

Delegated Report		Analysis sheet		Expiry Date:		03/07/2007	
		N/A		Consultation Expiry Date:		26/06/2007	
Officer				Application Number(s)			
Bethany Arbery				2007/2297/P			
Application Address				Drawing Numbers			
180 Kilburn High Road London NW6 4JD				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of extensions at rear ground, first and second floor to provide retail storage space (Class A1) at ground floor level and residential at first and second floor level in connection with reconfiguration of the existing residential (first to third floor) from 8 self-contained flats (5 x studios and 3 x 1-bedroom flats) to 10 self-contained flats (5 studios, 3 x 1-bedroom and 2 x 2-bedroom flats) and creation of roof terraces at rear first floor level.							
Recommendation(s):		Grant conditional permission subject to a Section 106 Legal Agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	19	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 05/06/07 to 26/06/07. Adjoining owners/occupiers No reply to date. London Borough of Brent No reply to date.					
Local groups comments:		No reply to date.					

Site Description

The application site is 178-180 Kilburn High Road which is located on the north-eastern side of the street. The building which is located to the end of a terrace comprises ground and first to third floor. The building is not listed and is not located within a conservation area.

The ground floor is currently used as two separate retail units and there is a separate access to the upper floors from the rear of 180 and the front of 178 which are shown in use as 8 flats (5 x studios 3 x 1-beds), 4 studios within No. 178 and 3 flats and 1 studio within 180. No. 180 extends to the rear boundary of the property at ground floor level, but No. 178 does not, it has a rear yard which has a depth of 6.0m. Both then have a projecting wing at first floor level, the depth (9.0m) of the main building is the same for both properties.

Relevant History

178 Kilburn High Road

8803822

Planning permission was granted on 12/10/88 for the installation of a satellite dish on the roof.

PW9702115

Planning permission was granted on 21/03/97 for the installation of a new shopfront and non-illuminated fascia sign.

PW9902235

Planning permission was granted on 28/04/99 for change of use and works of conversion of first and second floors from offices to 2 x 1 bedroom 1 person flats

180 Kilburn High Road

8600113

Planning permission was refused on 02/04/86 for change of use of the first second and third floors from residential to offices. An appeal was lodged against the refusal of permission, but was dismissed.

8703331

Planning permission was granted on 16/03/88 for retention of a new shopfront.

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.

London Borough of Camden Unitary Development Plan (2006)

S1/S2 - Sustainable development

SD6 - Amenity for occupiers and neighbours

H1 - New housing

H7 - Lifetime homes and wheelchair housing

H8 - Mix of units

B1 - Design principles

B3 - Alterations and extensions

T3 – Pedestrians and cycling

T8 - Car free housing and car capped housing

Camden Planning Guidance (2006)

Assessment

Planning permission is sought to carry out the following works:

- Erection of an extension at rear ground floor level (178 only) to rear boundary line;
- Erection of extensions at rear first floor level, partially extending to the rear boundary line and partially set back;
- Erection of partial width second floor level (half landing level) extensions;
- Creation of additional retail floorspace at ground floor level (31.30sqm);
- Reconfiguration of the internal space to allow the provision of 2 new flats and alteration to the mix of units to 5 x studios, 3 x 1 bedroom flats, 2 x 2 bedroom flats; and
- Creation of roof terraces at first floor level to serve two of the flats.

Land Use

The proposal includes the creation of two new residential units (Class C3). The Council seeks to increase the supply of housing within the Borough. Policy H1 of the adopted Unitary Development states that the Council will grant planning permission for development that increase the amount of land and floorspace in residential use and provides additional residential accommodation. The proposal provides a mix of smaller units, ideally it is preferable to see a mix of accommodation which includes family sized accommodation of 3-bedroom or more. In this instance the existing building provides almost solely studio accommodation; the proposal does allow the provision of an improved mix of units and therefore is considered to be acceptable. The provision of new retail floorspace within the building is considered to be acceptable given the location of the property within a town centre and a primary retail frontage. The proposal is considered to be acceptable in principle, subject to its compliance with the other policies of the plan in respect of design, amenity, car parking, and standard of accommodation.

Design

The rear elevation of this terrace with the exceptions of No. 194 and 198 has a relatively uniform composition. The majority of properties have been extended at ground and first floor (half landing levels only) level to the rear boundary. At higher level (second floor-half landing level) the extensions are half-width only and generally set well back from the boundary wall. It is considered that the proposed extensions at Nos. 178-180 should generally reflect this pattern.

The proposed ground floor level extension is full-width, extends to the boundary and is considered to be acceptable. The extensions at first floor level also extend to the rear boundary line for part of the elevation; with a small set back being retained for the remainder to allow the formation of terraces. At second floor level the extensions are only partial width and set back from the rear building line. The proposal generally responds to the pattern of development along the terrace. However, the first floor level/second floor level extensions rise higher than those of the neighbouring properties and the second floor level extensions are deeper and wider than those at the adjacent properties. Whilst this does result in the extensions being somewhat more dominate on the rear façade of the building than those on the neighbouring properties, given the local context and that the property is not located within a conservation area it is considered that the impact is not so harmful that it would justify refusal of the application.

Amenity

The proposed extensions to 180 Kilburn High Road will not impact on the neighbouring property which only has windows at second floor level and higher adjoining the boundary with this property. 176 Kilburn High Road is a two storey property which has no windows on its flank elevation which would be affected by the development. The majority of the flank is a brick wall with no openings with the exception of two rooflights that are located in the sloping roof to the rear of the site, both serve commercial floorspace. To the rear of the site is a row of two storey properties, which have sloped roofs and are in use as commercial premises. The proposed rear first floor level terraces look onto the two-storey commercial premises and therefore there will not be any significant increase in overlooking to neighbouring residential properties. The two terraces face each other and therefore it is considered necessary to ensure that a dividing screen (1.8m) is erected to maintain the privacy of the occupiers of each of these flats.

Car Parking

There are 8 existing dwellings at the property. These do not have the benefit of off-street car parking spaces and the occupiers are able to apply for residents parking permits. The proposal will result in the net increase of two residential units. Neither of these units will have access to off-street car parking. The adopted Unitary Development Plan states that normally 1 car parking space should be provided per dwelling; if it is not possible to meet this requirement then new residential units should be designated car free to prevent any significant

increase in on-street car parking. This should be secured via legal agreement. A condition should also be imposed requiring them to show space for two bicycles.

Standard of accommodation

The new accommodation will remove some windows to the existing flats, but all will continue to receive adequate natural light from the remaining openings. The new units all have access to adequate natural light and ventilation. The newly configured studio units (x2) are slightly below the CPG guidelines being only 30 sqm. However, given it is only marginally less than recommended it is considered acceptable. The new 1-bed and 2-bed unit are 50.8 and 72.4 sqm respectively; both are therefore adequately sized and will provide a suitable standard of accommodation.

In terms of storage of refuse and recycling, the proposal shows the provision of a refuse store at rear ground floor level for the flats. It is not clear what the existing arrangements are for either the shops or the residential units. It is possible that the rear yard, which would be filled in by the proposal is used for storing waste prior to collection. The waste team have requested that a condition be imposed requiring the applicant to submit full details of arrangements for the storage and collection of waste and recycling prior to the commencement of development.

Access and lifetime homes

As this is an existing building, Part M of the building regulation requires that the proposal does not make access arrangements worse than existing. There is no level access at present and the upper floors are accessible only by stair, neither of these is improved as a result of the proposal. The applicant has not provided any information to show whether lifetime homes standards are going to be met, but we can only encourage them to do this rather than require it.

Recommendation: Grant conditional permission, subject to a S106 agreement.