

Address:	14-15 Mandela Street London NW1 0DU	
Application Number:	2007/6242/P	Officer: Carlos Martin
Ward:	St Pancras & Somers Town	
Date Received:	18/12/2007	
Proposal: Conversion of existing studio warehouse units to create seven separate live-work units, erection of a front roof extension incorporating terraces at front plus rooflights at the rear, and facade alterations to front elevation.		
Drawing Numbers: 07-02-E-001; -002; 07-02-P-100; -101; -102; & -103; & Ecohomes Pre-Assessment Estimator 2006/1.2		
RECOMMENDATION SUMMARY: Grant planning permission subject to s.106 agreement.		

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	B1c	(light industrial – photographic studios)	605.5m ²
Proposed	Sui Generis	(live/work units)	907.5m ²

Residential Use Details:										
	Residential Type	No. of Habitable Rooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	None									
Proposed	Live/work units		6	1						

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	0	0
Proposed	0	0

OFFICERS' REPORT

Reason for Referral to Committee: The proposal involves the creation of 5 or more live/work units and S106 matters outside of the normal scheme of delegation (Clauses 3 iii and iv).

1. SITE

- 1.1 The application site relates to a two-storey studio-warehouse (Class B8) building located on the west side of Mandela Street. The site adjoins other commercial properties of similar heights to either side and opposite. To the rear lies a terrace of residential properties.
- 1.2 The site is not listed and is not located within any conservation area.

2. THE PROPOSAL

Original

- 2.1 Planning permission is sought for the conversion of existing studio warehouse units to create seven separate live-work units; the erection of a front roof extension incorporating terraces at front and rooflights at the rear; and facade alterations to the front elevation.

3. RELEVANT HISTORY

- 3.1 19/11/2007: Planning permission (2007/4072/P) refused for the change of use and works of conversion from studio warehouse units (Class B8) to create 6 one bedroom and 1 two bedroom "live/work" units (sui generis), incorporating 3 integral garages, plus erection of a 2nd floor front roof extension and front elevational alterations.

Reasons for refusal:

- 1. In the absence of sufficient evidence to demonstrate that the existing Class B8 use is no longer suitable or viable on this site, it is considered that the proposed change of use to primarily residential use would result in the loss of a site which has potential for continued use for employment purposes, contrary to policies E2 (retention of business uses) and E4 (live/work units)
- 2. The proposed development, in the absence of a legal agreement securing a car free scheme, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies T8 (Car free housing and car capped housing) and T9 (Impact of parking).
- 3. In the absence of the submission of an Ecohomes Assessment (required for development involving more than 5 dwelling units), the proposed change of use would be likely to have an unsustainable environmental impact in terms of its use of energy and resources, contrary to policy SD9 (Resources and energy).
- 4. The proposed development, in the absence of a legal agreement securing educational contributions and public open space contributions, would be likely to contribute unacceptably to pressure on the Borough's educational facilities and its open space facilities, contrary to policies SD2 (planning obligations) and N4 (public open space).

4. CONSULTATIONS

Adjoining Occupiers

<i>Number of letters sent</i>	17
<i>Total number of responses received</i>	0

<i>Number of electronic responses</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	0

4.1 No representations have been received

5. POLICIES

Replacement Unitary Development Plan 2006

- 5.1 SD1 (Quality of life)
SD2 (Planning obligations)
SD6 (Amenity for occupiers and neighbours)
SD9 (Resources and energy)
SD12 (Development and construction waste)
H1 (New housing)
H7 (Lifetime homes and wheelchair housing)
B1 (General design principles)
B3 (Alterations and extensions)
T3 (Pedestrians and cycling)
T8 (Car free housing and car capped housing)
T9 (Impact on parking)
E2 (Retention of existing business uses)
E4 (Live/work units)

Supplementary Planning Policies

5.2 Camden planning guidance

6. ASSESSMENT

- 6.1 Policy E4 states that planning permission will be granted for live/work developments provided that they do not, inter alia, result in the loss of sites in office, warehouse or industry use where there is potential for that use to continue. Paragraph 7.37 states that the Council will not normally permit the loss of sites that it considers can be retained in wholly business use. UDP policy E2 aims to protect business uses on sites where there is potential for that use to continue. The proposed scheme would change an existing warehouse into a use that is *sui generis* (live/work units). However, the proposal involves a substantial increase of floorspace by creating an additional floor. The work areas would occupy the ground and most of the first floor while the live area would be confined to the additional second floor. Therefore, there is no significant loss of allocated studio floorspace.
- 6.2 It is usual for the Council to use legal agreements to ensure that the live/work units are occupied as a single integrated unit and that the work element is not used for residential purposes. Therefore, providing that a section 106 agreement is signed to this effect, the proposal would broadly comply with the aforementioned policies.
- 6.3 The proposal would accord with housing policy H1 in the provision of seven additional units to the housing stock. This policy seeks to increase residential use in

buildings considered suitable for residential development. The proposed units would be self-contained and all rooms would have a satisfactory level of natural light and an adequate outlook. The units would also benefit from a small outdoor space in the form of roof terrace. The total size of the proposed live/work units varies between 100 and 150sqm approximately and each has two bedrooms, except for unit no. 3, which has 3 bedrooms. The size of the residential element in the units also varies but all are smaller than the 61sqm expected for self-contained dwellings for 3 people (2 bed) and the 48sqm expected for 2 person (1 bed) dwellings. However, given that the proposal is for live and work units, the size of the units is considered acceptable.

- 6.4 Policy H7 requires all new housing developments to be designed according to Lifetime homes standards. All units expand over three floors and two mezzanine levels and no lifts are provided. The main entrances would remain as existing, with two steps between the door and the ground, which would in principle make it unsuitable for people with disabilities. With regards, to the internal lay out of each floor, some of the standards may be met. However, this can be controlled by building regulations, as only some adjustment to the general lay out would be required, which would not require a new planning assessment.
- 6.5 The existing two-storey building was constructed in brickwork with single-glazed steel windows and sliding doors and abuts other similar buildings to the north and south. The proposed amendments to the exterior would use materials to match existing and the new fenestration would follow the existing in detail. The alterations at roof level would increase the height of the building at the front, although it would maintain the overall height of the building. The roof of the extension would be visible from street level, but would be set behind the existing front parapet, which would be retained. The site is not within any conservation area and the proposed alterations are considered acceptable in design terms. In this respect, the proposal complies with policies B1 and B3 of the UDP.
- 6.6 Opposite to the site there is an office building and therefore the proposed terraces would not result in overlooking to other residential properties. To the rear, apart from the proposed new rooflights on the roof slope, there are no other new openings, which would preserve the privacy of the neighbours. The proposal does not involve exceeding the existing overall height of the building and no issues of loss of light or outlook are raised. The proposal would generally comply with policy SD6 and would not have a detrimental impact on the amenity of neighbours.
- 6.7 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 incorporates this on the ground floor of each unit and is considered satisfactory.
- 6.8 No parking is provided; therefore the proposed development should be made car-free through a section 106.
- 6.9 In terms of sustainability, measures to conserve energy and resources have been incorporated and, according to the Ecohomes report submitted with the application, the scheme would reach a 'very good' rating, which would satisfy the requirements

of policy SD9. According to the submitted report the proposed development would achieve over 60% of the available credits in each of the energy and water sections and over 40% in the materials section, as required in Camden planning guidance. With particular reference to the water category, the applicant has not indicated any type of sustainable urban drainage system (SUDS) to be used in the development. It is considered that a rainwater harvesting system may be an appropriate mechanism of ensuring that this part of policy SD9 is adhered to, and further discussions are taking place with the applicant. Further details of this matter will be included within the supplementary papers. All building works are recommended to be secured via S106, to be implemented in accordance with the submitted pre-assessment, and a commitment to ensure these ratings are met in the final assessment.

- 6.10 Solar panels are proposed on the front section of the roof. Although not a policy requirement, as the development is not a major development, such renewable energy measures are welcomed.
- 6.11 Policy N5 expects schemes to have considered conserving and enhancing biodiversity, including by creating wildlife habitats. There is potential to enhance the biodiversity value of the site, either through green/brown roofs or via nesting boxes on the rear elevation. A condition is recommended to ensure such measures are included, and are sufficiently retained and maintained thereafter.
- 6.11 Refuse storage space is provided on the ground floor of each unit. However, this location is not accessible for collection and further details of a suitable location should be ensured by condition.
- 6.12 All residential developments of five or more units are expected to contribute for education provision. The current contribution as set out in the Camden planning guidance (paragraph 34.12) is £3,148 for each 2-bedroom unit and £7,572 for each 3-bedroom unit. The proposal comprises 6 x 2-bedroom units and 1 x 3-bedroom unit therefore; a contribution of £26,460.00 is recommended to be secured by a section 106 agreement.
- 6.13 The proposal is expected to provide a minimum of 9 sq.m of open space per bedspace (23). This would add a total of 207 sq m. No open space is provided for the 23 bedspaces proposed and therefore a contribution of £55.00 per sq. m should be secured through a section 106 agreement, adding a total of £11,385.00

7. CONCLUSION

- 7.1 Overall, the proposed development broadly complies with current planning policies and guidance and providing that the a section 106 agreement is signed to secure the development as car free, adherence to sustainability pre-assessments, the retention of the designated workspace and financial contributions for educational and open space provision, it is considered acceptable.

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:

- A financial contribution of £26,460.00 towards education provision;
- A financial contribution of £11,385.00 towards open space provision within the locality, in-lieu of direct provision;
- All building works to be implemented in accordance with the submitted BREEAM pre-assessments, and a commitment to ensure these ratings are met in the final assessments.
- All live work units to be designated as car free;
- Clause to secure agreed floorspace layouts for either live or work purposes.