

Address:	21 Camden Park Road, London, NW3 4DN		
Application Number:	2008/3100/P	Officer: Paul Wood	
Ward:	Cantelowes		
Date Received:	29/05/2008		
Proposal: Change of use from 2 self-contained residential units (Class C3) to an eight room House in Multiple Occupation (Sui Generis)			
Drawing Numbers: Site Location Plan; 01A; 02A.			
RECOMMENDATION SUMMARY: Grant Planning Permission subject to a Section 106 Agreement			

Address:	20 Glenloch Road, London, NW3 4DN		
Application Number:	2008/2797/P	Officer: Paul Wood	
Ward:	Belsize		
Date Received:	29/05/2008		
Proposal: Change of use of a House in Multiple Occupation (Sui Generis) to a single family dwelling house (Class C3).			
Drawing Numbers: Site Location Plan; 071122/01 A; 02 A.			
RECOMMENDATION SUMMARY: Grant Planning Permission subject to a Section 106 Agreement			

<b>Applicant:</b>	<b>Agent:</b>
Mr Mark Smith London and District Housing Limited 3 Hampstead West 224 Iverson Road London NW6 2HX	Globe Regeneration Limited Exchequergate House 18a Minster Yard Lincoln Lincolnshire LN2 1PX

## ANALYSIS INFORMATION

Land Use Details: 21 Camden Park Road			
	Use Class	Use Description	Floorspace
Existing	C3 Dwelling House		161.8m <sup>2</sup>
Proposed	Sui Generis		161.8m <sup>2</sup>

Land Use Details: 20 Glenloch Road			
	Use Class	Use Description	Floorspace
Existing	Sui Generis		133m <sup>2</sup>
Proposed	C3 Dwelling House		133m <sup>2</sup>

## OFFICERS' REPORT

**Reason for Referral to Committee:** Clause 3(vi) which involves the making of any planning obligation under Section 106 of the Town and Country Planning Act 1990.

**These applications were deferred from the 09/10/2008 Development Control Committee due to lack of time.**

### 1. SITE/S

- 1.1 21 Camden Park Road is a mid terrace property located on the south-western side of Camden Park Road, between the junctions of St Augustines Road and South Villas. It is formed of a lower ground floor flat and a maisonette at upper ground to second floors and is located in the Camden Square Conservation Area.
- 1.2 20 Glenloch Road is a 7 bedsit House in Multiple Occupation (HMO) located within the Belsize Park Conservation Area. It is formed of a mid-terrace property in an area that is characterised by residential properties including dwellings, flats, HMO and hostel accommodation. It is understood that the original use of this building was as a single dwelling.

### 2. THE PROPOSAL

- 2.1 Planning Permission is sought for the following:

#### 21 Camden Park Road

Change of use from 2x self-contained residential units (Class C3) to an HMO with 8 bedsit rooms (Sui generis). No external alterations are proposed.

#### 20 Glenloch Road

Change of use from an HMO with 7 bedsit rooms (Sui generis) to a single dwellinghouse (Class C3). No external alterations are proposed.

### 3. RELEVANT HISTORY

#### 3.1 21 Camden Park Road:

2008/0695/P: Change of use of the maisonette on upper ground, 1<sup>st</sup> and 2nd floors (Class C3) to a House in Multiple Occupation (Sui Generis). **Refused on 02/05/2008.**

#### 3.2 20 Glenloch Road:

2008/0694/P: Change of use of a House in Multiple Occupation (Sui Generis) to a single family dwelling house (Class C3). **Refused on 02/05/2008.**

The current applications form a resubmission of these refused applications. It is noted that the two above applications were also linked for the purposes of the land use swap. The reasons for refusal for each application are as follows:

#### 21 Camden Park Road

1. The proposed House in Multiple Occupation (HMO), by reason of its inadequate provision of communal facilities, would not meet the Council's standards for HMOs and thus be detrimental to the amenities of future occupiers, contrary to policies SD6 (Amenity for occupiers and neighbours) and H1 (new housing) of the London Borough of Camden Replacement Unitary Development Plan 2006, and advice contained within the Camden Planning Guidance 2006.

2. The proposed HMO, as part of a proposed land use swap, is considered to represent an inadequate replacement for the existing HMO at 20 Glenloch Road, on account of its relative location and size, and thus would reduce the overall availability, quality and quantity of affordable housing in the borough, contrary to policy H6 (Protection of housing in multiple occupation) of the London Borough of Camden Replacement Unitary Development Plan 2006.

#### 20 Glenloch Road

1. The proposed change of use to a single-family dwellinghouse, by reason of its loss of a House in Multiple Occupation (HMO) without adequate replacement in terms of location, size and quality, would reduce the overall supply of low cost housing within the Borough, contrary to policies SD1 (Quality of life) and H6 (Protection of houses in multiple accommodation) of the London Borough of Camden Replacement Unitary Development Plan 2006.

2. The proposed development, in the absence of a legal agreement requiring the new house to be designed to meet Lifetime Homes standards, would fail to provide housing adaptable and suitable for future residents, contrary to policy H7 (Lifetime Homes and wheelchair housing) of the London Borough of Camden Replacement Unitary Development Plan 2006 and to guidance within Camden Planning Guidance 2006.

### 4. CONSULTATIONS

#### 4.1 **Conservation Area Advisory Committee/s:**

The **Belsize CAAC** was consulted and offered no comment with regard to the land use swap.

The **Camden Square CAAC** was consulted and did not provide a response.

#### 4.2 **Local Groups:**

The **Belsize Residents Association** objects to the loss of HMO accommodation within the Belsize Park area.

#### 4.3 **Adjoining Occupiers**

	<b>Camden Park Road</b>	<b>Glenloch Road</b>
<i>Number of letters sent</i>	17	16
<i>Total number of responses received</i>	17	1
<i>Number of electronic responses</i>	16	1
<i>Number in support</i>	0	0
<i>Number of objections</i>	<b>17</b>	<b>1</b>

In addition to the letters sent to neighbouring owners and occupiers, a site notice was displayed at each site. A summary of the objections are as follows:

##### **21 Camden Park Road**

- The land use swap is to benefit the developers not the community.
- Canteloves Ward has a high level of social housing and the development will add strain to the community and area as a whole.
- Object as the application does not increase the overall provision of HMO accommodation in Camden.
- There are already too many HMOs in the area.
- HMO accommodation is far from ideal and other forms of affordable housing for single people should be looked at.
- Squashing too many people into little space will do nothing to improve local quality of life for existing residents and prospective tenants.
- Need to ensure that HMO accommodation is spread evenly throughout the Borough.
- Would result in 'ghettoisation' whereby undesirable tenants are moved to less salubrious areas of the Borough.
- The building is unsuitable for HMO use in terms of facilities.
- There are not the facilities to and resources to support additional vulnerable people in this community.
- Excessive noise from higher numbers of residents.
- Impact on parking.
- The use as an HMO would result in overcrowding of the building.
- The location of the HMO would impact on surrounding property prices.
- The area is suffering from an large increase in development.

## **20 Glenloch Road – Councillor Objection**

- **Cllr Arthur Graves** objects to the land use swap with regard to the impact it would have on the make up of the Belsize Ward. Cllr. Graves notes that Belsize Ward is historically made up of a large amount of HMO buildings that are interspersed with smaller, less grand, private homes. The loss of the HMO would alter this balance and affect the character of the area.

## **5. POLICIES**

### **5.1 London Borough of Camden Replacement Unitary Development Plan 2006**

S1/S2	Sustainable development
S4/S5/S6	Housing
SD1	Quality of Life
SD2	Planning obligations
SD6	Amenity for occupiers and neighbours
SD12	Development and waste
B7	Conservation areas
H1	New housing
H3	Protecting existing housing
H6	Protection of houses in multiple occupation
H7	Lifetime homes and wheelchair housing
H8	Mix of units
T3	Pedestrian and cycling
T8	Car free housing and car capped housing
T9	Impact of parking

### **5.2 Camden Planning Guidance 2006**

## **6. ASSESSMENT**

### **Land use Swap**

- 6.1 Policies H1 (New Housing), H3 (Protecting existing housing) and H6 (Protection of Houses in Multiple Occupation) seek to encourage new housing whilst protecting existing housing stock. In normal circumstances the loss of an HMO would be resisted in policy terms, as this type of accommodation helps provide for more affordable accommodation within the Borough. However, in this case the applicants have made clear that these two proposals should be read in conjunction with one another, and effectively form a swap between the two sites. This being the case, in principle there are no objections to the proposals to swap the HMO from its current location in Glenloch Road to Camden Park Road, and the self-contained residential property at Camden Park Road to Glenloch Road, provided that the scheme is acceptable in all other regards.
- 6.2 These two applications follow the previously refused schemes (see history section) which concerned a land use swap between the exiting HMO at Glenloch Road to be converted into a single dwelling, and the single dwellinghouse at Camden Park Road to be converted to an HMO. The previous proposals were refused on grounds of the provision of sub-standard HMO accommodation in terms of size, location and quality at Camden Park Road, and the loss, without adequate replacement of HMO accommodation at the Glenloch Road site.

- 6.3 The revised applications seek to overcome the previous reasons for refusal. These will be addressed in terms of location, quantity and quality of the accommodation.

Location

- 6.4 The Camden Park Road property is located in the Cantelowes Ward and the Glenloch Road property is located in the Belsize Ward. The two properties are approximately 2.7km apart and cross two wards. The characteristics of the two areas subject to the land use swap are quite different where Glenloch Road is situated in an area that is characterised by more affluent environs in a residential village like area, and Camden Park Road is within a less salubrious area that is directly adjacent to the Cavendish Renewal Area, yet still has a strong residential character. There are concerns that given the distance between the two properties involved in the swap and the very different characteristics of the two areas, that it could be argued that the loss of the HMO at Glenloch Road would be to the detriment of the sustainable mix of the community in each area.
- 6.5 Further analysis of the housing makeup of the two areas however shows that there are 28 licensed HMOs in the Belsize Ward and only 12 in the Cantelowes Ward. The land use swap would therefore not unreasonably unbalance the makeup of HMO accommodation in each area, whereby the Belsize Ward would retain a substantially higher number of HMO accommodation than what is available in the Cantelowes Ward. It would therefore be difficult to sustain a reason for refusal on this ground alone, and the benefit of providing increased HMO floorspace of a good quality within the Borough would outweigh the issues regarding location.

Quantity of HMO accommodation

- 6.6 The earlier schemes were also refused for the reason that there would be a reduction in the available HMO floorspace as a result of the land use swap from Glenloch Road (with a floor area of 133 sq m) to Camden Park Road (with a floor area of 112.5 sq m). The replacement accommodation would have therefore housed fewer people than the existing HMO and resulted in an inadequate quantity of replacement HMO accommodation. The revised scheme subject to consideration has now sought to include the lower ground floor flat at Camden Park Road within the HMO floorspace. This has increased the available HMO floorspace to 161.8 sq m, which if the land use swap were to be acceptable, would increase the supply of HMO accommodation within the Borough by 28.8 sq m above the existing floorspace at Glenloch Road. The increase in available floorspace is considered to be of benefit to the needs of the community in providing additional low cost housing within the Borough. This increase in floorspace has now overcome the reason for refusal of the earlier schemes with regard to the quantity of replacement HMO floorspace.

Quality of HMO accommodation

- 6.7 For the land use swap to be acceptable, the replacement HMO accommodation would need to achieve the same capacity as the existing HMO accommodation at Glenloch Road in terms of the quality of accommodation provided. The earlier schemes were refused for the reason that the replacement HMO accommodation would have resulted in a reduction in the capacity of the HMO accommodation in such that it would house fewer people, and that the facilities provided for occupiers

(i.e. bathroom and WC facilities) would not meet HMO licensing standards, particularly in light of the new requirement for HMO accommodation to be licensed under the mandatory HMO licensing scheme.

- 6.8 The replacement scheme provides for a greater quantity of floorspace which is laid out in the form of 8 double rooms, each with their own kitchen facilities, and with shared bathroom and WC facilities. The floorspace standards for the accommodation and the access to facilities are now in accordance with HMO licensing standards, and the quality of the HMO accommodation is now considered to be acceptable and capable of meeting the HMO licensing standards. The additional floorspace at the Camden Park Road property would also provide for the addition of 3 people above the existing Glenloch Road HMO. This increase in HMO accommodation is welcomed in that it provides additional affordable housing within the Borough.
- 6.9 The conversion of the Glenloch Road property to a single dwellinghouse would provide for a high level of residential accommodation for future occupiers.

#### **Lifetime Homes**

- 6.10 Policy H7 (Lifetime homes and wheelchair housing) requires new housing development to be accessible to all. The applicant has demonstrated through their Lifetime Homes statement for each property which of the 16 'Lifetime Homes' criteria as set out in the CPG can be met, and provide justification where it is not possible to meet the standards. The Lifetime Homes Statements demonstrate that while there are constraints to each site in that they are existing buildings and there are limited internal alteration proposed, the accessibility for future occupiers would be satisfactory. It is not considered expedient to require that the Lifetime Homes Standards be secured by Section 106 Agreement. This matter will be dealt with by informative on each permission.

#### **Transport**

##### 21 Camden Park Road

- 6.11 The site is located on Camden Park Road near the eastern boundary of the Borough. There is no vehicular access to the site and access to public transport is good (PTAL 3). There is an existing basement flat and residential unit above and it is proposed to convert the two units into an 8 room HMO.
- 6.12 Policy T3 notes that the Council will only grant planning permission for development that it considers would make satisfactory provision for pedestrians and 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 proposal is for 8 bedsit units; therefore 8 cycle storage/parking spaces are required. However, given that there are few proposed changes to the floor layout, it is not reasonable to expect this requirement to be satisfied. Therefore, this requirement is recommended to be waived in this instance. Notwithstanding, there is communal garden space to the front and rear of the building in which bicycles could be secured.

- 6.13 The Controlled Parking Zone in which the site is located is not identified as suffering from parking stress and therefore there would be no harm to parking conditions on street as a result of the increase in residents at this property.

20 Glenloch Road

- 6.14 The conversion to a single-family dwellinghouse would not result in any harm to parking or transport related matters.

**Amenity**

- 6.15 There are no external alterations proposed, and the residential use of both properties would not be such to create any harm to the amenities of adjoining properties. Each site also makes adequate provision for the storage of waste and recyclables in easily accessible areas. It is considered that the schemes would therefore accord with policies SD6 and SD12

**7. CONCLUSION**

- 7.1 The principle of a land use swap is considered to be acceptable in policy terms, and the concerns with regard to the equity of the swap in terms of size, quality and location of both properties is now considered to have been overcome. The additional HMO floorspace within the replacement HMO accommodation is satisfactory and will provide an increase in the availability of this form of affordable housing in the Borough.
- 7.2 It is considered that the proposed land use swap is acceptable, however would be subject to the requirement to link the two applications by way of a Section 106 Legal Agreement to ensure that no occupation of the Glenloch Road property is undertaken prior to the completion of the works to create the new HMO at Camden Park Road. Subject to the terms of this agreement the scheme is considered acceptable.
- 7.3 Planning Permission is recommended subject to a S106 Legal Agreement.

**8. LEGAL COMMENTS**

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

**9. RECOMMENDATION**

- 9.1 That planning permission be granted subject to conditions and to the satisfactory conclusion of a Section 106 Planning Obligation covering the following heads of terms:
- No occupation of the Glenloch Road property prior to the completion of the works to create the new HMO at Camden Park Road.