

Delegated Report		Expiry Date:	17/07/2015	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
148 Camden Street London NW1 9PA		2015/2906/P			
Proposal(s)					
Lower ground floor rear extension (retrospective) and conversion of rooms at ground and lower ground floor to non-self-contained accommodation.					
Recommendation(s):		Refuse planning permission			
Application Type:		Full planning permission			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice	25/6/15	16/7/15	Site notice	19/6/15	10/7/15
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	16/5/15	7/7/15	11	1	0
Consultation responses (including CAACs):	<p>1 Letter of support</p> <p>Having lived previously on the ground floor of the building (and a current resident of the top floor), I would like to state that the proposed application shows an innovative use of the available space in the building and would provide much needed affordable accommodation in the local area. The proposed accommodation would indeed provide good living space for a single person or couple and compliments the larger apartments already in the building. I therefore support the application as an existing resident of the building.</p>				
Site Description					
The site is a 4 storey end of terrace property (with basement) on the corner of Camden Street and Bonny Street. The property falls within the Jeffrey's Street Conservation Area but is not listed.					
Relevant History					
<p>2014/6189/P: Lower ground floor rear extension. <u>Refused and Warning of Enforcement Action to the Taken</u> 06/03/2015 Reason for refusal: <i>The extension at basement level by reason of the internal arrangement and the lack of sufficient floorspace for a dwelling, creates poor quality accommodation</i></p> <p>EN14/0717: The unauthorised erection of a two storey rear extension at ground and basement level to create a substandard maisonette. Enforcement Notice served 30th March 2016 and will take effect 11th May 2016 unless an appeal is made beforehand.</p> <p>Within a period of six months of the Notice taking effect:</p> <ol style="list-style-type: none"> 1. Either permanently remove the two storey extension, remove all resulting debris from the side and make good the rear elevation; or 2. Combine the newly created floorspace within the ground and lower ground floor rear extension 					

into the existing ground floor unit to enlarge the existing self-contained residential unit in accordance with the layout shown on drawing 13-103-05 (as part of 2013/3562/P)

2013/3462/P: Erection of a rear ground floor extension with rooflights for the provision of an additional bedroom to form 1 x 2 Bed flat in connection with existing ground floor residential flat (Class C3).
Granted 05/08/2013

8700598: Change of use and works of self-containment to provide 5 1-bedroom flats. Granted
01/10/1987

Relevant policies

NPPF 2012

The London Plan March 2016

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

DP9 Student housing, bedsits and other housing with shared facilities

DP18 Parking standards and limiting the availability of car parking

DP24 Securing High Quality Design

DP25 Conserving Camden's heritage

DP26 Managing the Impact of Development on Occupiers and Neighbours

Camden Planning Guidance

CPG1 Design

CPG2 Housing

CPG7 Transport

CPG8 Planning Obligations

Assessment

Proposal: Planning permission is sought for a lower ground floor rear extension (retrospective) and conversion of rooms at ground and lower ground floor to non-self-contained accommodation.

Background:

Planning permission was granted 05/08/2013 for the erection of a rear ground floor extension with rooflights for the provision of an additional bedroom to form 1 x 2 Bed flat in connection with existing ground floor residential flat (ref: 2013/3462/P). The approved plans show the '2nd bedroom' accessed from a corridor to the side of the existing bedroom, all within the self-contained ground floor flat.

The above planning permission has not been implemented according to the approved plans.

Planning permission was previously refused 06/03/2015 for retrospective consent for the lower ground floor extension as the unit created did not meet the minimum floorspace requirements (ref 2014/6189/P). A subsequent application was refused 01/05/2015 due to the loss of the existing self-contained flat at ground floor level (ref: 2015/1529/P).

The current proposal has been revised so that the ground floor flat would remain self-contained and the unit created at ground and lower ground floor would provide non-self-contained accommodation. The toilet would be removed from the lower ground floor bathroom. The existing ground floor flat (facing Camden Street) would be slightly reduced in size to allow the existing toilet to be non-self-contained. It is proposed to relocate the toilet in the self-contained ground floor flat to the existing bathroom.

The application has been previously assessed and the Council resolved to grant planning permission 30/09/2015 subject to a legal agreement (to secure the unit as car-free). However the legal agreement has not been signed so in the absence of the legal agreement the application should be refused. The full assessment is given below.

Assessment:

Conversion of rooms to non-self-contained accommodation:

The Council seeks a diverse range of housing, as set out in Core Strategy policy CS6, and will seek housing types suitable for different groups. Policy DP9 and CS6 acknowledges private rented homes, and particularly bedsit rooms that share communal facilities, are an important source of housing for young adults with a limited income. The Council's HMO standards for bedsits indicate the minimum floorspace for a room where kitchen (not enclosed) is included is 12sqm (single) or 14sqm (double). The proposed bedroom with kitchen included would provide 15sqm floorspace (discounting the area of the stairs leading to the lower ground floor). Therefore the floorspace would meet the minimum HMO floorspace requirement for a double room. The toilet would not be self-contained and would be accessed from the communal hallway. All other facilities would be exclusive for the occupants of the bedsit.

Design:

The extension is built directly underneath the previously approved ground floor extension and so is tucked away. It would still allow a reasonable amount of external amenity space for the basement flat. The extension is finished in white render which is in keeping with the basement elevation and the neighbouring boundary wall. The white render has a sympathetic relationship with the side elevation

of the approved extension which adjoins it above. The extension does not harm the appearance of the host property or the conservation area.

Amenity

The extension has a single window which is not shown on the submitted basement plan. This window directly faces the bathroom window of the existing basement flat. As the window in the extension faces a bathroom window with obscure glazing there would be no harmful overlooking or loss of privacy to the occupiers of the basement flat. Nevertheless, if permission were granted a condition would be included requiring the window in the extension to be obscure glazed and the lower part of the window to be fixed shut.

Transport

The Council expects development in areas with high public transport accessibility to be car-free (Policy DP18). The PTAL of this site is excellent (6B) and so the bedsit should be secured car free via legal agreement.

Camden has been successfully securing car-free housing since 1997 as a way of encouraging car-free lifestyles, promoting sustainable ways of travelling, and helping to reduce the impact of traffic. Car-free development can facilitate sustainability and wider objectives, including:

- enabling additional development where parking provision would not be acceptable due to congestion problems and on-street parking stress;
- helping to promote alternative, more sustainable forms of transport

A legal agreement drafted by the applicant was submitted on 19th August 2015. The Council's legal team has written to the applicant on 2nd November 2015, 30th November 2015 and 18th January 2016 in an attempt to reach agreement on the planning obligation and to negotiate an agreed text. However the applicant has been unwilling to engage with the Council in order to reach an agreement.

The applicant has been advised by email on a number of occasions that failure to sign the Council's s106 legal agreement would result in the application being refused.

It is noted an enforcement notice was served 30th March 2016 (see planning history above) and an informative would be included on the decision notice to remind the applicant what is required.

Recommendation: Refuse planning permission