

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		25/07/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		10/07/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Conor McDonagh				2007/2416/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
108 Holly Lodge Mansions Oakeshott Avenue London N6 6DT				Site Location Plan; Plan 2 Existing Plan; Plan 3 Proposed Bathroom; Plan 4 Existing and Proposed Elevation; Covering Letter; 01 Photo Sheet			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Change of use from non self contained unit to self contained unit (C3).							
<b>Recommendation(s):</b>		Approve					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Conservation Area site notice erected but no response.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Holly Lodge CAAC <b>No objection</b>					

### Site Description

The site is occupied by a 5 storey mansion block of mock Tudor design to the north side of Oakeshott Avenue. Flat 108 occupies the 3<sup>rd</sup> floor.

The site is within Holly Lodge Conservation Area but not listed.

### Relevant History

**2003/1624/P** The conversion of the building from 28 non-self contained bedsitting units into 16 x 1-bedroom flats. **Approved** 19/12/2003.

### 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 Unitary Development Plan 2006

H6 – Protection of HMO's

SD6 – Amenity for occupiers and neighbours

#### Camden Planning Guidance 2006

#### Holly Lodge Conservation Area Statement

## Assessment

### Overview

The applicant seeks to install a bathroom within the flat which currently shares a bathroom facility with other residents. This involves minor external alterations to include a soil pipe which does not require planning consent.

### Assessment

The principal considerations material to the determination of this application are considered to relate to the Council's policies of protecting houses of multiple occupation and whether there would be any adverse implications on the amenities of neighbouring residents.

The Council's policy H6 with regard to houses in multiple occupation is normally to resist their conversion where they comply with, or are capable of reaching, Housing Act standards. The reason for this being that HMOs, which often come under pressure for conversion to more financially profitable self-contained residential accommodation, offer a useful supply of housing available to low-income groups who might otherwise be on a housing waiting list. These groups of people would potentially be at risk of becoming homeless if the stock of suitable HMO accommodation were diminished.

However, where a housing association or, as in this case, the Council has control over its occupancy, then the conversion of an HMO need not result in a net loss of housing suitable for vulnerable groups. Policy H6 to makes exception for the loss of a HMO if it is to be permanently available affordable housing. As the Council owns the building a S106 is not required to secure the future use as affordable housing.

In view of the above, it is considered that the proposal for conversion of this bedsit accommodation into a self contained flat may be justified as an exception to the Council's normal policy approach of resisting the loss of HMOs, and would not cause any adverse environmental affects on the conservation area.

It is therefore recommended that planning permission be **approved**.