

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 15<sup>th</sup> June 2009. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

|   |  |                           |                                      |            |
|---|--|---------------------------|--------------------------------------|------------|
| <b>Delegated Report<br/>(Members Briefing)</b>  |  | <b>Analysis<br/>sheet</b> | <b>Expiry<br/>Date:</b>              | 16/06/2009 |
|   |  | N/A                       | <b>Consultation<br/>Expiry Date:</b> | 18/05/2009 |
| <b>Officer</b>  |  |                           | <b>Application Number(s)</b>         |            |
| Tania Skelli-Yaoz   |  |                           | 2009/1154/P                          |            |
| <b>Application Address</b>  |  |                           | <b>Drawing Numbers</b>               |            |
| Norfolk Mansions<br>1A Lithos Road<br>London NW3 6DU  |  |                           | See decision notice                  |            |
| <b>PO 3/4</b>   | <b>Area Team<br/>Signature</b>                         | <b>C&amp;UD</b>           | <b>Authorised Officer Signature</b>  |            |
|   |  |                           |                                      |            |
| <b>Proposal(s)</b>  |  |                           |                                      |            |
| Change of use of lower ground floor from office (Class B1) to one x 1 bedroom self contained flat (Class C3). |  |                           |                                      |            |
| <b>Recommendation(s):</b>   | Grant planning permission subject to a S.106 Agreement |                           |                                      |            |
| <b>Application Type:</b>  | Full Planning Permission                               |                           |                                      |            |

|   |  |           |                  |           |                   |           |
|---|--|-----------|------------------|-----------|-------------------|-----------|
| <b>Conditions:</b>  |  |           |                  |           |                   |           |
| <b>Informatives:</b>  | Refer to Draft Decision Notice   |           |                  |           |                   |           |
| <b>Consultations</b>  |  |           |                  |           |                   |           |
| <b>Adjoining Occupiers:</b>   | No. notified   | <b>25</b> | No. of responses | <b>01</b> | No. of objections | <b>01</b> |
|   |  |           | No. Electronic   | <b>00</b> |                   |           |
| <b>Summary of consultation responses:</b>   | <p>1c Lithos Rd: objection.<br/>Lithos Road is a private road estate. The proposal to put people in the building is unlawful. Norfolk Mansions are due to be demolished.</p> <p><b>Officers' comments:</b><br/><i>The grounds for objection are not relevant to the determination of the planning application.</i></p> |           |                  |           |                   |           |
| <b>Local groups comments:</b>   | None received.   |           |                  |           |                   |           |
| <b>Site Description</b>   |  |           |                  |           |                   |           |
| <p>The application site is a detached mansion block located on the southern elevation of Lithos Road behind the Finchley Road terraced properties. The building comprises of 7 flats plus the subject site, which is the basement/lower ground unit. The subject unit (1A) is currently vacant and was formerly used as an office (possibly mini-cab office).</p> <p>The surrounding area is predominantly residential. The site is unlisted and not in a CA.</p>   |  |           |                  |           |                   |           |
| <b>Relevant History</b>   |  |           |                  |           |                   |           |
| None relevant.  |  |           |                  |           |                   |           |
| <b>Relevant policies</b>  |  |           |                  |           |                   |           |
| <b>Replacement Unitary Development Plan 2006</b>  |  |           |                  |           |                   |           |
| S1, S2, SD1, SD6, H1, H7, E2, T3, T8, T9  |  |           |                  |           |                   |           |
| <b>Camden Planning Guidance 2006</b>  |  |           |                  |           |                   |           |
| <b>Assessment</b>   |  |           |                  |           |                   |           |
| <p>The main considerations with this application are land use implications, amenity and standard of accommodation.</p> <p><b>Land use-</b><br/>Policy E2 does as a broad principle seek to protect employment floorspace, but it is clear from these proposals that the potential for flexible employment use is severely constrained by the size of the premises (some 50sqm), and the overall constraints of the building (located at basement level within an otherwise residential building with none of the design features allied to flexible use such as loading bays, generous floor-to-ceiling heights, goods lifts etc). The applicants have also submitted some evidence to suggest that marketing of the premises for B1 use has been unsuccessful. The marketing evidence only dates back to October 2008 but, given the above points, allied to the fact that the proposed use is one which would be encouraged in other parts of the plan (see below), it is considered that the proposals are acceptable in the context of Policy E2.</p> |  |           |                  |           |                   |           |

In relation to the proposed use, policy H1 seeks the fullest use of underused sites and buildings for housing, provided that the accommodation reaches acceptable standards. This proposal would provide 1 additional residential unit and as such complies in principle with policy H1.

#### **Lifetime Homes-**

All new homes, whether new build conversions or change of use, should comply with Lifetime Homes criteria as far as possible, in line with Policy H7. The applicants have submitted details outlining how the proposals address the 16 criteria of the assessment. Not all of the criteria have been achieved, but it is acknowledged that in conversion schemes such as this the existing fabric of the building provides a significant constraint to meeting all of the criteria. In light of this, the proposals are broadly acceptable within the context of H7.

#### **Standards of accommodation-**

The unit and room sizes meet residential minimum space standards as outlined in the CPG. Window and room dimensions, and cross sections, have been submitted to illustrate that acceptable levels of natural light will be achieved in the two main habitable rooms in accordance with CPG.

#### **Amenity-**

There are no amenity implications directly arising from this proposal. There is a large storage area within the flat that can provide for waste and recycling storage

#### **Transport-**

The site is located on Lithos Road within Finchley Road town centre. There is no vehicular access to the site and access to public transport is excellent (PTAL 6a). There is an existing office use on the site and it is proposed to convert this to 1 residential unit.

Policy T3 states that *The Council will only grant planning permission for development that it considers to make satisfactory provision for pedestrians and cyclists.* (The term "Pedestrians" includes wheelchair users). 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 1 residential unit; therefore 1 cycle storage/parking space is required. Although the applicant has not specifically included provision for the required amount of cycle storage/parking in the proposed design; there is sufficient space to store a bicycle within the flat itself, which has a large storage area. Therefore this requirement has been satisfied.

Policy T8 seeks car-free housing in the Central London Area, the King's Cross Opportunity Area, Town Centres and in other areas within Controlled Parking Zones that are easily accessible by public transport. Policy T9 states that the Council will not grant planning permission for development that would harm on-street parking conditions or add to on-street parking where existing on-street parking spaces cannot meet demand.

Given that The London Plan Consolidated with Alterations since 2004 (February 2008) should be taken into consideration as well as the UDP; car-free should not only be sought for housing but also for developments in general and should be ensured by Boroughs in areas of high public transport accessibility. Therefore, this development should be made car-free through a S.106 planning

obligation for the following reasons:

- The site has a Public Transport Accessibility Level of (PTAL) of 6a (excellent) and is within a Controlled Parking Zone.
- The site is within the designated Finchley Road town centre.
- Lithos Road is listed in Camden's Planning Guidance as suffering from parking stress
- Not making the development car-free would increase demand for on-street parking in the Controlled Parking Zone (CPZ) the site is within. This is considered unacceptable in CPZ's that are highly stressed where overnight demand exceeds 90%. Swiss Cottage (CA-R (b)) CPZ operates Mon-Sat 08:30-22:00, and 120 parking permits have been issued for every 100 estimated parking bays within the zone. This means that this CPZ is highly stressed.

For car free and car capped development, the Council will not issue on-street parking permits; use planning obligations to ensure that future occupants are aware they are not entitled to on-street parking permits; and not grant planning permission for development that incorporates car parking spaces, other than spaces designated for people with disabilities, and a limited number of spaces for car capped housing in accordance with Council's Parking Standards.

Accordingly, it is recommended to grant planning permission subject to a S.106 for car-free housing.