

Delegated Report		Expiry Date:	26/09/2014	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
28 Loveridge Road London NW6 2DT		2014/4550/P			
Proposal(s)					
Change of use and works of conversion from dwelling house to provide 3 self-contained flats (2 x 1 and 1 x 2 bed), involving replacement of rear extension with new 2 storey extension, including 3 rear terraces at 1st, 2nd & roof levels, rear dormer roof extension and 2 front rooflights.					
Recommendation(s):		Grant planning permission subject to s106			
Application Type:		Full planning permission			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice	n/a		Site notice	n/a	
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	4/8/14	25/8/14	9	0	0
Consultation responses (including CAACs):	No responses received				
Site Description					
The site is a 3 storey mid-terrace property on the north side of Loveridge Road. The property does not fall within a conservation area and is not listed.					
Relevant History					
No planning history.					

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 (Promoting sustainable and efficient travel)
- CS14 (Promoting high quality places and conserving our heritage)
- CS19 (Delivering and monitoring the Core Strategy)
- DP2 (Making full use of Camden's capacity for housing)
- DP5 (Housing size mix)
- DP6 (Lifetime homes and wheelchair homes)
- DP17 (Walking, cycling and public transport)
- DP18 (Parking standards and the availability of car parking)
- DP19 (Managing the impact of parking)
- DP22 (Promoting sustainable design and construction)
- DP23 (Water)
- DP24 (Securing high quality design)
- DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

London Plan 2011

NPPF 2012

Assessment

Proposal: Permission is sought to convert the existing house into 3 self-contained flats (2 x 1-bed, 1 x 2-bed). Permission is also sought to rebuild the existing 2 storey projecting wing with an increase of height of 0.38m, sash windows in the side elevation and a ground floor extension (projecting 2.2m from the rear wall of the existing wing). The extension would have a flat roof and a bay with full height glazed doors. Roof terraces are proposed at 1st and 2nd floor level with windows replaced by doors at these levels to provide access. Front rooflights and a rear dormer window with inset terrace are also proposed. The dormer would measure 3.13m wide and would be inset 0.55m from the eaves and ridge

Revision: Following officer concerns the development has been revised so that the projecting wing has been reduced in height and a 1st floor extension has been omitted. All the frames of the proposed windows and doors would be timber (rather than uPVC).

Assessment:

The key considerations for assessment are:

- Principle of conversion
- Design
- Mix of proposed units, standard of accommodation and lifetime homes
- Amenity of neighbours
- Transport

Principle of conversion

The information submitted with the application suggests that the property is a single family dwellinghouse. However a site visit indicated the property has the appearance of a house in multiple occupation as all the rooms had locks on the doors (apart from the kitchen and bathrooms). The Council's private sector housing (PSH) team have confirmed that the property was licensed as a HMO

for 5 persons because two of the rooms were too small to be bedrooms and there was only one kitchen. Subsequently the owner advised PSH the property was no longer licensable as the occupancy had been reduced to 4 persons.

Between 3 and 6 people sharing in bedsits may fall within the C4 Use Class. The Town and Country Planning (General Permitted Development) Order 2010 permits development consisting of a change of use of a building to a use falling within Class C3 (dwellinghouses) of the Use Classes Order from a use falling within Class C4 (houses in multiple occupation). As the conversion from C4 (HMO) to C3 (dwelling house) is permitted development, policy DP9 would not be applicable to the conversion. The Council does not resist the sub-division of C3 dwelling houses and the conversion of a small scale HMO (6 persons or less) to a single dwelling house does not require planning permission as it falls within permitted development.

Design

The ground floor extension is modest (projecting 2.2m from the rear wing) and would be subordinate to the host property. The dormer is in accordance with Camden Planning Guidance in terms of both its size and its position relative to roof eaves and ridge. The timber frames of the doors and windows would be appropriate. The metal balustrade around the roof terraces has a simple design and is considered acceptable. The small section of cedar cladding on the side elevation is an acceptable design detail.

Mix of units

The Dwelling Size Priorities Table identifies 2-bed market units as having a 'very high' priority in the borough and a 1-bed unit as a lower priority. Policy DP5 states that the Council will expect a mix of large and small homes in residential developments and the Council acknowledges that there is a need and / or demand for dwelling of every size (as shown in the dwelling size priorities table). The Council expects proposals to include some dwellings that meet the very high priorities wherever it is practicable to do so. Given the dwelling size priorities table, the provision of a 2-bed flat is welcomed. Furthermore, the housing mix is considered acceptable and accords with policy DP5.

Standard of Accommodation

The 1 bedroom flat at ground floor level would be 54sqm and exceeds the minimum standard for a flat for 2 persons (48sqm). The 1-bed flat at 1st floor level would be 40sqm. This is below the minimum required for a flat for 2 persons. However, this flat would have a 10sqm terrace (accessible from the bedroom). Given the outdoor amenity space, the overall floorspace is considered acceptable in this instance. The 2 bedroom maisonette at 2nd and 3rd floor would be 50sqm. This would be below the minimum required for a flat for 3 persons (61sqm). This flat would also have access to a 8.8sqm terrace accessible from the landing between the first and 2nd floor and a 2.75sqm terrace accessible from the 3rd floor living room. Given the outdoor amenity space, the floorspace of the 2-bed flat is also considered acceptable. The main bedroom and 2nd bedroom would meet the minimum size requirements.

All flats and habitable rooms would have good levels of outlook. All the flats benefit from outdoor amenity space.

Lifetime homes

The applicant has provided a lifetime homes statement which indicates what parts of the criteria would be met. The proposal is for a conversion of an existing property and therefore in the context of those constraints, it is considered that the proposals have adequately met the terms of policy DP6.

Amenity

The terraces at 1st and 2nd floor would have 1.6m high privacy screens on the boundary with No.26. The privacy screens ensure there would be no harmful overlooking or loss of privacy to this property. From the terraces, there is potential overlooking to the garden of the neighbouring property No. 30. The potential overlooking and loss of privacy is not considered to be harmful or warrant a reason for refusal in this instance.

Transport

The site has very good Public Transport Accessibility Level (PTAL rating 5) and is close to the Kilburn Road Town Centre. Policy DP18 of the LDF expects new development within areas which are easily accessible and subject to controlled parking zones (CPZs) to be car free. It is therefore considered appropriate and reasonable to secure the 3 flats in the development as car-free by way of a S106 legal agreement.

The proposal also requires space allocated for cycle parking and would require sufficient space for 3 cycle spaces; however, further details in respect of their location, how it is secured would be sought by condition in accordance with policy DP17. The condition is recommended to secure the implementation and retention of the facility.

Waste and recycling

The proposals include refuse storage within the front forecourt area. This requires further details in terms of its proposed materials and therefore a condition securing design details, and implementation/retention has been recommended.

CIL

The proposal would be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the conversion and extensions provide new residential units. At this point in time an estimation of the amount to be secured is £50.00 multiplied by the new floor space for each unit in square metres (gross floor space). The CIL will be collected by Camden and an informative will be attached advising the applicant of the CIL requirement.

Recommendation: Grant planning permission subject to s106 to secure the units as car free