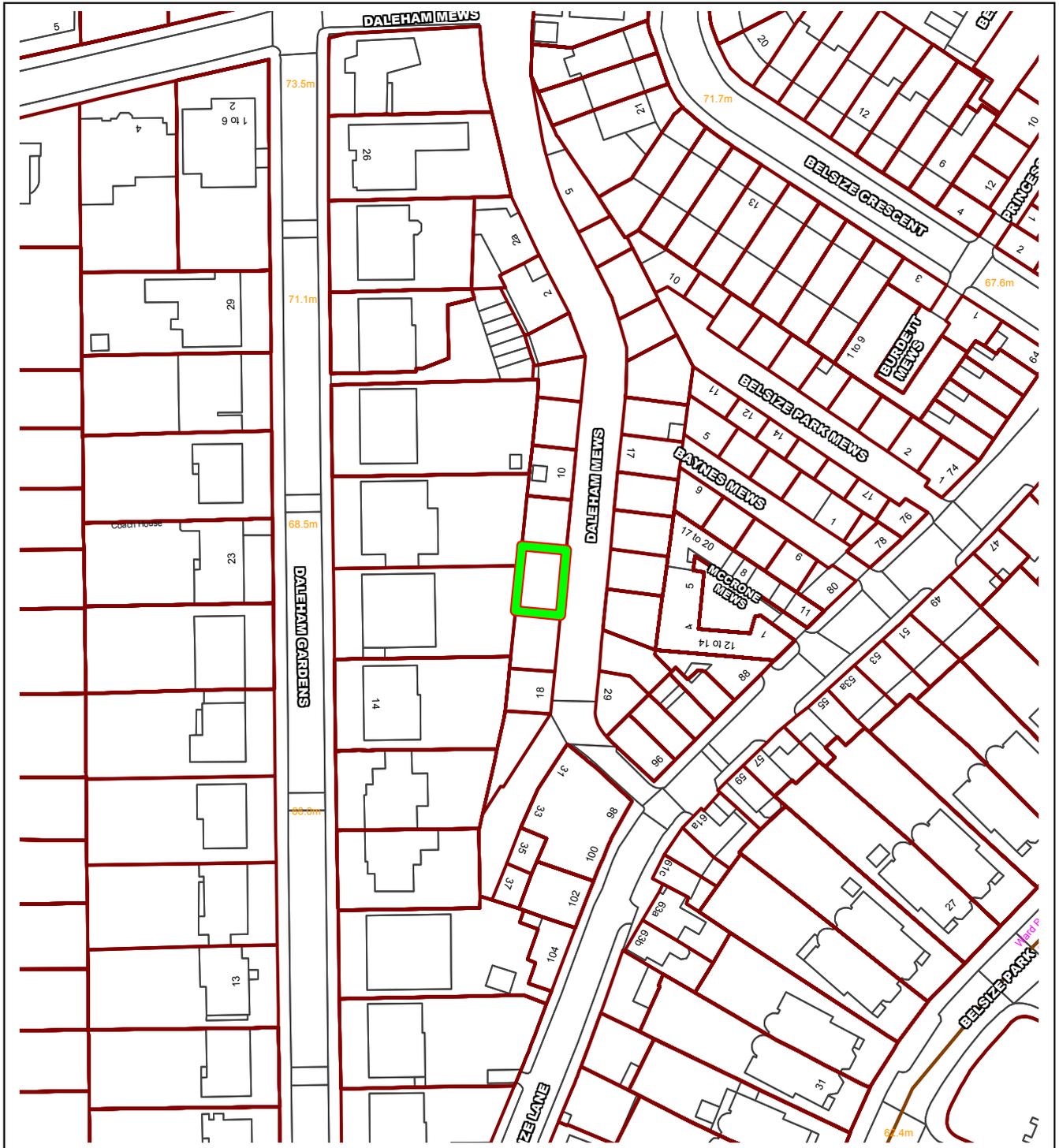


14 Daleham Mews (2017/3471/P)



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Photo 1: Front elevation (black doors to existing B1 garage)



Photo 2: View along Daleham Mews looking north



Photo 3: Example of similar conversions

Delegated Report		Analysis sheet		Expiry Date:	10/08/2017
(Members Briefing)		N/A / attached		Consultation Expiry Date:	20/07/2017
Officer			Application Number(s)		
Laura Hazelton			2017/3471/P		
Application Address			Drawing Numbers		
14 Daleham Mews London NW3 5DB			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Change of use from garage (Class B2) to residential living space (Class C3), ancillary to the existing residential unit at the site, with associated external alterations to front elevation (replacement of garage style doors with new facade).					
Recommendation(s):		Grant planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	02	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	The application was advertised in the local press between 29/06/2017 and 20/07/2017 and a site notices were displayed on Daleham Mews and Daleham Gardens on 28/06/2017 until 19/07/2017.					
CAAC/Local groups* comments: *Please Specify	<p>The Belsize Conservation Area Advisory Committee (CAAC) submitted a comment requesting more information and drawings of the façade.</p> <p><i>Officer response</i></p> <p><i>The information submitted is considered adequate to determine the application. The replacement garage doors would be a simple timber design with high level windows to match those previously approved to the adjacent domestic garage at the site (ref: 2015/3844/P).</i></p> <p>The Belsize Residents Association objected on the following grounds:</p> <ul style="list-style-type: none"> • The loss of a small size commercial space which is in high demand in the locality. No evidence the unit has been advertised for let. B2 use is the most appropriate in this location. • Inaccurate illustration of the proposal. Any proposal for external change should be based on the proposed change of the most-recently approved application. <p><i>Officer response</i></p> <p><i>Please refer to sections 3 (land use) and 4 (design) below.</i></p>					

Site Description

The application site comprises the ground floor garage (B2 use) located within a two storey mews property with a residential flat at first floor level. The building is not listed but is located within the Belsize Park Conservation Area. The ground floor has historically been used as a motor vehicle repair business (class B2) dating back to the 1970s.

The surrounding area is predominantly residential with many of the ground floor businesses now converted into residential use.

Relevant History

9005102 - Application for established use certificate for use of ground floor garage for motor vehicle repairs. Granted 21/03/1990.

2013/5859/P - Rear extension at first floor level, in connection with the change of use from existing garage for motor vehicle repairs (Class B2) with residential flat above, to a single dwelling house (class C3). Refused 11/11/2013 for the following reasons:

- 1. The proposed development would result in the loss of employment floorspace in the form of a vehicle repair garage, which it has not been adequately demonstrated is not suitable for use, and in the loss of employment opportunities within the Borough.*
- 2. The proposed rear extension, by reason of its height, bulk, mass and detailed design, would be an incongruous and dominant addition to the building, to the detriment of the character and appearance of the host building and the surrounding conservation area.*
- 3. The proposed development, in the absence of a legal agreement securing car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and would fail to promote use of sustainable modes of transport.*

2014/1909/P - Change of use of part of ground floor vehicle repair garage (Class B2) to utility / storage room ancillary to first floor flat (Class C3) and erection of first floor rear extension to flat. Refused 10/09/2014 for the following reason:

- 1. The proposed rear extension, by reason of its position, height, bulk and mass would be an incongruous addition to the building, to the detriment of the character and appearance of the host building and the surrounding conservation area.*

Decision appealed and allowed on 28/03/2015.

2015/3844/P - Conversion of domestic garage to habitable room and associated external alterations. Granted 04/09/2015

2016/1511/P - Alterations to front and rear fenestration; lowering of rear terrace; installation of 4 x rooflights to rear roofslope and 1 x rooflight to rear extension, as an amendment to planning permission granted on 28/03/2015 under reference 2014/1909/P for the change of use of part of ground floor vehicle repair garage to utility/storage room ancillary to first floor flat and erection of first floor rear extension to flat. Granted 23/05/2016.

2016/1806/P - Change of use of 15sqm of ground floor from vehicle repair garage (B2 Use) to ancillary residential use (C3 Use). Granted 09/05/2016.

2016/5370/P - Non-material amendment of application ref: 2016/1806/P dated 09/05/16 for change of

use of vehicle repair garage (B2 Use) to ancillary residential use (C3 Use), namely, a change to the floor layout of the two units. Granted 17/10/2016.

Relevant policies

National Planning Policy Framework, 2012

The London Plan 2016

London Borough of Camden Local Plan 2017

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

E1 (Economic development)

E2 (Employment premises and sites)

Camden Supplementary Planning Guidance

CGP1 (Design) 2015

CPG5 (Town centres, retail and employment) 2013

CPG6 (Amenity) 2011

Belsize Conservation Area Statement 2002.

Assessment

1.0 Proposal

1.1 Planning permission is sought for the following:

- Change of use of the ground floor motor repair garage (B2 use) to residential (C3) use ancillary to the existing first floor/part ground floor dwelling; and
- Associated external alterations to the front elevation involving the replacement of the existing garage doors with new timber replacements with high level windows.

2.0 Assessment

2.1 The material planning considerations in the determination of this application are:

- Land use (loss of existing B2 motor repair garage);
- Design (impact of the proposals on the character and appearance of the host building and wider Belsize Conservation Area); and
- Amenity (impact of the proposals on the amenity of neighbouring residents in terms of daylight, outlook and privacy).

3.0 Land Use

3.1 The proposals involve the change of use of the existing ground floor motor repair garage (B2 use) to residential living space for the use of the existing flat on the site which occupies the remainder of the ground and first floor (C3 use). The garage is small, measuring 70.5sqm and has been vacant since June 2015, although marketing evidence hasn't been submitted demonstrating whether there has been any interest in the site since then.

3.2 Officers consider the premises to be a category 3 site, which CPG5 (Town centres, retail and employment, page 85) defines as small, isolated premises with poor access, no goods lift, little or no space for servicing, and incompatible neighbouring uses (predominantly residential).

3.3 CPG5 goes on to state that category 1 and 2 sites (high and medium quality) will always be protected unless there is very strong justification for their loss; however, category 3 sites are heavily compromised and are often not suitable for continued industrial use when they become empty or need significant investment.

3.4 In this instance, the application site is located within a high-density residential mews where all but one of the ground floor premises have now been converted into residential use. Given the fact that the surrounding mews has changed in nature since the B2 use was first established, it is accepted that continued industrial use in this location would be unsuitable.

3.5 Given the sensitive nature of the surrounding uses, the lack of servicing space or goods lift, and the small floorplate which would not be suitable for redevelopment to provide high quality office accommodation, the proposed change of use is considered acceptable.

4.0 Design

4.1 The only external alterations involve the replacement of the existing garage doors to match a previously consented scheme (reference 2016/1511/P) for replacement garage doors to the domestic garage at the application site (for which consent was also granted to convert to a habitable room).

4.2 The doors would be timber with high level windows. They would be very similar in appearance to the existing doors to reflect the historic industrial mews character, they would unify the appearance of the two sets of garage doors to the front elevation of the application building, and they would be a similar design and style to many other properties within Daleham Mews.

5.0 Amenity

5.1 The change to residential use is likely to result in less noise disturbance to neighbours than the current industrial use. The external alterations would not introduce new windows, and the only windows would be high level ensuring there would be no loss of privacy to occupants or neighbours.

6.0 Conclusion

6.0 Although the development would result in the loss of B2 use, the premises is small, low-quality and surrounded by residential uses. The change of use is considered acceptable in this instance and it is recommended that planning permission is granted.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14th August 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr Richard Turek
73 Gloucester Avenue
Sidcup
DA15 7LP

Application Ref: **2017/3471/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

7 August 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
14 Daleham Mews
London
NW3 5DB

DECISION

Proposal:
Change of use from garage (Class B2) to residential living space (Class C3), ancillary to the existing residential unit at the site, with associated external alterations to front elevation (replacement of garage style doors with new facade).

Drawing Nos: RT/14DM/E01 rev A, RT/14DM/E02 rev A, RT/14DM/E03, RT/14DM/17/P01, RT/14DM/17/P02, RT/14DM/17/P03, site location plan and planning statement received 15/06/2017.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Executive Director Supporting Communities



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: RT/14DM/E01 rev A, RT/14DM/E02 rev A, RT/14DM/E03, RT/14DM/17/P01, RT/14DM/17/P02, RT/14DM/17/P03.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning