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| Delegated Report | | Analysis sheet | | Expiry Date: | | 05/02/2014 | |
| | | N/A / attached | | Consultation Expiry Date: | | 09/01/2014 | |
| Officer | | | | Application Number(s) | | | |
| Fergus Freaney | | | | 1) 2013/7598/P 2) 2013/7659/L | | | |
| Application Address | | | | Drawing Numbers | | | |
| 72 Hampstead High Street London NW3 1QP | | | | See decision notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| 1) Change of use of 1st floor from retail to residential. 2) Internal alterations and refurbishment in connection with the change of use of 1st floor from retail to residential. | | | | | | | |
| Recommendation(s): | | 1) Grant Planning permission 2) Grant Listed Building Consent | | | | | |
| Application Type: | | 1) Full Planning Permission 2) Listed Building Consent | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 00 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | Site notice: 18/12/2013 – 08/01/2014 Press notice: 19/12/2013 – 09/01/2014 No comments received | | | | | |
| CAAC/Local groups* comments: *Please Specify | | Hampstead CAAC – No objection | | | | | |

Site Description

The site is located on the west side of Hampstead High Street. It comprises a 4 storey end of terrace property with a shop on ground floor, ancillary space on first floor and flats above.

The site is Grade II Listed and is located within the Hampstead Conservation Area.

Relevant History

2013/7312/P & 2013/7318/L: Variation of condition 3, in relation to approved plans, of planning permission; 2012/5622/P dated 17/12/12, for alteration to windows and rooflights (Retrospective).
Approved 7/01/2014

2012/5622/P & 2012/5623/L: Erection of a single storey rear sided mansard roof extension with two dormer windows at second floor level; addition of a dormer window on the front roof slope and associated works including fenestration alterations in connection with second and third floor maisonette (Class C3). *Approved 17/12/012*

2004/2024/A & 2004/2025/L: Display of one internally illuminated fascia sign and three internally illuminated non-projecting signs. *Approved 27/07/2004*

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS11 - Pedestrians and cycling

CS14 – Promoting high quality places and conserving heritage / conservation areas

DP2 – Making full use of Camden's capacity for housing

DP5 – Homes of different sizes

DP6 - Lifetimes homes and wheelchair housing

DP10 – Helping and promoting small and independent shops

DP12 – Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

DP17 –Walking, cycling and public transport

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

DP30 – Shopfronts

Camden Planning Guidance 2011:

CPG1 – Housing – Residential space standards

CPG4 – Basements & lightwells

CPG5 – Town Centres, Retail & Employment

CPG6 - Amenity

Section 43: Shopfronts

Hampstead Conservation Area Management Appraisal Strategy

London Plan

NPPF 2012.

Assessment

Proposal:

Permission is sought for the change of use of the first floor from ancillary shop floorspace to a 1 bedroom flat and associated internal works.

The main considerations are:

- Principle of change of use
- New residential accommodation
- Amenity
- Works to listed building
- Transport and waste storage

Assessment:

Principle of change of use

The site is located within the core shopping frontage in the Hampstead Town Centre. There is a general push in Camden's policy and guidance to preserve A1 use within town centres, specifically within core shopping frontages.

Policy DP12 seeks to prevent concentrations of uses that would harm the centre's attractiveness to shoppers or its residential amenity. The proposal would see the existing shop at ground floor level retained with only the ancillary storage/office space above converted into a flat.

The first floor is not publically accessible and it is not considered that it's conversion would harm the function or viability of the existing retail unit to continue operating. Therefore a change of use of an appropriate nature is considered to be acceptable.

New residential accommodation

Policy DP2 seeks to maximise the supply of additional homes within in the borough. A change of use to residential accommodation provided it complies with space standards and does not impact upon the amenity of existing residents is therefore considered to be acceptable.

The proposed flat would measure approximately 70sqm which exceeds the Council's minimum standards for the 1 bedroom (2 person) flat which is 48sqm. Policy DP5 states that 2bedroom flats are a high priority and it would be possible for a two bedroom flat to be created and still comply with our minimum standards. However, this needs to be balanced with the need to create a flat with a good layout and rooms with access to light. It is considered in this instance that the proposed layout, room sizes and number of bedrooms is appropriate given the nature of the conversation and the listed building status.

Policy DP6 requires all new residential accommodation, including conversions, to meet Lifetime Homes standards. It is acknowledged that conversions may not be able to meet all of the criteria due to existing physical constraints, and the applicants have provided a Lifetime Homes Statement which indicates that the proposal will comply with the criteria where relevant.

Amenity

All the habitable rooms in the property would have access to generous sized windows which would allow sufficient light into the flat. There would be no external works and given that there are already flats within the building it is not considered that there would be any impact on overlooking, sunlight or daylight at surrounding properties.

Works to listed building

Access to the first floor, currently via stairs cutting through the back of the shop, will be relocated underneath the access to the second floor, allowing more space in the shop.

The basement will be reconnected with its existing staircase (still present in the basement but roofed over), instead of being approached via a ladder and hatch.

The materials being altered appear to be modern and the proposal will not harm the character or special interest of the building.

The initial proposal would have seen double glazed units installed within the windows to match existing. It was considered that the installation of double glazed units would have an unacceptable impact on the appearance of the building thus the existing single glazed units will be retained/repaired.

Transport and waste storage

The site has a Ptal rating of 4 (Good). Policy DP18 seeks for developments to be car free in Low Parking Provision areas (i.e Central London and Town Centres) and expects development to be car free in Hampstead Town Centre.

Given the public transport rating and its location the proposal should be car free. This will be required by way of a section 106 legal agreement

Our local development framework generally requires that 1 cycle parking space is provided per dwelling. In this instance a cycle parking space has not been provided, however, given the constraints of the listed building and need to retain a viable shop at ground floor level it is considered that there is sufficient justification for not providing a specific cycle parking space.

A small space of waste storage is provided at ground floor level. Given that there will only be one unit it would not be necessary to provide a large area for wheelie bin storage and waste collection could be dealt with by existing kerbside collections.

Recommendation: Grant Planning Permission subject to a section 106 legal agreement