

Delegated Report		Analysis sheet		Expiry Date:		18/09/14	
		N/A		Consultation Expiry Date:		20/08/14	
Officer				Application Number(s)			
Alex McDougall				2014/4374/P			
Application Address				Drawing Numbers			
10 Linstead Street London NW6 2HB				Refer to draft decision notice.			
PO 3/4	Area Team Signature		C&UD	Authorised Officer Signature			
Proposal(s)							
Conversion of dwellinghouse into 2 flats (1 x 1 bed, 1 x studio).							
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	15	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		No responses received.					
Site Description							
The site is occupied by a 2 storey mid-terrace building on the eastern side of Linstead Street. The building has an existing single storey ground floor rear extension. While a kitchenette currently exists at first floor level the building is currently in use as a single family dwelling house. The building is an ex-authority building. The area is characterised by residential properties. The subject site is located in an area with a Public Transport Accessibility Level (PTAL) of 5 (high).							
Relevant History							
None							
Relevant policies							

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

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

CS13 Tackling climate change through promoting higher environmental standards

CS18 Dealing with our waste and encouraging recycling

CS19 Delivering and monitoring the Core Strategy

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

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

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

CPG8 Planning Obligations

Assessment

Detailed Description of Proposed Development

The proposal is to convert the existing 2 bedroom single family dwellinghouse into a 1 bedroom flat at ground floor level (61sqm) and a studio flat at first floor level (37sqm). The walls at first floor level will be removed to provide an open floor layout more conducive for use as a studio flat.

Principle of 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 dwelling and as such would help to maximise the number of dwellings in the borough which is welcomed.

Policy DP5 sets out dwelling size priorities. With regard to market housing two bed units are in high demand and it is expected that 40% of market housing should be two-bed. In this case the proposal would result in the loss of a 2 bed dwelling and provide 1 x 1 bed flats and 1 x studio flat on site. While the proposal is in conflict with this policy, given the small scale of the proposal it is not considered to

be reason to refuse the application.

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

Standard of Accommodation

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

- The proposed dwellings 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 from dual east/west outlook.
- The proposal is accompanied by a Lifetime Homes Assessment. While the proposal does not fully satisfy many 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.

Highways

The subject site does not have any off-street car parking and the proposal does not include any new off-street car parking. The site is located in the Kilburn Controlled Parking Zone. As the proposal results in an increase in the number of units on the site the proposal would generate an additional demand for car-parking permits. The subject site is located in an area with a Public Transport Accessibility Level (PTAL) of 5 (high) and as such alternative transport options are in good supply. As such the proposal would normally be required to be car-free. However, the existing occupier of the site intends to live in the proposed ground floor flat. As such it is considered that only the proposed new unit should be designated as 'car-free', in keeping with the requirements of DP18. The Applicant has agreed to such an agreement.

The subject site does not have any secure cycle parking. The London Plan requires that at least 2 cycle parking spaces be provided for the proposed dwellings. The proposal includes 2 cycle parking spaces in what will become the internal lobby. 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.

Construction of the proposal would not be particularly difficult or lengthy and as such a Construction Management Plan is not considered to be necessary in this case.

Waste

A waste storage enclosure is proposed to the rear of the front garden wall, in accordance with Camden Planning Guidance, which is considered to provide an appropriate waste storage area for future occupants. As such the proposal is 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 as such 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.

Recommendation

Grant conditional planning permission subject to a car-capped s106 legal agreement.