

Delegated Report		Analysis sheet		Expiry Date:	21/02/2007
		N/A / attached		Consultation Expiry Date:	05/02/2007
Officer			Application Number(s)		
Victoria Lewis			2006/3905/P 2006/3906/L		
Application Address			Drawing Numbers		
125B Camden Street London NW1 0HX			See decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
(1) Conversion of the existing 1st, 2nd and 3rd floor maisonette to create a first floor studio flat and a two bedroom maisonette on the second and third floors (Class C3). (2) Alterations to enable the conversion of the existing 1st, 2nd and 3rd floor maisonette to create a first floor studio flat and a two bedroom maisonette on the second and third floors (Class C3).					
Recommendation(s):		Refuse Planning Permission Refuse Listed Building Consent			
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	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>Inadequate sized refuse store to serve 3 flats which would result in visual clutter – response – the refuse storage area shown on the plans is of sufficient size; most of the properties in the street store their refuse in the front.</p> <p>Incorrect ownership certificate completed – response – an informative is recommended.</p> <p>Cycle parking would be accessed through communal hallway and no information is provided as to the cleaning of communal areas – response – this is a private matter for the applicant and there is no scope to control this.</p> <p>Noise transmission through floor – response – sound proofing is covered separately under the building regulations.</p>					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The application relates to a 4-storey (plus basement) property located on the south-western side of Camden Street. Although not indicated on the plans, the basement and ground floor of the building appear to be in residential use as a single unit, and there is a 3-bedroom maisonette on the upper floors.

The property is Grade II listed and forms part of a terrace of 6 similar properties, dating from the early 19th century.

Relevant History

2006/0665/P - Change of use and works of conversion of the existing 1st, 2nd and 3rd floor maisonette (class C3) to form 3 x studio flats. This application was REFUSED on the grounds of the loss of the three-bed unit, lack of refuse storage and impact on demand for parking owing to the lack of a legal agreement to secure car-free housing.

2006/0666/L – Installation of internal partitions in connection with the conversion of the existing 1st, 2nd and 3rd floor maisonette (class C3) to form 3 x studio flats. This application was REFUSED on the grounds that the proposed internal alterations would have an unacceptable impact on the original plan form of the building, detracting from the special interest of the listed building.

Planning permission for the original conversion to form 2 maisonettes was granted in 1974 and this application included conversion of numbers 129 and 129 Camden Street (reference: 5008/270/35).

Relevant policies

B6 – Listed Buildings
SD6 – Amenity for Occupiers and Neighbours
T3 – Pedestrians and Cycling
T8 – Car free housing and Car Capped Housing
T9 – Impact of Parking
H8 – Mix of Units
Camden Planning Guidance 2006

Assessment

Subdivision of existing accommodation

The subdivision of the property is considered to be acceptable in principle and an appropriate mix of units is provided.

However, the proposed studio flat would measure approximately 28 square metres and would therefore fall considerably below the required standard of 32sqm set out in Camden Planning Guidance 2006. This unit would not provide a satisfactory standard of accommodation and is unacceptable.

Residential Amenity

Concerns have been raised that use of the property as 3 studio flats would result in additional noise and disturbance. However, given that the existing maisonette has 3 bedrooms and is large enough to accommodate a family or to be occupied as a shared flat, it is considered that the proposal would not result in significant additional comings and going and consequent noise and disturbance. Further concerns have been raised that the proposal will result in noise being transmitted through the party walls. Soundproofing is covered under the Building Regulations and the applicant would have to apply for separate Building Regs. approval. Any sound attenuation measures which would impact upon the character or appearance of the Listed building would require Listed building consent, and no details of any such measures have been submitted with the Listed building application.

Refuse storage

Policy SD6 states that permission will not be granted for development that causes harm to the amenity of occupiers and neighbours. The adequacy of facilities for the storage, recycling and disposal of waste must be taken into account.

Concerns have been raised that there would be insufficient space for refuse storage associated with the proposed flats and the existing basement / ground floor flat. Refuse storage for the units is shown as being located at the front of the property as per the existing situation, and sufficient space has been shown on the plans. No specific provision has been made for recyclable materials, although there is space for small containers opposite the proposed refuse store.

Parking and Highway Safety

Policy T3 (j) of the UDP requires that secure cycle parking is provided to serve developments and in accordance with appendix 6 of the UDP, 3 spaces are required. Cycle parking is shown as being located in the rear garden, which both proposed flats would have access to. Precise details of the nature of the storage have not been provided, although this could be secured by condition. Concerns have been raised that this would involve taking bikes through the communal hallway and the cleaning of this area has not been addressed. This however, is a matter for the owner/occupier(s) of the building and there is no scope to control this.

Policy T8 states that permission will be granted for car free housing in areas of on-street parking control and this is undertaken by way of a section 106 agreement preventing future occupiers from being able to obtain a parking permit.

The site is located within a controlled parking zone which allows parking by permit only between the hours of 8:30-18:30 Monday to Friday and 09:30-17:30 Saturdays and Sundays. The net gain of one unit in the building would contribute to parking pressures in the area, which is already subject to high levels of demand for on-street parking overnight. As no draft section 106 agreement or unilateral undertaking to secure this has been submitted with the application, the proposal is contrary to policy T8.

Listed Building

Policy B6 of the UDP seeks to preserve or enhance the special historic or architectural interest of listed buildings.

The proposed conversion involves the introduction of partitioning, a new door within the stair compartment (and, presumably, but not shown on the drawings, fire separation adjacent to the balustrade), and the repositioning or blocking up of some existing doors.

At these floors the building appears to retain its original plan form, with doors leading off the stair compartment to the front and rear rooms respectively. The proposal seeks to remove two of these doors and block up the openings, and to introduce partitioning within the rear rooms at each level. This would obscure the building's original plan form and room volumes throughout, to the detriment of the building's special architectural and historic interest. As such, the proposal is contrary to policy B6 and advice contained within English Heritage's "London Terrace Houses" document in that it would have a detrimental effect on the historic plan form and the original domestic arrangement of rooms, and would cause harm to the architectural integrity of the building.

Recommendation

That Planning Permission and Listed Building Consent be refused.

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