

Delegated Report		Analysis sheet		Expiry Date:		20/08/2014	
		N/A / attached		Consultation Expiry Date:		16/07/2014	
Officer				Application Number(s)			
Olivier Nelson				2014/3027/P			
Application Address				Drawing Numbers			
56 Fordwych Road London NW2 3TH				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of use from a flat and 10 bedsits to residential use (Class C3) to provide 4 self-contained flats (2 x 1, 1 x 2, 1 x 3 bed).							
Recommendation(s):		Grant subject to a section 106 legal agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	18	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice – 27/06/2014 – 18/07/2014 One comment was received: The building work should be kept to a minimum at the site. <i>(Response: The applicant in the event of approval would be advised of the standard hours of construction).</i>					
CAAC comments:		N/A					

Site Description

The site occupies a semi-detached multiple occupancy corner property which is managed by Sanctuary Housing Group. The lower ground level (basement) is currently a self-contained flat and is accessed via a separate entrance on St Cuthbert's Road. The upper levels consists of 10 multiple occupancy rooms and at ground floor level there is a kitchen and a store area which can be used by all residents of the upper level

Relevant History

8400101 - Conversion and alteration to provide accommodation comprising ten single bedrooms ancillary communal facilities and a separate warden's flat for the Carr-Gomm Society as shown on five un-numbered drawings. **Granted 22/03/1984**

8401582 - Conversion and alteration to provide accommodation comprising ten single bedrooms ancillary communal facilities and a separate wardens flat as shown on five un-numbered drawings. **Granted outline 31/10/1984**

The following condition was attached to the permission:

This permission shall be restricted to a Registered Housing Association during their occupation and shall not enure for the benefit of the land. On their vacating the premises the use shall revert to the lawful use for multiple residential occupation purposes.

Reason: In granting this permission the Council has had regard to the special circumstances of the case and wishes to have the opportunity of exercising control over any subsequent use in the event of a Registered Housing Association vacating the premises.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS6 Providing quality homes

CS11 Promoting sustainable efficient travel

DP2 Making full use of Camden's capacity for housing

DP3 Contributions to the supply of affordable housing

DP4 Minimising the loss of affordable homes

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP8 Accommodation for homeless people and vulnerable people

DP9 Student housing, bedsits and other housing with shared facilities

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG2 Housing

CPG3 Sustainability

CPG6 Amenity

CPG7 Transport

Assessment

1. Proposal

1.1 The application seeks approval for the change of use from the existing flat and 10 bedsits to provide 4 self-contained units. The existing lower ground floor layout would be re-configured in order to maintain the current one bedroomed self-contained flat with its own entrance. The garden area to the rear of the site will be retained as amenity space for all of the properties occupants.

1.2 The mix of units would be 2 x 1 bed, 1 x 2 bed and 1 x 3 bed. The units would be as follows:

- Flat 1 – Lower ground floor level – 1 bed unit is 86.1sqm
- Flat 2 – ground floor – 1 bed unit is 79.9 sqm
- Flat 3 - first floor – 2 bed unit is 84.4 sqm
- Flat 4 – second floor – 3 bed unit is 104 sqm

2. Policy

2.1 Policy DP2 states the Council will seek to maximise the supply of homes in the borough. However, the policy only goes far as to resist development that would involve the net loss of two or more homes. The proposal would result in the loss of the 10 bedsits and one flats and the creation of 4 good sized units. The proposal would not be contrary to policy in this instance. Policy DP9 is also relevant as the existing property comprises of 10 bedsit rooms with shared communal facilities. Policy DP9 allows the loss of bedsit rooms where the development provides self-contained social rented homes. The proposal is in line with policy in that it is creating 4 permanent self-contained homes. The development would provide at least one self-contained social rented home which would be the 3 bed unit. Paragraph 9.19 discusses bedsit rooms with communal facilities and that the council will not resist the self-containment of social rented bedsits. The proposal would see the loss of the 10 bedsit rooms but it would provide 4 self-contained units and at least one would be social rented as secured through S106 and this is considered acceptable to justify the loss of bedsits. Although not social rent, the legal agreement for affordable housing would secure an affordable rent at 35% of market, which is close to current target rent levels and is significantly below the 80% of market rent that could be charged as part of the affordable rent model without any control over rent.

2.2 The provision of new residential floorspace and in particular affordable residential floorspace is welcomed by DP3. This applicant is a Housing Association and intends to provide all units as affordable however due to funding restrictions cannot sign a section 106 to secure all the proposed units as affordable. Paragraph 5.9 mentions “conversions involving affordable housing should retain or re-provide any existing large affordable homes unless the creation of small homes will allow the release of other large affordable homes that are currently under-occupied”. The applicant would be happy to provide the 3 bed unit as affordable housing and is seeking ways to provide the three other units as affordable. The proposal accords with DP5 whereby the larger home would be secured via a s106 legal agreement.

3. Standard of accommodation

3.1 Camden Planning Guidance 2 states that new self-contained dwellings should satisfy the following minimum areas for overall floorspace (excluding communal lobbies and staircases):

Number of persons	1	2	3	4	5	6
Minimum floorspace (m ²)	32	48	61	75	84	93

3.2 The proposed self-contained units would meet the minimum standards and all of the bedrooms meet the standard room sizes in CPG 2 and all cases far exceed these minimums. The proposed rooms will all receive natural light and ventilation, and the rooms are stacked in line (with living space below existing living space, bedrooms below existing bedrooms and the bedrooms located to the rear of the property).

3.3 Development policy DP5 seeks to ensure that all new housing provided is in line with the housing priorities for the borough. The proposal is to provide 2 x 1 bed, 1 x 2 bed and 1 x 3 bed unit; there was an existing 1 bed unit at lower ground floor level, so this application is essentially for 3 new self-contained units. The housing size priority is for market two bedroom units and one would be provided as well as one large home which is considered to be 3 bedrooms or more. These two units which would be provided would help to meet policy DP5.

Lifetimes Homes

3.4 As a requirement all new homes should comply with the Lifetime Homes criteria as far as possible. The applicants have submitted a Lifetime Homes statement which addresses the 16 points of the criteria. No communal lifts are provided within the dwelling existing or proposed. No lifts or hoists are proposed this in part due to internal constraints with the property. In this instance due to the property being a conversion it is considered acceptable that not all of the points can be met.

4. Design

4.1 There are no alterations to the external appearance of the building. The main changes are internal and consist of reconfigurations to the rooms at ground, first, second and third floor level.

5. Amenity

5.1 The proposals are considered to provide a good level of amenity for future occupants of the site; bedroom and living areas are all adequate in size and well-proportioned and would have access to natural light and ventilation. The existing refuse & recycling arrangements would be retained at the side of the property on St Cuthbert's Road and would be behind a new rendered wall. The facilities would not be readily visible.

6. Sustainability

6.1 LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. The proposed internal alterations to the building 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

7.1 Camden's Parking Standards for cycles states that 1 storage or parking space is required per residential unit. The proposal is for 4 residential units therefore 4 cycle storage/parking spaces are required. The applicant has included the provision for the required amount of cycle storage/parking in the proposed design. No further details have been provided to show that storage of cycles would be safe and secure which is why a condition has been added in order to ensure these details are provided prior to occupation of the units.

7.2 The site falls within an area which is currently experiencing parking stress and has a Ptal rating of 4. Therefore not making the development car-free would increase the demand for on-street parking in the Controlled Parking Zone (CPZ) the site is within. Given the limited nature of parking availability within the area, in order to be acceptable in transport terms, the new residential units are recommended to be designated car-free, in that future occupiers will not be eligible for on-street parking permits. This shall be secured via a S.106 agreement. The

proposal would be in line with DP18.

8. Conclusion

8.1 Overall, the application broadly complies with current planning policies and guidance and providing that a section 106 agreement is secured for car free development and an affordable 3 bed unit it is considered acceptable.

Grant conditional permission subject to section 106 legal agreement

Principle clauses:

- Car free
- Affordable Housing