

Delegated Report		Analysis sheet		Expiry Date:		03/07/2014	
		N/A		Consultation Expiry Date:		17/06/2014	
Officer				Application Number(s)			
Alex McDougall				2014/2693/P			
Application Address				Drawing Numbers			
Unit 4A 1-8 New College Parade Finchley Road London NW3 5EP				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of use from first floor dental surgery (Class D1) to studio flat (Class C3).							
Recommendation(s):		Grant planning permission subject to s106 legal agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	84	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Not applicable.					
Local area group comments:		Not applicable.					
Site Description							
<p>The subject unit is located on the first floor of a 3 storey mixed use building known as 'College House' on the eastern side of Finchley Road. The area is characterised by retail uses at ground floor level with residential properties above. The site is located within the Finchley Road and Swiss Cottage town centre. The site is located in an area with a Public Transport Accessibility Level (PTAL) of 6a (excellent).</p> <p>It is evident from the site inspection that the unit was most recently in use as a dentist office.</p>							
Relevant History							

New College Parade (the application site)

DF/ME/19/1/F/TPD.1559: Use of office space on the first floor of College House (above 5, New College Parade) Finchley Road N.W.3 as a dental surgery. Granted 02/07/1964.

2011/1054/P: Change of use of part of first floor from offices (Class B1a) to residential (Class C3) to provide 2 x 2 bedroom and 2 x 1 bedroom self-contained flats and associated alterations to rear elevation including bricking up of two windows at first floor level, provision of ancillary amenity area to proposed flats at rear with 1.8m-high boundary fencing and extension of existing ventilation duct to roof level. Granted subject to s106 agreement 01/12/2011.

2014/3586/P: Change of use from Office units (class B1) to conversion to three flats (class C3) at first floor. Pending.

19A Canfield Place (new location of the dental practice)

2013/7141/P: Change of use from office (Class B1) to dual use office (Class B1) and dental practice (Class D1). Granted 19/12/2013.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

Housing SPG

Revised Early Minor Amendments

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS7 Promoting Camden's centres and shops

CS8 Promoting a successful and inclusive Camden economy

CS10 Supporting community facilities and services

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS16 Improving Camden's health and well-being

CS18 Dealing with our waste and encouraging recycling

Camden Development Policies 2010

DP1 Mixed use development

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP13 Employment sites and premises

DP15 Community and leisure uses

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP22 Promoting sustainable design and construction

DP23 Water

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

CPG5 Town Centres, Retail and Employment

CPG6 Amenity

CPG7 Transport

CPG8 Planning Obligations

Assessment

Principle of Development

Camden LDF Policy DP15 resists the loss of existing community facilities (such as dental surgeries) unless it can be shown that a replacement facility has been provided. The Applicant has provided evidence that the dental practice has relocated within the borough (2013/7141/P) and that there are several other dental surgeries within the vicinity of the site. As such there is not considered to be an objection in principle in relation to Policy DP15.

Part of the first floor of the property is currently occupied by recently approved residential accommodation (2011/1054/P). Furthermore, it is noted that the remainder of the office space on the first floor of the building is currently the subject of a GPDO change of use application from offices to residential (2014/3586/P). It follows that the most appropriate use of the subject unit is residential.

As such the proposal is considered to be acceptable in principle subject to an assessment of its impact on the amenity of adjoining properties, the standard of accommodation, transport implications and waste storage.

Residential Amenity

The proposal does not result in any external changes and as such the proposal will not have any impact on the amenity of adjoining properties with regard to solar access, outlook or the like.

The subject unit would have windows which face out over Finchley Road and as such the proposal is not considered to affect the privacy of any adjoining or nearby properties.

For the reasons listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

Standard of Accommodation

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

- The new unit would measure 35sqm and as such would meet the minimum size requirements for studio flats in CPG2.
- The proposal would benefit from an acceptable westerly outlook.
- The proposal would front Finchley Road, a busy road and be located above a restaurant. While it is not considered reasonable to require that a noise impact assessment or testing be provided for the conversion of a single unit in an existing building, a condition of consent will be included requiring that secondary glazing be provided to the existing windows to reduce the noise impact on future occupiers.
- While the proposal is on a busy road, an air quality assessment is not considered to be reasonable for a single unit in an existing building.

- The Applicant has provided an assessment of how the proposal responds to Lifetime Homes criteria. The proposal satisfies most of the criteria. However, due to constraints associated with an existing building, it is not possible to provide lift access. Given the scale of the development it is not considered reasonable to require such access. On balance, access to the unit is considered to be acceptable.

Transport and highways impacts of the development

Highway Network

Paragraph 29 of the NPPF encourages sustainable transport. Camden's strategy and policies seek to encourage car-free and car-capped developments in areas of moderate or good public transport accessibility. The site has a PTAL of 6a (excellent), and as such it is considered that the proposed residential units should be secured as car free. The applicant has indicated that they would be willing to enter into an agreement to secure the new unit as car-free. As such it is considered that the proposal would have an acceptable impact on the highway network.

Walking, cycling and public transport

The Council actively encourages sustainable and efficient transport and supports the provision of high-quality cycle parking in line with national planning policy. DP18 requires the provision of 1 space per unit. The proposal does not include details of any cycle parking. However, it is considered that cycle parking storage facilities could be provided on site. As such a condition is recommended requiring that details of the provision of a secure cycle parking space on site be provided to Council prior to commencement and that such parking be implemented prior to occupation.

Construction

Given the minimal internal works required the proposal is not considered likely to result in a detrimental impact on the highway network during its construction period.

Waste

The subject unit would make use of existing shared waste facilities to the rear of the site. Given the small scale of the proposal this is not considered likely to have a material negative impact on the existing facilities.

CIL

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. As such this development would be liable for a contribution of £1,750.00 (35sq.m x £50). A standard informative is attached to the decision notice drawing CIL liability to the Applicant's attention.

Recommendation

Grant planning permission subject to s106 agreement.