

Delegated Report		Analysis sheet		Expiry Date:		17/07/2014	
		N/A		Consultation Expiry Date:		26/06/2014	
Officer				Application Number(s)			
Olivier Nelson				2014/3469/P			
Application Address				Drawing Numbers			
78 Camden High Street London NW1 0LT				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Conversion of upper floor levels (C3) above existing shop (A1) to create 2x3 bed maisonettes and 2x1 bed flats including a part three and part two storey rear extensions with remaining flat roof as a communal first floor terrace area, and erection of cycle/refuse store and lobby access to Pratt Mews.							
Recommendation(s):		Grant subject to section 106 agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	22	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice 04/06/2014 – 25/06/2014. Press Notice: 05/06/2014 – 26/06/2014. No responses were received from neighbouring properties.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Camden Town CAAC comments as follows: <ul style="list-style-type: none"> We do not object to the scheme, although it is very densely planned and might possibly create social problems in the future. Access to the flats at the front of the site, facing Camden high street, is ingenious but complicated The three-bedroom flat is likely to be occupied by a family with young children, so there would need to be railings on the open floor terrace. A space to accommodate a pram would greatly help this application. 					

Site Description

The site contains a four-storey terrace building with basement located on the east side of Camden High Street, within Camden Town Conservation Area. The rear of the property backs onto Pratt Mews. It comprises a commercial use (A1 – which is operating as a Savers shop) on the ground floor. There is a basement which has a low head height which is not currently in use by the shop or part of its lease. There is residential accommodation above the shop which is currently unused. There are neighbouring properties of a similar height with commercial uses on the ground floor adjoin and opposite.

The property is within the Camden Town Centre Conservation Area and is not identified as positive or negative contributor.

Relevant History

2010/4578/P - Renewal of planning permission reference 2007/2209/P (granted 05/09/2007) for "conversion of upper floor levels (C3) above existing shop (A1) to create 1 x one bedroom and 1 x three bedroom flats including rear extension at first and second floor levels and erection of two storey extension above single storey flat roof facing Pratt Mews to provide 1 x three bedroom flat with and use of remaining flat roof as communal first floor terrace area, and erection of cycle/bin store and lobby access to Pratt Mews". **Granted subject to a section 106 legal agreement 15/10/2010**

2007/2209/P - Conversion of upper floor levels (C3) above existing shop (A1) to create 1 x one bedroom and 1 x three bedroom flats including rear extension at first and second floor levels and erection of two storey extension above single storey flat roof facing Pratt Mews to provide 1 x three bedroom flat with and use of remaining flat roof as communal first floor terrace area, and erection of cycle/bin store and lobby access to Pratt Mews. **Granted subject to a section 106 legal agreement 05/09/2007**

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

Camden LDF Core Strategy 2010

CS1 Distribution of growth

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS18 Dealing with our waste and encouraging recycling

Camden Development Policies 2010

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

DP29 Improving access

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG2 Housing

CPG3 Sustainability

CPG6 Amenity

CPG7 Transport

Camden Town Conservation Area Statement

Assessment

1. Detailed description of proposal

Planning permission is sought for the conversion of the upper floor above the existing shop to create 1 x one bedroom, 1 x three bedroom maisonette including rear extension at first and second floor level. The proposal would also see the erection of a part three part two storey extension above the single storey flat roof facing Pratt Mews to provide 1 x one bedroom flat and 1 x three bedroom maisonette. The flat roof areas would be used as private terrace areas for flats 1 and 3.

The proposal also provides refuse/bicycle store and lobby at the rear of the commercial property on the ground floor which can be accessed via Pratt Mews.

2. Principle of development

Policy DP2 states that Council will seek to maximise the supply of homes in the borough. However, the policy only goes so far as to resist development that would involve the net loss of two or more homes. The proposal would result in the addition of 3 residential units with 2 larger family units being provided. The conversion provides a mix of both large and small homes which is compliant with Policy DP5. As such the proposed conversion is considered to be acceptable in principle.

Previous planning applications have been submitted at the application site and approved for the conversion of the upper floor levels to create two residential units as well as a two storey rear extension to create an additional unit. The current application proposes an additional unit so there would be four units as opposed to the previous approved three units. The application property is a part of the Camden Empty Property Strategy and the proposal would bring back into use an Empty property.

3. Design and the impact on the Camden Town Conservation Area

The proposal would be similar to the previously consented scheme whereby the existing front windows at first and second floor levels would be retained. At the front of property on Camden High Street, two modest dormer windows would be added to replace the existing dormer. The design of this would be in line with existing windows on the front elevation. The front façade would be rendered and its appearance improved when viewed from Camden High Street. The existing mansard roof would be finished with slate roof tiles which is a feature on this part of the Conservation Area.

The proposed rear extension would be built on facing brickwork with timber windows in order to match the existing materials. The rear mansard would also be finished in slate tiles and would be similar in appearance to roofs in the area. The improvements and extensions to the property would help to conserve the character of the Camden Town Conservation Area.

4. Residential Amenity

Camden High street is a vibrant street which experiences high levels of noise on a daily basis. The proposed residential units are unlikely to be above the existing noise levels. The proposed rear

additions had been previously approved but at a lesser scale. The proposed extension would be two storeys below the Argos building which is six storeys in height. The extension in position with this building with no windows on the flank elevation would be an acceptable addition and would bring back into use a residential property. The two storey rear extension above the shop has been kept at a low level in order to reduce the impact on residential properties in the adjacent building. The lower level of the extension has been designed in order to reduce the impact on the adjoining buildings. It is not considered that the proposal would result in a significant loss of privacy for neighbouring properties. In order to protect neighbouring amenity due to the reduced distance between the properties there would be one way vision glass to the windows on the second floor bedrooms. In order to protect the terrace areas afforded to flats 1 and 3 privacy screening would be needed to prevent overlooking.

5. Standard of accommodation

The proposal is considered to provide an adequate standard of accommodation for the following reasons:

- a) The existing amended units and the proposed unit would satisfy the London Plan and Camden Planning Guidance requirements for dwelling size and room sizes.
- b) The proposal includes a Lifetimes Homes assessment which demonstrates how the proposal responds to the issue of accessibility. It also demonstrates whereby it meets the individual requirements and also where it doesn't. The proposal satisfies quite a few of the criteria, given the proposal relates to an upper floor unit and is car-free not all can be met.
- c) The residential access is via a communal staircase which is accessed from the lobby in Pratt Mews.
- d) The windows to the bedrooms are the larger ones on the elevation and this should maximise the amount of light received to these habitable rooms.
- e) This staircase in turn provides direct access to the proposed rear facing units and also to the courtyard amenity spaces. The spaces then leads to the existing terrace block within the existing building envelope.
- f) To the rear of the ground floor level there would be refuse facilities as well as a cycle parking. Both are independently accessed.
- g) The proposal provides 2 x three bed units which are welcomed to add to the boroughs housing stock. The proposal would be in line with DP5, it wouldn't be providing the preferred two bed units but rather 2 x three bed maisonettes which are larger family homes and this would also be welcome.
- h) In order to protect privacy afforded to the flats 1 and 3 privacy screening would be needed. As the terrace areas for these flats are very close to the access areas for the flats and the comings and goings to the flats may lead to overlooking issues.

6. Sustainability

LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. The proposed extensions would be built to modern insulation and energy use requirements. This is considered to adequately respond to the issue of sustainability given the nature of the existing building and the scale of works.

7. Transport

The applicant has agreed to enter into a legal agreement for a car-free development. The site is well located within Camden Town centre and is well served by public transport. The proposal provides cycle parking at ground floor level and this can be accessed via the entrance lobby from Pratt mews.

Camden's Parking Standards for cycles, states that 1 storage or parking space is required per

residential unit. The proposal has indicated bicycle storage next to the refuse area; this would need to be safe and secure. Four Sheffield cycle stands would be provided with a depth of 1800mm by 500mm width.

8. Community Infrastructure Levy

The proposed floor space would be liable to the Mayor's Community Infrastructure Levy (CIL). The contribution for developments within Camden is set at £50 per square metre. A standard informative is attached to the decision notice drawing CIL liability to the Applicant's attention.

9. Recommendation

Grant conditional planning permission subject to a S106 agreement for the following term:

Car-free