyard/terrace at the rear of the property. The provision of additional housing is welcomed in terms of addressing the Council's priority land-use (Policy H1).

It is not considered that the proposed self contained flat would have any detrimental impacts with regard to noise or disturbance upon the residential accommodation above the proposed unit. The proposed new housing would have adequate daylight and an area of amenity space. The bedroom and total floor space of the unit would be in accordance with Camden Planning Guidance. In addition, the retention of a well sized family unit at upper floor levels, with access to garden amenity space is considered acceptable.

The proposed amenity space would be divided so that the basement flat has access to a courtyard/terrace area and the family sized unit has access to the remaining area of rear amenity space. It is not considered that this formation of rear amenity space would have any detrimental impacts of overlooking upon the surrounding area. Other issues of amenity are no greater than that of the existing conditions.

Transportation issues:

Given that there would be an uplift in the number of residential units as a result of the scheme, it is considered that the additional unit should be made car-free through a Section 106 planning obligation for the following reasons:

- The site has a Public Transport Accessibility Level of (PTAL) of 5 (very good) and is within a Controlled Parking Zone.
- Not making the development car-free would increase demand for on-street parking in the Controlled Parking Zone (CPZ) the site is within. The CPZ has a ratio of parking permits to available parking bays of 1.07:1. This means that more parking permits have been issued than spaces available.

Any planning permission granted would be subject to a S106 agreement requiring the new self contained residential unit be retained as car-free.

The Council would not insist that the new self contained unit at basement level has level access to cycle parking, it is considered that due to the nature of the works being a conversion and that the building is listed, that the requirement for cycle parking should be waived

Recommendation;

Grant planning permission subject to a S106 for car free housing, grant listed building consent.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613