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|---|--|--|-----------|----------------------------------|-----------|-------------------------------------|-----------|
| <b>Delegated Report</b>   |  | <b>Analysis sheet</b>  |           | <b>Expiry Date:</b>              |           | 11/03/2014                          |           |
|   |  | N/A  |           | <b>Consultation Expiry Date:</b> |           | 07/02/2014                          |           |
| <b>Officer</b>  |  |  |           | <b>Application Number(s)</b>     |           |                                     |           |
| Gideon Whittingham  |  |  |           | 2013/8036/P                      |           |                                     |           |
| <b>Application Address</b>  |  |  |           | <b>Drawing Numbers</b>           |           |                                     |           |
| The Marr<br>Camden Street<br>London<br>NW1 0HE  |  |  |           | Refer to Decision Notice         |           |                                     |           |
| <b>PO 3/4</b>   |  | <b>Area Team Signature</b>   |           | <b>C&amp;UD</b>                  |           | <b>Authorised Officer Signature</b> |           |
|   |  |  |           |                                  |           |                                     |           |
| <b>Proposal(s)</b>  |  |  |           |                                  |           |                                     |           |
| Change of use of ground floor level from office (class B1a) to 1 x 2 bedroom and 2 x 3 bedroom flats (Class C3) and associated elevational alterations. |  |  |           |                                  |           |                                     |           |
| <b>Recommendation(s):</b>   |  | Grant Planning Permission  |           |                                  |           |                                     |           |
| <b>Application Type:</b>  |  | Councils Own Permission Under Regulation 3   |           |                                  |           |                                     |           |
| <b>Conditions or Reasons for Refusal:</b>   |  | Refer to Decision Notice   |           |                                  |           |                                     |           |
| <b>Informatives:</b>  |  |  |           |                                  |           |                                     |           |
| <b>Consultations</b>  |  |  |           |                                  |           |                                     |           |
| <b>Adjoining Occupiers:</b>   |  | No. notified   | <b>16</b> | No. of responses                 | <b>01</b> | No. of objections                   | <b>01</b> |
|   |  |  |           | No. electronic                   | <b>00</b> |                                     |           |
| <b>Summary of consultation responses:</b>   |  | <p>A site notice was displayed from 17/01/2014.</p> <p>An objection was received from an occupier of the Marr relating to:</p> <ul style="list-style-type: none"> <li>Lack of consultation (<i>Officer comment: This part of the report outlines the consultation process to have taken place as part of this application</i>)</li> <li>What cost implications upon existing residents/Time period of works to take place (<i>Officer comment: This matter would not be apportioned significant weight to refuse an application. The applicant has been requested to inform those relevant of the implications/management of the proposal.</i>)</li> <li>Noise levels as a result of development/habitation (see paragraph 7.1)</li> </ul> |           |                                  |           |                                     |           |
| <b>CAAC/Local groups comments:</b>  |  | <p>No CAAC</p> <p>No comments received from residents groups</p>   |           |                                  |           |                                     |           |

## Site Description

The site is located on the east side of Camden Street in between Pratt Street and Plender Street. The site comprises the ground of the three storey block known as "Marr House" part of the Curnock Housing Estate.

The site is within the St Pancras & Somers Town Ward and the Camden Central Neighbourhood Renewal Area.

The building is laid out in a rectangular plot perpendicular to Camden Street.

The existing ground floor is currently used by Camden Federation of Private Tenants (CFPT), Camden Federation for Tenants and Resident's Associations, and Camden Mediation with office, meeting room, kitchen and WC facilities.

The surrounding area is predominately residential accommodation with some commercial uses.

## Relevant History

### 55 Camden Street:

2010/1739/P: Granted subject to a Section 106 Legal Agreement: Change of use from Public House (Class A4) and associated ancillary accommodation on ground and first floors to provide a retail unit (Class A1) and 1 x 3 bedroom self contained flat at ground floor level, and 3 x 1 bedroom self contained flats at 1st floor (Class C3), including alterations to ground and 1st floor north, east and south elevations.

## Relevant policies

### National and Regional Policy

National Planning Policy Framework 2012  
London Plan 2011

### LDF Core Strategy and Development Policies

CS1 (Distribution of growth)  
CS5 (Managing the impact of growth and development)  
CS6 (Providing quality homes)  
CS10 (Supporting community facilities and services)  
CS11 (Promoting sustainable and efficient travel)  
CS13 (Tackling climate change and promoting higher environmental standards)  
CS14 (Promoting high quality places and conserving our heritage)  
CS16 (Improving Camden's health and well-being)  
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)  
DP17 (Walking, cycling and public transport)  
DP18 (Parking standards and the availability of car parking)  
DP19 (Managing the impact of parking)  
DP24 (Securing high quality design)  
DP26 (Managing the impact of development on occupiers and neighbours)  
DP32 (Air quality and Camden's Clear Zone)

### Camden Planning Guidance 2011/2013:

CPG1 Design, CPG2 Housing, CPG3 Sustainability, CPG6 Amenity, CPG7 Transport, CPG8 Planning Obligations

## Assessment

### 1. Proposal:

#### 1.1 The application proposes:

- Change of use of ground floor level from office (B1a) measuring 332sqm to provide 1 x 2 bedroom (96sqm) and 2 x 3 bedroom (119sqm & 117sqm) flats.
- Elevational alterations including brick facing (matching existing) with new windows to façade, ramp, canopy and highway gate to south elevation and brick facing (matching existing) with new windows to façade and planters to north and west elevations.

#### 1.2 The proposal has, since the initial submission, been revised to reduce the off street parking provision for blue badge holders only.

#### 1.3 The principal considerations material to the determination of this application are summarised as follows:

- Land use - Loss of office (B1a)
- Provision and quality of residential accommodation
- Design related issues/townscape
- Adjacent residential amenity
- Transport, access and parking
- Sustainability - resources and energy
- S106 / Other Matters
- Community Infrastructure Levy (CIL)

### 2. Land use - Loss of office (B1a) accommodation

2.1 The applicant has stated that the accommodation was previously used as a local district housing office. Shortly after its relocation, groups funded by Camden, namely Camden Federation of Private Tenants (CFPT), Camden Federation for Tenants and Resident's Associations and Camden Mediation were the sitting tenants. With alternative accommodation available, these occupiers are to be offered alternative accommodation.

2.2 The site provides approximately 332sqm of office accommodation; consequently the proposal would result in the loss of employment floorspace, which is considered on the basis of policies CS8 and DP13.

2.3 In overall terms it is considered that the applicant has provided sufficient evidence to meet the policy requirements of CS8 and DP13. The offices, upon inspection and based on the level of information provided by the applicant, are considered to constitute 'older' accommodation and owing to the nature of the building it would not be appropriate for alternative flexible Class B uses such as Class B1c light industrial, Class B2 industrial or Class B8 storage and distribution.

2.4 Given that the loss of Class B1 is considered to have been justified, the principle of Class C3 accommodation at second, third, fourth and fifth floor level is appropriate in line with DP13, CS6 and DP2. Housing is the priority land use of the LDF and this proposal would add to the housing stock in the borough.

### 3. Provision and quality of residential accommodation

3.1 The proposal would provide 1 x 2 bedroom (96sqm) and 2 x 3 bedroom (119sqm & 117sqm) flats, each fully accessible for wheelchair users.

3.2 The 2 bedroom unit would be capable of accommodating 4 persons, whilst the 3 bedroom units would be capable of accommodating 5 persons. In each instance the flats would exceed the minimum floorspace requirements according to the CPG standards.

3.3 The applicant has submitted a Lifetime Homes statement identifying design features which would maximise accessibility and the site/building's constraints. The proposal largely complies with the

Lifetime Homes criteria, other than provided a lift (as ground floor level development only) etc. In the context of those constraints, it is considered that the proposal adequately meets all applicable standards and is therefore in accordance with policy DP6.

3.4 All units would enjoy dual aspect accommodation; feature a minimum headroom of 2.3m and suitable storage accommodation within.

3.5 Within this context and given the constraints of the site, it is considered that each of the proposed units would provide a satisfactory standard of living accommodation, two of which would be of high priority to Camden's housing stock.

#### **4. Design related issues/townscape**

4.1 The existing elevations differ from those above as a result of their commercial use. Larger panels of glazing have been used to provide a shop frontage element, whilst the upper floors feature smaller windows.

4.2 The proposal would introduce brick facing to each façade which matches that above, whilst introducing windows of a smaller size with a similar alignment to those above also. To provide a relative level of security and distance from passing footfall, a planter boundary treatment shall be placed on the north facing elevation. To the rear, works would include the installation of a suitable ramp to each flat. Within this context, the external alterations proposed are considered appropriate to the character and appearance of the building and the surrounding townscape.

#### **5. Adjacent residential amenity**

5.1 Given the extent of the proposal and its limited scope of elevational alterations, the proposal would not exert material harm with regard to the amenity of the occupiers of the neighbouring and adjacent properties in terms of access to sunlight, daylight, privacy, visual bulk or sense of enclosure. The proposed external alterations in particular, are considered limited in their scope, nature and impact upon the adjacent occupiers.

#### **6. Transport, access and parking**

##### *Car-free development*

6.1 The application site is located within the Central London Area with easy access to shops and services. The site has a PTAL of 6a (excellent), which indicates that it has an excellent level of accessibility by public transport. The application incorporates a car parking space within the rear yard, designated for people with disabilities only. The proposal is acceptable to Camden and parking should be capped with this agreed limit (3 spaces designated for blue badge holders only), secured by a Section 106 agreement.

##### *Cycle parking*

6.2 The applicant has provided 6 cycle storage spaces located at ground floor level, compliant with guidance forming part of CPG 7 (transport). The layout and number of cycle spaces shall be secured by way of a condition.

#### **7. Other Material Considerations**

7.1 An informative shall be attached notifying the applicant that noise from demolition and construction works and sound insulation between dwellings is subject to control under the Building Regulations and/or the London Buildings Acts.

#### **8. Community Infrastructure Levy**

8.1 The proposal will be liable for the Mayor of London's CIL Based on the Mayor's CIL charging schedule and the information given on the plans the charge is likely to be £16,600 (332sqm x £50). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

**Recommendation**

Planning permission is recommended subject to conditions. A final condition will be added to explain that in the event of the Council disposing of its interest in the land prior to implementation and/or occupation of the scheme, certain conditions become heads of terms in a new S.106 legal agreement. These heads of terms will include Car free development.