

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		22/01/2015	
		N/A		<b>Consultation Expiry Date:</b>		25/12/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Nanayaa Ampoma				1) 2014/6973/P 2) 2014/7169/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
123 Parkway London NW1 7PS				See Draft Decision			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
<p>Planning Permission: Conversion of 3 flats into 1x two bed flat and 1 x four bed flat.  Listed Building Consent: Conversion of 3 flats into 1x two bed flat and 1 x four bed flat with associated various works including the reconfiguration of various walls.</p>							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b> <b>Grant listed Building Consent</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>07</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>The application was advertised in the Ham and High between the periods of 04/12/2014 to 25/12/2014. A Site Notice was displayed at the property for a period of 21 days between 3/12/2014 to 24/2/2014.</p> <p>Adjoining neighbours were notified via direct letter. No comments have been received.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		The application is in the Regent's Park Conservation Area, however no comments have been received from local groups.					

## Site Description

The application site relates to a three storey dwelling house which has been converted into 3 flats. The property is part of a row of terraces built in the Edwardian period. The property is finished in part exposed yellow brickwork to the upper floors and white painted walls at ground floor and to the window and door frames. The area around the site is mixed use in character with residential and commercial uses nearby. There is no uniformity in design and styles of properties in the area as a whole.

The property is a Grade II Listed Building and falls within the Regents Park Conservation Area.

## Relevant History

**0628/L:** Internal alterations to existing flat including the relocation of the kitchen and works to the bathroom and bedroom. **Granted 18-02-2009**

**2008/3934/L:** Internal and external alterations comprising the replacement of existing conservatory extension, replacement of window at basement level within the rear elevation, excavation of a rear lightwell, removal of two partition walls and repositioning of stairs to existing flat. **Granted 29-01-2009**

**2008/3719/P:** Replacement of existing double height conservatory extension to the rear, replacement of window at basement level within the rear elevation and the excavation of a rear lightwell to existing flat. **Granted 29-01-2009**

**LEX0100116:** Alterations to rear ground floor and conservatory, as shown by drawing numbers 131/01, 131/02a, 131/03a, 131/04b & 131/05a. LB **Granted 08-02-2001**

**LEX0000512:** Enlargement of rear window, addition of window in rear extension and spiral staircase through ground floor. As shown on drawing numbers: 131/01 to 131/05 inclusive. Listed and Full permissions granted

**PE9800016R1:** Change of use of the basement and ground floor from offices to a maisonette including internal alterations. As shown on drawing Nos 701.01 and 701.11A. **Grant 03-04-1998**

**LE9800017R1:** Change of use of the basement and ground floor from office to maisonette including internal alterations. As shown on drawing Nos 701.01 and 701.11A. **Granted 03-04-1998**

**30356:** The extension of the permitted and existing rear extension by one metre as an amendment to conditional planning permission granted by letter dated 17 JUL 1980 registered No.28441 (R1) for change of use, including works of conversion, renovation and the excavation of the front area, and the construction of a 2-storey conservatory at the rear, to provide offices on basement, ground and first floors, and a self-contained maisonette on the second and third floors. **Granted 14-04-1980**

**29949:** Conversion of the first floor to form a self-contained flat. **Granted 05-02-1980**

### *Enforcement*

**EN08/0739** - Bathroom created in reception room area of listed building.

**EN09/0121** - Use of an area of open space, adjacent to entrance to flats, for commercial parking. Creation of a boundary wall adjacent to private road (access to 117 Parkway).

## Relevant policies

## **National Planning Policy Framework (2012)**

### **LDF Core Strategy and Development Policies**

#### *Core Strategy (2010)*

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS19 Delivering and monitoring the Core Strategy

#### *Development Policies (2010)*

DP2 Making full use of Camden's capacity for housing

DP3 Contributions to the supply of affordable housing

DP4 Minimising the loss of affordable housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP16 The transport implications of development

DP17 Walking, cycling and public transport

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

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

#### *Supplementary Planning Policies*

Camden Planning Guidance 1 Design

Camden Planning Guidance 2 Housing

Camden Planning Guidance 3 Sustainability

Camden Planning Guidance 6 Amenity

#### *Regents Park Conservation Area Statement (2010)*

## Assessment

### Proposal

The application seeks planning permission for the conversion of the property from three flats into 1X two bedroom flat and 1 x four bedroom flat at ground, first, second and third floor. No external alterations are proposed aside of works to the front entrance area. Here it is proposed to retile the area –which is currently paved.

As there are no proposed external alterations the current amenity experienced by neighbours by way of overlooking, privacy and enclosure will not be affected. Therefore officer consider that there will be no amenity issues.

The main areas for consideration are:

- Land use
- Design, impact on Listed Building and Space Standards
- Standards of Proposed Accommodation
- Sustainability
- Highways

### Discussion

#### *Land Use*

Core Strategy policy CS6 states that the Council seeks to maximise the supply of homes and minimise their loss, as housing is considered to be a priority land use of the Camden Local Development Framework. This is further supported by Development Policy DP2. This looks to protect the borough's housing stock by resisting developments that would lead to a net loss of more than two units and also with the loss of any significant amount of housing floor space. The Council does not seek to resist schemes that would lead to the loss of only one unit.

As the proposal involves the loss of only one unit, officers are not inclined to resist in principle.

#### *Design, Impact on Listed Building and Space Standards*

Policy DP25 notes that permission will only be granted for a change of use or alterations and extensions to a listed building, where it is considered that this would not cause harm to the special interest of the building.

Policy CS14 requires that all alterations respect and enhance the character of the area and location. The Council will only give permission to those developments that preserve or enhance the character and appearance of the area. This is further supported by policies CS5 of the Core Strategy and DP24 of the Development Policies which state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standard in terms of the character, sitting, context, provision of light, standards of accommodation form and scale to the existing building and the general area. Also, of a good light standard, space standard and general amenity.

Internally, the development would lead to the loss of some internal walls however these are few and the remaining layout would retain the original principles. Additionally, the proposed conversion would not lead to the loss of any period features.

Therefore, officers are of the opinion that the proposed works would not compromise the integrity of the listed building or harm its internal character. The development complies with the above listed building policies.

In line with polices CS5, CS6, CS14 of the Core Strategy and polices DP6 and DP26 of the

Development Plans, supplementary guidance CPG 2 (section 4) provides details on the required residential development standards as highlighted in the London Plan for all new residential units. Camden council has also established more specific standards regarding floor to ceiling height requirements. This includes the following: all two bedroom flats should have a minimum space of at least 61sq metres; all four bedroom flats should have a minimum space standard of between 90-99sq metres; all rooms in the attic must have a height of at least 2.3 metres over half the space, any room below 1.5 is not included in the overall room size; all first and double rooms must be 11sq metres or more with all other bedrooms being no smaller than 8sq metres. Plans submitted with the application show that the development is more than compliant with the above criteria.

No external changes are proposed.

#### *Standards of Proposed Accommodation*

The standard of accommodation in terms of outlook and light to the property is also an important factor. When assessing applications of this kind policy DP26 (Managing the impact of development on occupiers and neighbours) requires the consideration of the following:

- a) visual privacy and overlooking;
- b) overshadowing and outlook;
- c) sunlight, daylight and artificial light levels;
- d) noise and vibration levels;
- e) odour, fumes and dust;
- f) microclimate;
- g) the inclusion of appropriate attenuation measures.
- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- i) facilities for the storage, recycling and disposal of waste (see Waste section);
- j) facilities for bicycle storage (see Highways section); and
- k) outdoor space for private or communal amenity space, wherever practical.

There will be no change to the current light and outlook levels at the property which are considered adequate for a property of this kind. All units would have a good level of light. Therefore, officers consider that there would be a good standard of accommodation that meets the Council's requirements and complies with policy DP26.

#### *Sustainability*

In addition, policy DP6 requires all new housing developments comply with Lifetime Homes requirements as far as is reasonable. Given the site constraints, it would be unreasonable to expect compliance of all 16 lifetime homes criteria. However details have been submitted which shows that the development will aim to meet some of the criteria. Therefore it is considered that reasonable consideration has been given to the Lifetime Homes criteria in accordance with policy DP6.

#### *Transport*

The Council's Highways Authority has recognised that there are significant pressures on the current parking facilities throughout the borough, especially in dense residential areas close to Town Centres. The application site is close to the Camden Town Centre. In the interest of sustainable transport practices, the Council has established highways policies that strongly discourage the use of private motor vehicles and aim to control any future unnecessary increase in off street parking (CS11 – Core Strategy, also DP16, DP17, DP18, DP19, DP22 – Development Policies).

Policy DP18 states that the Council expects new developments in areas of high on-street parking stress to be either car free or car-capped in the event that they would add greater pressure to the highways. The reasons for this are to facilitate sustainability, help promote alternative, more sustainable methods of transport and stop the development from creating additional parking stress and congestion. This is also in accordance with policies CS11, CS19, DP18 and DP19.

The Highways Officer has commented that as the development would result in a reduction in the number of units it cannot be argued that the development would create greater pressure for the highways. Therefore it is not required that the development secured as car free or car capped on this occasion.

Under policy CS11, cycle storage that is covered and secure should be provided at a ratio of 1 space per unit. In this case two separate spaces would be required. However given the lack of space at the site, officers are of the opinion that it will not be possible to provide the required secured cycle storage. Therefore officers have chosen to waiver this requirement in this instance.

**Conclusion**

As noted in Policy DP25, permission will only be granted for a change of use or alterations and extensions to a listed building, where it considers that this would not cause harm to the special interest of the building. The proposed conversion is would not harm the listed building and retain the property for residential use. It would also not contribute to highways pressures or have an unacceptable level of harm to the amenity of neighbouring properties. It is therefore compliant with the Camden LDF.

**RECOMMENDATION: APPROVE PERMISSIONS**