

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 17<sup>th</sup> December 2007. 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</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>20/12/2007</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>05/12/2007</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Cassie Plumridge			2007/5503/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
64 Fellows Road London NW3 3LJ			See decision notice.	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Extensions and internal alterations to existing HMO (containing 20 letting rooms) and 1x self contained lower ground floor flat, including erection of single storey rear extension and two storey side extension, to provide 24x HMO letting units.				
<b>Recommendation(s):</b>		Grant, subject to a Section 106 Legal Agreement		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses No. electronic	13 10	No. of objections	12
Summary of consultation responses:	<p>Objections were received from:</p> <ul style="list-style-type: none"><li>• <b>Garden flat, 62 Fellows Road</b></li><li>• <b>2x 66 Fellows Road</b></li><li>• <b>2x 66A Fellows Road</b></li><li>• <b>Flat D, 66 Fellows Road</b></li><li>• <b>3x Flat 1, 68 Fellows Road</b></li><li>• <b>Flat 2, 68 Fellows Road</b></li><li>• <b>2x Flat 5, 68 Fellows Road</b></li></ul> <p>In summary, the following concerns were raised:</p> <ul style="list-style-type: none"><li>• <i>Increase parking stress</i> <u>Response:</u> Please see comments within the assessment section of the report</li><li>• <i>Rubbish storage</i> <u>Response:</u> A condition has been placed on the permission requiring further details to be submitted.</li><li>• <i>Loss of privacy</i> <u>Response:</u> Please see comments within the assessment section of the report.</li><li>• <i>Change in character of the neighbourhood with this sort of accommodation.</i> <u>Response:</u> The proposal would not have a significant impact on the wider character of the area.</li><li>• <i>Increased vermin / pest control.</i> <u>Response:</u> This is not a relevant consideration for planning permission.</li><li>• <i>Impact on street scene.</i> <u>Response:</u> Please see comments within the assessment section of the report.</li><li>• <i>Disruption during construction.</i> <u>Response:</u> This is not a relevant consideration in the assessment for planning permission. It is noted that an informative will be placed the decision indicating the need to comply with the Council regulations regarding construction times.</li><li>• <i>Over development.</i> <u>Response:</u> Please see comments within the assessment section of the report.</li></ul>					
CAAC/Local groups* comments: *Please Specify	The <b>Belsize CAAC</b> raised no objection to the application.					

## Site Description

The subject site is a five storey (including lower ground and roof level) detached building located within the Belsize Conservation Area. The site accommodates a self contained flat at ground floor level and HMO (House in Multiple Occupation) on all other floors. There are currently 20 HMO rooms in total.

## Relevant History

Application 2007/4119/P for *'Extensions and internal alterations to existing HMO including erection of single storey rear extension and two storey side extension to provide for four additional letting units (proposed total of 24)'* was withdrawn on 30/10/2007. The extension proposed in the previous application is more substantial than the current application, including a full width rear extension and more substantial side extension.

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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 UDP 2006

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations and Additions
- B7 – Conservation Areas
- T3 – Pedestrians and Cycling
- T4 – Public Transport
- T8 – Car Free Housing and Car Capped Housing
- T9 – Impact of Parking

### Camden Planning Guidance

### Belsize Conservation Area Statement

## Assessment

### PROPOSAL:

The subject application seeks planning permission for extensions and internal alterations to existing HMO rooms and self contained lower ground floor flat, including erection of single storey rear extension and two storey side extension, to provide a total of 24x HMO letting units.

### DISCUSSION:

#### Design

While it is acknowledged that in some instances alterations and additions can have an adverse impact upon the character and appearance of buildings, it is considered the proposed works have been appropriately sited and designed to have a minimal impact on the integrity of the host building and the wider surrounding area.

The rear extension is consistent with the design guidelines of the CPG. The rear extension is partial width, modest in depth being only 3 metres, and single storey in height, and therefore would present as a subordinate element to the host building. The extension will have materials to match existing, which will assist in integrating the development with the host building.

With regard to the height of side extension the CPG emphasises that additions should not reduce the gaps between buildings and should not rise above porch level. The addition is set behind the existing side closet wing and is two storeys in height, aligning with the height of the front porch. The proposed side extension is considered to be appropriately designed in accordance with the requirements of the CPG and would have a limited impact on the presentation of the building as viewed from the street scene. The side addition is considered suitable for support.

The scheme also includes the removal of the staircase at roof level on the rear elevation. Planning permission is not required for this extent of 'demolition'. It is noted that an informative will be placed on the permission reminding the applicant of the need to comply with building regulations, including means of escape.

#### Internal Layout

No. 64 Fellows Road, is a mandatory licensable house of multiple occupation ("HMO") under the Housing Act 2004. The London Borough of Camden's Minimum HMO Standards apply to all mandatory licensable HMOs. Under the standards, the minimum size for a bedsit room containing kitchen facilities is 12 square metres for 1 person, and 14 square metres for 2 persons. The proposed bedsit rooms; 01, 02, 03 and 06, to be fitted with kitchen facilities, are all over 14m<sup>2</sup>, and therefore each suitable for 2 persons. The proposed scheme is considered suitable for support in this regard.

The Minimum HMO Standards also impose the number of WC and washing facilities required for each person. The washing facilities for the existing bedsits may need to be improved to meet these requirements. While this cannot be controlled through the planning permission as it relates to parts of the building not effected by the proposed development, an informative will be placed on the permission reminding the applicant of the need to comply with the requirements of the Environmental Health in respect of the internal layout and facilities of the property in order to ensure it meets the standards for Houses in Multiple Occupation.

#### Amenity

The works would not adversely impact on the amenity of the adjacent properties with regard to access to

sunlight, daylight, overlooking, visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.

The proposed rear extension is single storey and would not impact on the amenity of the adjacent building. The side extension aligns with the built form on the adjoining property at No. 66 Fellows Road and given that No. 66 has no windows on the flank elevation, the addition would not impact on the amenity of this property.

A condition will be placed on the permission requiring further details of refuse storage on the site for the new rooms.

### **Policy**

The scheme seeks to increase the number of HMO letting units of the site from 20 to 24; this would also result in the loss of the self contained flat on the lower ground floor level. Given that the property will remain residential in use there is no objection to the change in the nature of the accommodation provided on the site.

### **Transport**

The additional rooms should be made car-free through a Section 106 planning obligation. The site has excellent access to public transport (PTAL 6). Not making the development car-free would increase demand for on-street parking in the Controlled Parking Zone (CPZ) the site is within. The applicants have agreed to enter into a Section 106 Legal Agreement to ensure the 4 new rooms are not entitled to on-street car parking permits.

The applicant has also agreed to provide 4 cycle parking spaces on the site for the new rooms within a communal area; this shall be required by condition.

### **Summary**

The proposal works are considered to be respectful of the character and appearance of the surrounding area, to be unobtrusive and in no way detrimental to the amenity of surrounding properties. The works are considered to have appropriate regard for relevant policies of the Replacement UDP 2006 (Policies S1, S2, SD1, SD6, B1, B3, B7, T3, T4, T8 and T9).

**RECOMMENDATION:** Grant planning permission, subject to a Section 106 Agreement.