

Address: Caversham

Officer: Jenny Reid

Address : 13-15 Leighton Place, NW5

Date of Application : 21/08/1998

Application Number: PE9800782 Case File: F12/16/3

Proposal :

Change of use of the first, second and third floors from B1 (light industrial) to C3 (residential) comprising three three-bedroom flats with two off-street parking bays; and associated alterations to the front elevation, as shown on drawing numbers> AR/01-14 inclusive

RECOMMENDATION SUMMARY : Grant Planning Permission (conditions)

Applicant

Agent

Andereas Philiastides
34 Lewes Road
London
N1L 9NL

A. Yazdy
222B Belsize Road
London
NW6

Analysis Information

Land Use Details

<u>Existing</u>		<u>Sq Metres</u>
B1	Business	528
C3	Dwelling House	0
Total		528
<u>Proposed</u>		
B1	Business	132
C3	Dwelling House	396
Total		528

Residential Dwellings

	<u>Exist</u>	<u>Proposed</u>
F4 Flat/maisonette - 4 habitable rooms	0	3

Parking

PG = general parking spaces
PD = disability parking spaces

Existing : PD 0
PG 0

Proposed : PD 0
PG 2

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
- 6 MAY 1999
RECOMMENDATION AGREED
ON BEHALF OF THE COUNCIL

OFFICER REPORT:

1 SITE

A 3-storey plus attic building on the south side of Leighton Place. It was previously used for a series of light industrial purposes, but has been vacant for approximately 5 years.

2 PROPOSAL

See above. The ground floor would retain B1 use, albeit with reduced floorspace because of the provision of 2 off-street parking bays within the building.

The alterations comprise changes to the fenestration to provide for pedestrian & vehicular access to the ground floor.

3 RELEVANT HISTORY

In January 1998 permission was refused for the conversion of No 15 to 4 flats, on the grounds of loss of employment, lack of off-street parking and failure to provide satisfactory housing mix.

Various decisions on other properties in the street have been made, which are relevant to the current proposal. In 1995, permission was granted for the change of use of Nos 9-11 (1st-3rd floors) to 4 residential units. At No 17, permission was granted in 1994 for use of 1st - 3rd floors as 2 residential units. At No 18, consent was granted in 1995 for continued use of 1st to 3rd floors as 2 residential units.

4 RELEVANT POLICIES

Relevant Policies include the following:

Borough Plan EM1, EM7, TR2, HG1, HG3, UD3

UDP EC5, SHG1, SHG5, SHG8, HG11, HG12, HG19, HG20, TR16, EN1, EN16, DS2, DS3, DS4, DS5, DS9

5 CONSULTATIONS

Adjoining Occupiers	Number Notified	18
	Replies Received	03
	Objections	03

The objections are on the following grounds: loss of on-street parking space; increased traffic volume & resultant nuisance; danger to children; loss of B1; two residential units would be more appropriate; alterations to front elevation would spoil appearance & cause disturbance; none of previous conversions had off-street parking.

ASSESSMENT

The main issues in this case are the principle of the change of use, the standard/mix etc. of the proposed units, traffic/parking issues and any impact on the amenity of neighbours.

This scheme differs from the refused 1998 scheme as follows: an element of B1 use would be retained on the ground floor, and the number of flats has been reduced from four to three. The applicant has provided further information in respect of the suitability of the building for continued employment use, and attempts to market the building. He also seeks to justify his proposal by reference to the benefits of a net gain in housing; the shortage of family-sized units; and the recent precedents for change of use from B1 to residential.

Land use

The proposal is considered to accord with criteria for making an exception to Policy EC5 on grounds of: accessibility (there is fairly difficult site access for large delivery vehicles down the upper part of Leighton Place); size (both the site and the building are considered too large to be marketed or used for light industrial purposes in a predominantly residential area); location (continued B1 use is likely to have an adverse effect on residential amenity, particularly as most of the other properties in the street have already been converted from commercial to residential use; the main problem is the effect of large commercial vehicles on pedestrians and residential traffic); and the condition of the building, which is largely derelict (repair costs for continued B1 use would be prohibitive).

However, as small-scale light industrial activities are more acceptable in this area, retention of the ground floor for B1 use is welcomed.

Officers are satisfied that the building has been vacant for approximately 5 years & seriously marketed to no avail. Difficulty in letting, along with other factors outlined above, were a major factor in granting change of use away from B1 in the other properties in the street.

Housing

Housing is a priority use in Camden. Borough Plan and UDP policies support residential conversion of under-utilized sites and buildings. Residential use on this site is compatible with the predominant use in the area. The provision of three bed-room units is welcomed, despite the lack of amenity space. Housing mix policy normally requires a mix of unit sizes, but it is not considered that the policy is compromised by the provision of three family-sized units and no smaller ones.

Traffic/parking

Current standards would require three off-street parking spaces, whereas two are proposed. The proposal is considered acceptable in this instance for the following reasons. Further off-street provision is likely to make the B1 space too small to be viable; it would remove another on-street space, would necessitate further - and probably unacceptable - alterations to the front elevation, and would be unlikely to comply with standards for pedestrian safety, as the crossover would be too wide. Leighton Place is not designated a heavily-parked street and as Leighton Place is not in a CPZ, car-free housing cannot be required.

Design

The alterations to the ground-floor fenestration of the front elevation are considered acceptable. The provision of a vehicular entrance and alterations in respect of pedestrian entrances are in keeping with the design and character of the building.

Amenity

It is not considered that the proposed change of use and the issues raised would result in the loss of any residential amenity.

7 CONCLUSION

Given the factors outlined above, and the precedents in the street, approval is recommended.

8 LEGAL COMMENTS

Members are referred to the Note from the Legal Division at the start of the Agenda.

9 RECOMMENDATION

Grant planning permission subject to the following conditions:

Condition(s):

1 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified on the approved application. (CD03)

2 The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles belonging to the occupiers of the residential units hereby approved or their visitors. (CH01 amended)

Informative(s):

Works of construction and ancillary activity should not take place other than between the hours of 8 am to 6 pm on Monday to Friday and 8 am to 1 pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards. (IE04)

