

Delegated Report		Analysis sheet		Expiry Date:		01/11/2006	
		N/A / attached		Consultation Expiry Date:		03/10/2006	
Officer				Application Number(s)			
Paul Wood				2006/4104/P			
Application Address				Drawing Numbers			
192 Finchley Road London NW3 6BX				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Change of use and works of conversion of the upper floors from 1 non-self-contained residential units and one self contained maisonette, to provide 2 x 1-bedroom flats and 1 x studio flat.							
Recommendation(s):		Grant conditional permission subject to a S106 Agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	06	No. of responses	00	No. of objections	00	
Summary of consultation responses:	No objections have been received						
CAAC/Local groups comments:	None consulted						
Site Description							
<p>The subject site is located on the north-eastern side of Finchley Road, near the intersection with Frognal and is also accessed via an unnamed road to the rear. The site lies within the Finchley Road Town Centre and is not within a Conservation Area. The subject building is a mid-terrace property over four levels and is currently used for retail services on ground floor level, as a non-self contained unit at first floor level and as a maisonette above at 2 and third floor level. The application does not propose to alter the use of the ground floor.</p> <p>The site is located within the (CA-B)(Belsize) Controlled Parking Zone and Finchley Road is also a Transport for London Red-route. There is limited on street parking available within the surrounding area; however the site is within close proximity to the Finchley Road Underground Station and is well serviced by buses.</p>							
Relevant History							
8905615: Change of use of first floor from residential to office. <u>Refused</u>							
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 <u>taken as a whole</u> together with other material considerations.							
London Borough of Camden Replacement Unitary Development Plan 2006							
<ul style="list-style-type: none"> S1 & S2 – Strategic policy on sustainable development SD1 – Quality of life SD6 – Amenity for occupiers & neighbours H7 – Lifetime homes and wheelchair housing H8 – Mix of units T3 – Pedestrians and cycling 							

- T4 – Public transport
- T8 – Car free housing and car capped housing
- T9 – Impact of parking

Supplementary Planning Guidance 2002

- Section 2.3 – Internal Arrangements

Assessment

PROPOSAL:

The subject application seeks planning permission for the change of use of a non-self contained residential unit on 1st floor level and a 2 bedroom maisonette on the 2nd and 3rd floors into 3 self-contained units. Specifications of the proposed flats are as follows:

First floor flat: 1-bedroom self-contained flat.

Living/kitchen:	27.5m ²
Bedroom:	10m ²
Bathroom:	3.45m ²
Hallway/other:	6.1m ²
Total floorspace:	47.05m²
Terrace (amenity) area	33.15m ²

Second floor flat: 1-bedroom self-contained flat.

Living/kitchen:	27.5m ²
Bedroom:	10m ²
Bathroom:	3.45m ²
Hallway/other:	6.1m ²
Total floorspace:	47.05m²

Third floor flat: - Self-contained studio flat.

Studio:	18.13m ²
Kitchen:	3.2m ²
Bathroom:	4.05m ²
Hallway/storeroom:	2.85m ²
Total floorspace:	28.23m²

Each unit would be provided with their own entry via a communal hallway accessed from the front of the site. The communal main entry door is separate from the door to the ground floor retail unit. There are no external works proposed to the building.

DISCUSSION:

- The application seeks permission to convert the existing maisonette and non-self-contained unit into three units. The main issues requiring assessment include the acceptability of the conversion in land use policy terms and the implications of the conversion on amenity.
- Policy H8 identifies the need for family sized units within the Borough; paragraph 2.62 states. *Schemes for conversion of residential properties will generally be required to retain at least one unit with three or more bedrooms, as these are suitable for families and other large households, and a mix of smaller units. The conversion of a property to provide one bedroom flats will generally be considered acceptable provided this does not involve the net loss of units with 3 or more bedrooms.*

There are no existing units with 3 or more bedrooms and thus there would be no net loss as per policy requirements. As such, it is considered that the proposal is consistent with Policy H8, Mix of housing.

- The proposal is considered to provide a good level of amenity for future occupants of the site, bedrooms and living areas are generous in size and well proportioned, would have good access to natural light, and be provided with good outlook. The proposal is considered to have appropriate regard to the SPG and SD6.
 - The first and second floor one bedroom flats would each cover a floor area of approximately 47.5m², and the bedrooms would have a floor area of approximately 10m². Whilst this is marginally below the SPG minimum size requirements for main bedrooms, the flat provides a large living area and overall net floor area that well exceeds the minimum requirements for a single person flat and would be comfortable for a 2 person unit, ensuring that a high degree of residential amenity is maintained.

- The first floor flat also benefits from access to an existing informal roof terrace which provides additional amenity space to this residential unit. While there are currently no railings above the small parapet wall to secure the terrace area, the existing informal terrace could easily be adapted to provide a secure terrace area with the provision of railings. This is a matter for building control and an informative would be attached advising the applicant to contact the Council's Building Control Department. Additionally, should railing be required to secure the terrace, additional planning permission may be required.
- The third floor studio flat would cover a floor area just over 28m². While this is marginally less than SPG guidance for a single person unit, the layout offers a high level of amenity with good outlook and access to natural daylight and sunlight, a separate kitchen and bathroom area, and adequate storage facilities. The building also benefits from high ceilings, creating an open and airy living environment.
- Policy H7 encourages new housing to be accessible to all and built to lifetime homes standards. Although some of the standards are capable of being met here, such as installation of a stairlift and corridor and bathroom dimensions, it is impossible to meet all the standards due to the limitations provided by the units being on upper floors.
- Finchley Road is identified as having limited parking opportunities, and the addition of another residential unit will add to pressure for limited parking in surrounding streets. It is considered appropriate that the permission be subject to a S.106 agreement, ensuring that the one additional residential unit be designated car free, to ensure that there is no further pressure placed on on-street parking demand.
- Policy T3 Appendix 6 of the UDP states that for C3 (Residential Development), one cycle storage space per one bedroom unit is required. The on-site conditions do not readily allow for the provision of secure cycle storage due to the building profile consuming the whole site. Additionally, the site is accessed directly from the road via a 0.7m wide hallway, and as such cycle parking associated with each unit is not readily achievable within this communal area. Due to the circumstances of the site, it is considered acceptable not to require the provision of cycle storage on site. It is however noted that bicycles could be carried up the stairs into each flat, with space available in each flat to accommodate a bicycle.
- The proposal does not include any external works and thus would not compromise the character or appearance of either the building or the surrounding area, or adversely impact on the adjacent properties with regard to access to sunlight, daylight, or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the revised UDP.
- The proposal works are considered to have appropriate regard for relevant policies of the adopted and Replacement UDP (Policies S1, S2, SD1, SD6, H7, H8, T3, T4, T8 and T9 of the London Borough of Camden Replacement UDP 2006).

RECOMMENDATION: Grant permission subject to a Section 106 Agreement.

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