

Delegated Report		Analysis sheet		Expiry Date:		15/05/2009	
		N/A		Consultation Expiry Date:		24/04/2009	
Officer				Application Number(s)			
Aysegul Olcar-Chamberlin				2009/1302/P			
Application Address				Drawing Numbers			
51 Mill Lane London NW6 1NB				See draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of use of part of ground floor shop (Class A1) to residential (Class C3) to provide additional floorspace to existing ground floor level studio flat.							
Recommendation(s):		Grant Conditional Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	01	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 03/04/09 to 24/04/09.</p> <p>Adjoining owners/occupiers The occupier of 49 Mill Lane raises no objection to the proposal, but requests:</p> <ul style="list-style-type: none"> No damage should be done to the party wall to No. 49; Noise from construction should be kept to a minimum; No works should take place early in the morning before 9:00 or late in the evening after 18:00. <p>The proposal does not include any external works. The internal alterations required for the change of use do not require planning permission.</p>					
Local groups comments:		<p>Local Groups No reply to date.</p>					

Site Description

The application site is located on the north side of Mill Lane and is a 3-storey mid-terrace building. The ground floor of the building has a shop at the front. The rear ground floor is in use as a studio flat. The first floor of the building has 3 bedsitting rooms with shared facilities (HMO). The second floor level of the building has a one bedroom self-contained flat. The site forms part of the Mill Lane neighbourhood centre. The building is not listed and is not located in a conservation area.

Relevant History

2008/0877/P

Planning permission was refused on 02/05/08 for erection of a roof extension to provide additional accommodation for the top floor flat, and erection of a rear 2 storey extension to allow for change of use from 1x self-contained studio on the ground floor, 3x non-self-contained rooms on the first floor and a 1 bed self contained flat on the second floor to 1x 1 bed maisonette on the ground and first floor, 1 x 1 bed flat on the first floor and 1 x 2 bed maisonette on the second and third floors.

2008/4072/P

Planning permission was refused on 17/12/08 for change of use from a house in multiple occupation (SG) on the first floor and a self contained studio flat at ground floor (C3), to 2x self-contained 1-bed units (C3) (1x 1-bed at first floor; and 1x 1-bed within the 2-storey rear wing), including the erection of a two storey extension to rear.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Replacement Unitary Development Plan 2006

- S1/S2 – Sustainable development
- SD6 – Amenity for occupiers & neighbours
- H1 – New housing
- R7B – Protection of shopping frontages and local shops - neighbourhood centres.

Camden Planning Guidance 2006

Assessment

Proposal:

The proposal is for change of use of the rear part of the ground floor shop (Class A1) into residential (Class C3) to provide additional floorspace to the existing ground floor level self-contained studio. No external alterations are proposed. The internal alterations shown to the first floor level HMO do not require planning permission. There is no loss of HMO floorspace.

Policy R7B states the Council will only grant planning permission for development at ground floor level that it considers will not cause harm to the character, function, vitality and viability of the neighbourhood centre. The proposal would result in the loss of approximately 5.2 sqm of retail floorspace at ground floor level. That loss would be approximately one fifth of the existing shopping floorspace and would not be likely to harm the retail function, vitality and viability of the neighbourhood centre. It would not jeopardise the viability of the existing retail unit.

The provision of new residential floorspace is supported by Policy H1. The proposed enlargement of the existing ground floor studio flat which is quite small is welcomed and will give the occupiers a better standard of accommodation which is supported by Policy SD6 and Camden Planning Guidance (2006).

Recommendation: Grant conditional permission.

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