

Delegated Report		Analysis sheet		Expiry Date:		28/11/2013	
		N/A / attached		Consultation Expiry Date:		07/11/2013	
Officer				Application Number(s)			
Sally Shepherd				2013/4864/P			
Application Address				Drawing Numbers			
Dartmouth Lodge Dartmouth Park Hill London N19 5JF				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use from ancillary park/caretaker's office to a single dwelling house (Class C3) including installation of timber access gate in east elevation boundary wall.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 17/10/2013 to 07/11/2013 A press notice was published in the Ham and High on 17/10/2013 No responses were received					
CAAC/Local groups* comments: *Please Specify		No response received from the Highgate CAAC					

Site Description

The application site is a detached two storey building located on the edge of Waterlow Park close to the junction of Dartmouth Park Hill and Highgate Hill. It was built in the mid to late 19th Century and has previously been used as accommodation for estate staff and park officers. Since 1997, the building has been used as office for park rangers.

It is located in Waterlow Park which is designated as Open Space in the LDF and it is also designated as Metropolitan Open Land (MOL). The site is located in the Highgate Village conservation area and is not listed.

Relevant History

No planning history

Relevant policies

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS1 (Distribution and growth)
CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS11 (Promoting sustainable and efficient travel)
CS14 (Promoting high quality places and conserving our heritage)
CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

Development Policies

DP2 (Making full use of Camden's Capacity for housing)
DP6 (Lifetime homes and wheelchair homes)
DP16 (Transport implications of development)
DP17 (Walking, cycling and public transport)
DP18 (Parking standards and the availability of car parking)
DP19 (Managing the impact of parking)
DP22 (Promoting Sustainable Design & Construction)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP31 (Provision of, and improvements to, public open space and outdoor sport and recreation facilities)

Camden Planning Guidance 2011/2013

CPG 1 (Design)
CPG 2 (Housing)
CPG 6 (Amenity)
CPG 7 (Transport)

Highgate Conservation Area Appraisal and Management Strategy 2007

Assessment

Proposal

Planning permission is sought to change the use of the existing caretaker's office to a two-bedroom single dwelling house (Class C3). The following external alterations are also included with the proposal:

- Installation of a new timber gate (2.09m h x 1.1m w) to access the site in the existing boundary wall between the site and Dartmouth Park Hill
- Erection of a bin/cycle storage unit in the garden to the rear of the building.
- Relocation of existing 1.8m high timber fence in rear garden and erection of new 1.8m high timber fence on west garden elevation to replace existing.

Assessment

The main considerations material to the determination of this application are summarised as follows:

- Land use
- Metropolitan Open Land
- Design
- Lifetime homes
- Amenity
- Transport

Land use

The Highgate CA statement (2007) notes that Dartmouth Lodge serves as offices to the Council's Parks and Open Spaces section. The applicant has confirmed that from around 1990 to 1997, the site was used as residential accommodation for officers from the London Borough of Camden's park services. From 1997 until 2011, the lodge was used as an office for the park rangers and nature conservation team. Since 2011, the site has been vacant. Given the various uses the building has performed, it has generally remained as an ancillary element to the park which serves the community and so the loss of the caretakers officer will be assessed with regard to policy DP15 (Community and leisure uses).

DP15 states that the Council will protect existing leisure facilities by resisting their loss unless:

- adequate alternative facilities are already available in the area or;
- the leisure facility is no longer required and it can be demonstrated that there is no demand for an alternative leisure use of the site that would be suitable.

The applicant has stated that the lodge has not been required as park ranger officer accommodation since 2011 when a decision was taken to close satellite offices and move all the staff to one building to reduce expenditure. The residential use of the site ceased in 1997 as all staff directly relating to Waterlow Park were employed in a different contract. The loss of the caretaker's office is not considered to have a detrimental impact on the park use as it is no longer required and there will be no future requirement for a caretaker's office on site as all park ranger office accommodation has been relocated to one building.

Metropolitan Open Land

Policy 7.17 of the London Plan states that MOL should be given the same level of protection as the green belt. Section 9 of the NPPF seeks to protect Green Belt land by preventing urban sprawl and keeping land permanently open. Paragraph 89 and 90 refers to types of development which are deemed to be appropriate in the Green Belt provided that the openness is preserved. This includes the re-use of buildings provided that the original building is of a permanent or substantial construction and alterations or extensions provided that they do not result in disproportionate addition over and above the size of the original building.

No extensions are proposed as part of the conversion and the building is of a permanent construction and will be re-used as a residential dwelling. It is therefore considered to comply with section 9 of the NPPF and is not considered to have an adverse impact on the protected open space.

Design

Policy CS15 states that extensions and alterations to existing buildings on open space should be proportionate to the size, including the volume, of the original building. The building appears to have been extended at the rear at some point, although there are no planning records for any works to the property. No external

alterations to the building itself are proposed. A bin/cycle store measuring 1m (w) x 2.6m (l) x will be erected in the rear garden and will be hidden behind the fence so will not be visible from public views. A timber fence will also be installed in the existing boundary wall which is considered to be acceptable. The existing timber sheds in the rear garden will be removed. The existing rear timber fence will be relocated to reduce the garden size to the rear and a new timber fence and gate (measuring 1.8m high) will be erected on the west elevation of the garden to replace the existing. The external landscaping alterations are considered to be acceptable.

Access

The front door will no longer be used in order to retain security for the park and security for the new residents. A new entrance gate from Dartmouth Park Hill to the rear garden of the lodge will allow access to the existing rear entrance and become the new main entrance. Steps will be installed at this entrance to cater for higher garden ground level.

Lifetime homes

The applicant has submitted a Lifetime Homes statement identifying design features which would maximise accessibility and the site/building's constraints. The proposal largely complies with the Lifetime Homes criteria; however the constraints of the site, in particular the inability to install a lift, provide a parking space in close proximity to the site and split levels restrict compliance with criteria 1, 2, 3, 13, 14. The unit would be capable of complying with the remaining criteria.

Amenity

The nearest property to the site is the Waterlow Park Centre which is located in the part and then a St Joseph's Church which is located on the opposite side of Dartmouth Park Hill. Due to its location, the change of use is not considered to have any impact on neighbouring amenity.

Transport

The property has a PTAL rating of 5 (very good). A condition will therefore be added to ensure that the dwelling will be car free which will be secured via a S106 legal agreement should the property be sold.

CIL

Given the proposed development would result in the creation of a new dwelling it would be liable to pay the Mayoral Community Infrastructure Levy. Within Camden this is set at £50 per square metre. An informative would be placed on the decision notice drawing the applicant's attention to this point s.

Recommendation

Planning permission is recommended subject to conditions. A final condition will be added to explain that in the event of the Council disposing of its interest in the land prior to implementation and/or occupation of the scheme, certain conditions become heads of terms in a new S.106 legal agreement. These heads of terms will include Car free development (as covered by condition 4).