

Delegated Report		Analysis sheet		Expiry Date:		20/07/2018			
		N/A / attached		Consultation Expiry Date:		19/08/2018			
Officer				Application Number(s)					
Obote Hope				2018/2530/P					
Application Address				Drawing Numbers					
96 Goldhurst Terrace London NW6 3HS				See decision notice.					
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal(s)									
Erection of a single storey rear extension to the rear elevation at basement level associated with the conversion of the 2Bedsits into a 3 Bed self-contained flat (Class C3) and the installation of cycle store to the front elevation.									
Recommendation(s):		Refuse planning permission							
Application Type:		Full Planning Permission							
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice							
Informatives:									
Consultations									
Adjoining Occupiers:		No. of responses		00		No. of objections		00	
		No. electronic		00					
Summary of consultation responses:		Site notice displayed 25/07/2018 to 18/08/2018 Press notice published 26/07/2018 to 19/08/2018							
CAAC/Local groups* comments: *Please Specify		N/A							

Site Description

The application site relates to a four-storey terraced Victorian property located on the north side of Goldhurst Terrace within the Swiss Cottage Conservation Area. The ground and upper floors have been

sub-divided into self-contained units. The basement level accommodation, to which this application relates, is in use as two bed-sits.

Relevant History

2016/7145/P: Planning Permission was granted for the erection of a single storey rear extension at lower ground floor level to provide an additional non self-contained bedsit. **Granted** on 16/10/2017.

2007/2336/P: Planning Permission for the erection of a single storey rear extension, plus alterations to the fenestration at ground floor level in association with the provision of additional non self-contained accommodation. **Granted** on 05/07/2007.

19/03/1986: Planning Permission was granted for change of use of the first and second floors in conjunction with the formation of an additional floor by alterations at roof level to form three self-contained flats including works of conversion, a dormer at front and balcony at rear roof level.

Relevant policies

National Planning Policy Framework 2018

The London Plan March 2016

The Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

D2 – Heritage

H6 – Housing choices and mix section

H10 - Housing with shared facilities

T1 – Prioritising walking, cycle and public transport

T2 – Parking and car-free development

Camden Planning Guidance

CPG1 Design (July 2015 updated March 2018)

CPG Amenity ((July 2015 updated March 2018)

South Hampstead Conservation Area and Management Appraisal 2011

Assessment

1.0 Proposal:

1.1 Permission is sought for the erection of a partial-width single-storey rear extension at basement level associated with the conversion of two bed-sits to a single self-contained unit.

1.2 The key considerations are as follows:

- Background;
- Principle of the change of use;
- Dwelling size and mix
- Quality of residential accommodation;
- Design and Appearance;
- Lifetime Homes
- Transport and Cycle Parking
- Amenity

1.3 Background

1.4 The existing basement contains 2 Bedsits and planning permission was granted in 2007 (2007/2336/P) for the erection of a single storey rear extension, plus alterations to the fenestration associated with the provision of additional non self-contained accommodation at the site. Amendments were sought during the course of the application to retain the bedsits and create an additional non self-contained flat was added following concerns from officers due to the loss of the non self-contained units.

2.0 Principle of change of use

2.1 The planning history suggest that this use of the basement as two bed-sits (with shared bathroom facilities) has prevailed since at least 1973. As such, the use is lawful and the loss of this type of accommodation is contrary to policy H6 of the Local Plan 2017, which requires the opportunities presented by each site to contribute to the overall mix of housing types required to meet general and particular needs. Given the limited size and high value of development sites in the borough.

2.2 Contained with Local Plan 2017 section 3.79 states: '*For the purposes of Policy H3 we will treat small houses in multiple occupation (Use Class C4) in the same way as self-contained homes (Use Class C3), and will resist the loss of two or more units in multiple occupation*'. Local Plan Policy H3 also stipulates that the Council will resist development that would involve a net loss of affordable housing floorspace, including any affordable housing that takes the form of hostels, bedsits or other housing with shared facilities. Policy H10 re-affirms that the loss of bedsit rooms would be resisted unless it can be demonstrated that the accommodation is incapable of meeting the relevant standards for houses in multiple occupation This would make the proposal contrary to policy H10 in principle. However, it is accepted that provision could be made for the conversion of HMOs when it can be demonstrated that the accommodation is incapable of meeting the relevant standards for houses in multiple occupation. When this is the case, the preferred use would be within residential C3.

2.3 Furthermore Policy H6 seek a diverse range of market housing units that are affordable which meet the needs across the spectrum of household incomes and given that the proposal is for the replacement of the HMO units with a 3Bed self-contained flat the proposal would be unacceptable in principle.

2.4 Policy H10 of the Local Plan states that the Council will aim to ensure that there is continued provision of housing with shared facilities to meet the needs of small households with limited incomes and modest space requirements and specifies that we will do this by resisting the net loss of HMOs unless:

g) it can be demonstrated that the accommodation is incapable of meeting the relevant standards for houses in multiple occupation, or otherwise genuinely incapable of use as housing with shared facilities or ;

h) adequate replacement housing with shared facilities will be provided; or i) the development provides self-contained and social-affordable rented homes.

Conclusion

In this instance, the existing HMO appears to provide good quality of accommodation for the occupants and no evidence of replacement housing with shared facilities has been provided. Thus, the proposal for a 3 bed self-contained flat in light of the lack of justification for the proposed loss of shared housing would be contrary to Policy H10 of the Local Plan and is therefore unacceptable in principle.

3.0 Dwelling size and mix

3.1 Local Plan Policy H7 states that the Council will aim to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply. The Council will seek to ensure that all housing development, including the conversion of existing homes and non-residential properties contributes to meeting the priorities set out in the Dwelling Size Priorities Table and includes a mix of large and small homes. The Dwelling Size Priorities Table is based on the Camden Strategic Housing Market assessment (SHMA) and sets out the priority need for 2 and 3 bedroom market units in the borough. Large homes are defined in the policy as homes with 3 bedrooms or more; small homes are studio flats, 1-bedroom and 2-bedroom homes. The supporting text to this policy states that the Council will expect proposals to include some dwellings that meet the high priorities wherever it is practicable to do so.

3.2 The development proposes to provide a 3 Bed self-contained market flat. Policy H6 requires large and small homes for new residential development this would allow a variety of housing suitable for existing and future households across the borough and this proposal would be contrary to policy H6 due to the loss of socially affordable rented homes. Moreover, policy H6 also specify that it expect all self-contained homes to meet the nationally described space standard and support the development of private rented homes where this will assist the creation of mixed, inclusive and sustainable communities.

3.3 Quality of Residential Accommodation

3.4 A high quality home should be designed to ensure sufficient space is available for furniture, activity and movement and the government has produced a 'nationally described space standard', which local plans can adopt to ensure that homes are designed with sufficient internal space. The existing development would be for 3Bed self-contained flat and the internal floor area of the proposed flat would be approximately 81sqm excluding storage area. Therefore, the proposal would meet the National Space Standard for a 3Bed 4P flat of 74sqm. However, the internal floor area was annotated on the floor plan as 96sqm.

3.6 Two of the three bedrooms would be double aspect with internal floor area of over 12sqm. However, the third bedroom would be single aspect and given the garden is north facing the proposal would receive adequate levels of natural light and ventilation.

4.0 Design and appearance

4.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

4.2 The proposed single storey rear extension would measure approximately 3m deep, 2.9m high and project 3.9m from the rear elevation of the building along the boundary shared 94 Goldhurst Terrace and is considered subordinate in scale and location to the host building. The detailed design and materials of the extension are considered appropriate to the building. The depth of the extension would be similar to those of adjoining properties and would retain more than 50% of the existing rear garden area, and is similar to an extension approved on 16/10/2017 ref 2016/7145/P. Given the above, the extension would not harm the building or surrounding conservation area and is considered acceptable in this respect.

5.0 Transport

5.1 In accordance with Policy T2 (Parking and car-free development) the Council will limit the availability of parking and will require all new developments in the borough to be car-free. The Council will not issue on-street parking permits in connection with new developments and will use s.106 legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits. Had the development been acceptable in all other respects the proposed development would have been secured as a car free through a section 106 legal agreement.

6.0 Cycle parking

7.1 Policy T1 of the Camden Local Plan requires developments to provide cycle parking facilities in accordance with the minimum requirements of the London Plan and the design requirements outlined in CPG7. The residential development requires 3 covered, secure and fully enclosed cycle parking space required as per policy T1. Had the development been otherwise acceptable details of secure and covered cycle parking arrangements for the proposed flat would have been secured by a planning condition.

The site is located in an area with a high level of accessibility by public transport, thus it is considered the new unit should be "car free" to be secured by a S106 legal agreement to prevent additional on street car parking congestion. Two cycle parking spaces would have been provided in the front garden. Had the development been otherwise acceptable cycle enclosure would have been secured by a planning condition.

8.0 Residential Amenity

8.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG - Amenity provides specific guidance with regards to privacy, overlooking and outlook.

8.2 The proposed extension would be set back approximately 2.5m from the boundary with no.94 and the height of the extension would be of similar height with no.98 boundary. As such, the proposal is not considered to cause harm to neighbouring amenity in terms of loss of daylight/sunlight, outlook and privacy.

9.0 Recommendation

Refuse planning permission.