

Delegated Report		Analysis sheet		Expiry Date:		29/03/2007	
		N/A / attached		Consultation Expiry Date:		02/03/2007	
Officer				Application Number(s)			
Mary Samuel				2006/5259/P			
Application Address				Drawing Numbers			
10 Cricklewood Broadway London NW2 3HD				Site Location Plan; S/NS02 A; 03 Elevations; 03 Details.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use of the ground floor of the rear wing of the property from Class B1 business use to a Class C3 self-contained studio flat accessed via the rear alleyway off Manstone Road, plus alterations to fenestration at side and rear ground floor level.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	17	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:							
CAAC/Local groups* comments: *Please Specify							

Site Description

Vacant space on the ground floor of an existing two-storey rear extension of a building in office and residential use, on the east side of Cricklewood Broadway. Access to this is currently from Cricklewood Broadway; at the rear of the yard is a pedestrian alleyway serving the rear of all the shops of this parade.

Relevant History

It would appear that the two rooms at ground floor rear had an independent use from the rest of the building since at least 1967.

On 12/1/67 planning permission was granted to use the rooms as an employment agency.

On 3/2/72 p.p. granted to use these as a dental laboratory

On 4/10/89 p.p. granted to use the rooms for a car hire service

Relevant policies

RUDP: SD1, H1, E2, B1, B3, T7,8

CPG: Advice on space and other residential standards and on alterations to buildings.

Assessment

The space related to this proposal contains two inter-connected small rooms and an outside WC, the whole accessed both from the front passage off Cricklewood Broadway and from the rear yard.

The proposal involves the creation of a self contained bed-sit unit by furnishing one of the small rooms as a kitchen, changing the outside WC into an inside one and creating a shower room. New ramped access is provided from the rear courtyard, itself accessed through a narrow alley behind shops in Cricklewood Broadway, off Manstone Road.

Main issues: Acceptability of the use of this space as a self-contained residential unit, impact of the proposed alterations on the appearance of the building and impact on parking.

Assessment: It is not clear from the application what is the current use of the space. Last planning permission was for a car-hire service. Given the size of the space involved and that residential use is priority use in the Borough, the change of use from offices is considered acceptable. However, the size of the space, at 19sqm, is totally inadequate to form a self-contained residential unit and does not comply with advice in the CPG. The minimum size for such a unit is 32 sqm, almost double that of the existing space. Therefore, the proposal is considered unacceptable due to its size. The use of this space as part of the residential accommodation above would be considered favourably.

Furthermore the proposed access from the rear alleyway is considered unacceptable in community safety terms: the rear wing will be blocked off from the existing passageway serving the various uses in this building and instead access will be solely from the rear yard and alley. The latter is considered quite unsafe for regular use by pedestrians, being narrow and unlit and only used as a fire escape and rubbish store. The existing front entrance passage should be retained as the preferred option for access to this rear unit.

The proposed external alterations are considered to be acceptable, although the provision of a ramp to improve access to an internal space which is not big enough to allow manoeuvring of a wheelchair seems superfluous.

The creation of a new unit could potentially attract the need for an on-street parking space. As Manstone Road is already suffering from parking stress, any approval for an additional unit here would have to be subject to a legal agreement to designate the unit 'car free'.

Refusal is recommended

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613