

Delegated Report		Analysis sheet		Expiry Date:		07/10/2014	
		N/A / attached		Consultation Expiry Date:		16/10/2014	
Officer				Application Number(s)			
Jonathan McClue				2014/5030/P			
Application Address				Drawing Numbers			
2 Bisham Gardens London N6 6DD				Refer to Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Conversion of single dwelling house into 2 x self-contained flats.							
Recommendation(s):		Grant Permission subject to Conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	9	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None					
CAAC/Local groups* comments: *Please Specify		None					

Site Description

This application relates to a three storey end of terrace dwelling (with basement) located on the south side of Bisham Gardens, close to the junction with Highgate High Street. The dwelling formerly had a dental surgery (D1) over the basement, ground and first floors with a one bedroom flat above. Planning permission was granted to convert the building into a single dwellinghouse under 2012/0253/P.

Relevant History

PEX0200072:

Permission was granted for a change of use from A2 on the basement, ground floor and first floor to a dental surgery (D1) on 15/04/2002.

2012/0253/P:

Planning permission was granted for the change of use of a dental surgery and upper level flat into a single dwelling on 19/03/2012.

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012
London Plan 2011
London Housing SPG

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)
CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
DP2 Making full use of Camden's capacity for housing
DP5 (Homes of different sizes)
DP6 (Lifetime homes and wheelchair housing)
DP16 The transport implications of development
DP18 Parking standards and limiting the availability of car parking
DP19 Managing the impact of parking
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
DP28 (Noise and vibration)

Camden Planning Guidance 2013

CPG1 Design
CPG2 Housing
CPG3 Sustainability
CPG6 Amenity
CPG7 Transport
CPG8 Planning Obligations
Highgate Village Conservation Area Statement

Assessment

Proposal

Planning permission is sought for the conversion of the single dwellinghouse into 2 self-contained flats. The proposal would form a 1 bedroom unit at basement and ground floors and a 2 bedroom unit over the first and second floors.

Amended plans were received on 26/09/2014 showing refuse and bike storage arrangements and the first floor of the upper level unit were made into a living room.

Principle of the Development

Council LDF Policies CS6 and DP2 aim to make full use of Camden's capacity for housing. The proposal would result in an additional unit and as such would help to maximise the amount of residential properties in the borough which is welcomed.

Policy DP5 sets out dwelling size priorities. With regard to market housing 2 bed units are in high demand and it is expected that 40% of market housing should have 2 beds. The proposed development would result in the creation of a 2 bedroom unit which is in accordance with this policy. The other 1 bedroom unit would contribute to the housing mix of the borough.

As such the proposed conversion is considered to be acceptable in principle, subject to quality of accommodation, transport, waste storage and sustainability considerations.

Quality of Accommodation

The quality of the proposed accommodation for the future occupants is considered to be acceptable for the following reasons:

- The proposed flats satisfy the CPG and London Plan requirements for overall size.
- The proposed rooms generally satisfy the CPG and London Plan requirements for dimensions and size.
- The proposed units would receive adequate daylight and benefit from outlook to the northwest (front); southeast (rear) and east (side). It is noted that the existing basement serves habitable rooms of an existing dwelling so their use for a new residential unit is considered acceptable.
- Both of the units would benefit from external amenity space with the lower flat having access to the rear garden and the upper unit benefitting from a first floor terrace to the rear of the proposed living room.
- The proposal is accompanied by a Lifetime Homes Assessment. While the proposal does not fully satisfy all of the criteria, as the proposal is for the conversion of an existing building and results in only one additional unit, this is not considered to be sufficient reason to refuse the application.

Transport and Access

The application site falls within a controlled parking zone (CPZ) and has a public transport accessibility level (PTAL) of 3 (moderate). Policy DP18 states that developments are expected to be car free in the Central London Area, within the town centres and other areas within CPZ that are easily accessible by public transport. Paragraph 5.9 of CPG7 states that highly accessible areas are considered to be those with a PTAL of 4 or greater. As the application site lies outside of the Central London Area, the town centres and has a PTAL of 3, a car free development would not be sought in this instance.

The proposal includes 2 cycle parking spaces for each unit in accordance with the London Plan.

These spaces are considered to be sufficiently secure and appropriately located and convenient for future occupiers. As such the proposal is considered to be acceptable in this regard.

Waste

Waste storage is shown on the ground floor plans within the curtilage of both of the units. The proposal is therefore considered to be acceptable in this regard.

Sustainability

LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. The proposal includes minimal internal works and it is not considered appropriate to require any specific sustainability measures in this case.

Community Infrastructure Levy

As the proposal results in a new dwelling it is liable for the Mayor's Community Infrastructure Levy (CIL). The contribution for developments within Camden is set at £50 per square metre. However, it is likely that the proposal will be allowed a concession for existing floor space currently in use. A standard informative is attached to the decision notice drawing CIL liability to the Applicant's attention.