

Delegated Report		Analysis sheet		Expiry Date:		27/08/2013	
		N/A		Consultation Expiry Date:		10/09/2013	
Officer				Application Number(s)			
Seonaid Carr				2013/1236/P			
Application Address				Drawing Numbers			
46 Cricklewood Broadway London NW2 3ET				See draft decision			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of use at part-ground, first and second floor levels to 2 x 1 bedroom and 1 x 2 bedroom flats (Class C3).							
Recommendation(s):		Grant conditional permission subject to Section 106					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	34	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		As the site is not within a Conservation Area and not listed a site and press notice are not required.					
CAAC/Local groups comments:		N/A					

Site Description

The application site relates to a three storey mid terrace property located to the north eastern side of Cricklewood Broadway. The property comprises of a commercial unit to the front section of the ground floor level with the rear part of the ground floor, first floor and second floor being used for residential accommodation.

The site is not located within a conservation area and is not listed.

Relevant History

EN10/0116 - The unauthorised change of use from 3 bed maisonette at first and second floor level and office at ground floor level to 6x self-contained residential units at ground to second floor level. An enforcement notice was issued with regard to the unauthorised use. This was then appealed by the applicant and dismissed with the Enforcement Notice being upheld.

Relevant policies

National Planning Policy Framework (April 2012)

The London Plan (2011)

LDF Core Strategy and Development Policies (2010)

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS18 Dealing with our waste and encouraging recycling

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair housing

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP22 Promoting sustainable design and construction

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG2 Housing

CPG 6 Amenity

CPG7 Transport

CPG8 Planning Obligations

Assessment

Proposal

Planning permission is sought for the change of use at part-ground, first and second floor levels to 2 x 1 bedroom and 1 x 2 bedroom flats. To the ground floor is an existing shop unit which will be retained.

To the rear ground and first floor levels would be one of the 1 bed unit measuring 54.4sqm, to the second 1 bed to the frontage of the site at first floor level would measure 53.3sqm and the 2 bed unit to the second floor level would measure 55.2sqm.

Land Use

As existing the area that is the subject of this application is used as residential accommodation, the lawful use of the unit is unclear. Following enforcement investigations it has been established that the lawful use is not HMO but likely to be a self-contained unit. The onus is on the applicant to establish the lawful use of the site. However given the last lawful known use was that of a 3 bed maisonette Class C3, there would be no change to another use class for the change of use to 3 units, as such no objection is raised in this regard. The assessment is therefore with regard to the standard of accommodation.

Standard of Accommodation

In terms of space standards all three units would meet the unit size requirements with CPG2 with the one bedroom units exceeding the requirements for a two bed unit. All bedrooms would also meet the required size. As such no objection is raised in this regard.

All units would be dual aspect and served by a sufficient number of window openings to ensure rooms receive a suitable level of daylight and sunlight. Furthermore it is considered that the outlook that would be experienced from within the future units would provide a suitable standard of accommodation.

In terms of dwelling mix, the priorities table within DP5 expects 40% of market housing to be two bed units. One of the proposed three units would be 2 bed equating to 33% of the development. However given the constraint of the building and as there would be no extensions as part of the proposal, it is considered sufficient to allow the proposed mix of 2 x 1 bed and 1 x 2 bed. As such no objection is raised in this regard.

Design

The only external alterations to the property would be the installation of two windows to the rear elevation at ground floor level. The development proposes to reinstate two windows which have previously been bricked up. The windows would be one over one sash style. It is considered they would accord with the fenestrational composition to the rear of the property and constitute an acceptable form of development.

Amenity

Given there would be no extensions to the property it would not result in harm to the amenity enjoyed by neighbouring residents.

Transport

The site is located within an area with a PTAL of 6a with excellent access to public transport. To ensure the new residents of the residential units would not increase strain on the surrounding transport network a Section 106 will be used to secure the new units are car free.

The plans do not show the provision of cycle parking, as such a condition will be used to secure details of cycle parking prior to the commencement of works to ensure the development contributes

towards sustainable modes of transport.

Recommendation: Grant conditional approval subject to a section 106 agreement.