

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Potter and Holmes Architects,
6 Pembridge Square,
London
W2

APPLICATION NO: PP/00/02670

APPLICATION DATED: 15/11/2000

DATE ACKNOWLEDGED: 17 November 2000

APPLICATION COMPLETE: 16/11/2000

DATE TO BE DECIDED BY: 11/01/2001

SITE: Dashwood House, 6 Pembridge Square, London, W2 4ED

PROPOSAL: 1) Adaptation of an existing bedroom to form self-catering kitchens on each of first, second and third floors. 2) Internal alterations to basement to provide 3 bedsits for mothers and babies.
(No external alterations proposed).

ADDRESSES TO BE CONSULTED

1. 5, 6, 7 PEMBRIDGE SQUARE, W2
- 2.
3. 4/5 VINCENT HSE, PEMBRIDGE SQ
- 4.
5. 6 HOSTEL
- 6.
- 7.
8. 7/9 - ST. GABRIELS HSE, PEMB. SQ.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

3
20/11/2000

CONSULT STATUTORILY

- HBMC Listed Buildings
- HBMC Setting of Buildings Grade I or II
- HBMC Demolition in Conservation Area
- Demolition Bodies
- DoT Trunk Road - Increased traffic
- DoT Westway etc.,
- Neighbouring Local Authority
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- The Environment Agency
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health
- GLA
- Govt Office for London

1 ✓
4 ✓
20/11/2000

DEVELOPMENT CONTROL

TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS DASHWOOD HOUSE
6 PEMBRIDGE SQUARE
DASHWOOD HOUSE
6 PEMBRIDGE SQUARE
POLLING DISTRICT GB

- | | | | |
|-----|--|--------|--|
| HB | Buildings of Architectural Interest | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | SV | Designated View of St Paul's from Richmond |
| MOL | Metropolitan Open Land | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV
									C	N						
4	II		K-26													

	Within the line of Safeguarding of the proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/00/02670/CT

CODE 1D

Room No:

Date: 20 November 2000

DEVELOPMENT AT:

Dashwood House, 6 Pembridge Square, London, W2 4ED

DEVELOPMENT:

1) Adaptation of an existing bedroom to form self-catering kitchens on each of first, second and third floors. 2) Internal alterations to basement to provide 3 bedsits for mothers and babies. (No external alterations proposed).

The above development is to be advertised under:-

- 1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)**
- 4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)**

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

THE OCCUPIER

FILE COPY

020-7361-2079/2080

020-7937-5464

Switchboard: 2079/2080

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 20 November 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCN/PP/00/02670/CT Planning Information Office

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: Dashwood House, 6 Pembridge Square, London, W2 4ED

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

Proposal for which permission is sought

1) Adaptation of an existing bedroom to form self-catering kitchens on each of first, second and third floors. 2) Internal alterations to basement to provide 3 bedsits for mothers and babies.

(No external alterations proposed).

Applicant Christian Alliance Housing Association, Exton House, Exton Street, London SE1 8UE

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

⇒ papers.

- or bed sitting room x 2??

Basement → entry - under - agrees to be added? = no-w

papers - 3 BR units - 29.6 m²

29.5 m²

29.1 m²

- not comply with standards?

Speak to BEHO

what lost??

Ground - no Δ

1st ~~lose~~ bed sitting room + make kitchen

2nd BIS .

3rd - Bal

⇒ loss of 3 B Room
but ↑ kitchen is this
see for BEHO??

Need to speak to BEHO - is it all a bed it??

⇒ speak to Policy + BEHO.

- Association of London Gov't

- Dame James - Hamner

7447 8243

- J. Wier

NOTICE OF A PLANNING APPLICATION



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Notice is hereby given the Royal Borough of Kensington and Chelsea Council has received an application:

**KENSINGTON
AND CHELSEA**

- (a) for development of land in or adjacent to a Conservation Area.
- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

SCHEDULE

Reference: PP/00/02670/CT

Date: 24/11/2000

Dashwood House, 6 Pembridge Square, London, W2 4ED

1) Adaptation of an existing bedroom to form self-catering kitchens on each of first, second and third floors. 2) Internal alterations to basement to provide 3 bedsits for mothers and babies.

(No external alterations proposed).

APPLICANT Christian Alliance Housing Association,

post
sw 29/11

**Royal Borough of Kensington and Chelsea
Directorate of Planning Services - Policy Observations**

TP No: PP/00/2670	Address: Dashwood House, 6 Pembridge Square, W2	Date Received 22/11/00	Date of Obs. 28/11/00	
UDP Prop Alts Paras/Policies		Obj. 4	No obj. <input checked="" type="checkbox"/>	
H20, H24	Development: Re-ordering of bedsit accommodation	HMO?	No. of Dwelling Units	
		Yes	Existing 26?	Proposed 26?
		D.C. Officer CJT	Policy Officer CJT	

Comments:

The application relates to a detached property which is in use as a HMO

Existing use:

HMO run by a housing association It would appear from the drawings that the property is currently occupied as follows

Basement	Staff bedroom	1
	Storage room	2
	WC	1
<i>Ground floor</i>	<i>Office and communal facilities for property including lounge and games room</i>	
First floor	Bedsitting rooms	7
	WC/bathrooms	4
<i>Second floor</i>	<i>Bedsitting rooms</i>	<i>9.</i>
	<i>WC/bathrooms</i>	<i>4</i>
Third floor	Bedsitting rooms	9
	WC/bathrooms	4

A site visit will be necessary to clarify the situation with regard the exact content of each floor and the facilities available for each room

Proposal:

Permission is sought to convert a bedsitting room on each of the first, second and third floor levels to a kitchen. Permission is also sought to convert what would appear on the submitted plans to be two storage rooms in the basement into three studio flats, for use for "mothers and babies".

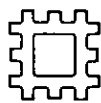
Issues

Policy H20 of the UDP is relevant as seeks to normally resist proposals for the conversion into self contained accommodation of those HMOs and individual bedsitting rooms which comply with, or are capable of reaching, the standards laid down in the housing acts. This application does not include the loss of bedsitting rooms to create self contained flats. However, it does include the loss of a total of three bedsitting rooms to create three communal kitchens for the use of the remaining units. The loss of three bedsitting rooms is regrettable. You will need to contact BEHO to establish why the applicants intend to create the new kitchens. Has BEHO requested this? Do the units lost comply with the necessary standards or are they capable of doing so?

The creation of three studio flats in the basement for use for mothers and babies is welcomed. There is recognised London wide need for this type of provision. The Association of London Government will be able to give further details of the need if useful. (Details on file). Therefore, the proposal complies with Policy H24 which welcomes the provision of housing for people with special accommodation needs. The floor area of the flats are each approximately 29.5 sq. metres, which is very close to the standard normally required by the Council. (30 sq. metres) Information is required from the applicants explaining how these studio flats will operate. Will there be used as half way houses or as permanent accommodation? A S106 agreement may be appropriate to ensure that these studio flats will remain in use by the housing association and not be put on the general market.

Recommendation: Further information/site visit required.

AWH Hugler 29.11.00



ENGLISH HERITAGE

LONDON REGION

Director of Planning & Transportation
Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

Your refs: LB/00/02671
Our ref: LRS/2041/6
Contact: Paul Calvocoressi
Direct Dial: 020-7973-3763

For the attention of C Turner

30 NOV 2000

Dear Sir/Madam

Planning (Listed Buildings and Conservation Areas) Act, 1990:
DASHWOOD HOUSE, 6 PEMBRIDGE SQUARE, W2

CT.

Applicant: Christian Alliance

Grade of building(s): II

Proposed works: 1) Adapt an existing room to form kitchens on each of the first, second and third floors.
2) Internal alterations to basement to form 3 units.

Drawing numbers: LO1 to L12

Date of application: 18.08.2000
Date of referral by Council: 20.11.2000
Date received by English Heritage: 23.11.2000
Date referred to GOL: 27.11.2000

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	P	SW	SE	ENF	AO ACK	
4 DEC 2000								100	
APPLS	IO	REL	ARB	FWD PLN	CON DES	FEES			

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.

Yours faithfully

Paul Calvocoressi
Paul Calvocoressi
London Region

The ~~Secretary~~ Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him
Signed JHR
Date 19/11/00

LR/F



RBKC District Plan Observations CONSERVATION AND DESIGN

Address	Appl. No.	L.B.	C.A.	N C S
Dallwood House, 6 Pembroke Square, W2	CJT LS/00/02671	#	4	<input checked="" type="checkbox"/>
Description	Code			
Internal alterations.	—			

Minor alterations, which are non-constructive, if the partitions to be installed are fully available. There is some loss of original fabric, which could be avoided by careful space planning. Site meeting will be necessary, given the Grade II status of the building.

H/B

4.12.00

SU 13/12/00

- HSB - requested internal amendments.

Policy terms - Oh.

Existing use of basement - laundry, storage room etc - not habitable.

(proposal - 3 rooms / flat -

↳ 1/2 way house.

condition - use only aspect of hotel access
- access via main building

- use - small run hostel rather than a head HMO.

↳ meals normally cooked centrally
no individual cooking

⇒ went to D explains → shared kitchen
cooking own
food

Sten Lygren ↳ social services dept ← Wipodit
- you & greater
daily independence
/ Simson 4616
or Fr. Vivet William -

P O T T E R & H O L M E S
A R C H I T E C T S

① PC

② CJT

66 Southwark Bridge Road, London SE1 0AS

Tel: 020-7928 5834. Fax: 020-7401 2003

COPY OF PLANS
TO INFORMATION
OFFICE PLEASE

F:\datawp\Mpp\psq\PSQ51.003.wpd

Royal Borough of Kensington & Chelsea
Planning Department
Town Hall
Horton Street
London
W8 7NX

Tel: 020 7361 2096
Fax: 020 7631 3463

For the attention of Mr Chris Turner

By hand

14 December 2000

Dear Sirs,

Re: Dashwood House, 6 Pembridge Square, London, W2

Further to our meeting on site yesterday with yourself and Hilary Bell we attach four copies of the revised basement plans as existing and proposed - Drawings L04A and L05A.

We believe that we have answered the concerns that you both raised about disruption of the original structure of the building:

- a) The original principal internal structural walls are either unaffected or reinstated by the work.
- b) Bedsit III is re-planned to maintain the previous circulation routes, necessary for means of escape.

We understand that you have no other problems with the Application and that you will be able to recommend for Approval under delegated powers early in the New Year.

I trust this is sufficient for the application, but do not hesitate to contact me should there be any further information that you may require. I look forward to hearing from you.

Yours faithfully

Mark Potter

Mark Potter

cc Stephen Baly, CAHA

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	M	C	SW	SE	ENF	AO ACK
(45)				15 DEC 2000			
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

CJT
15/12/2000

Hils

— received drawings received — no regarding basement.

i) Ok formal also

— Chi

19/12/00

Christ,

1st floor plan at existing, need to be
noting for the set. Also we will

need confirmation that there are no external

alterations — given the inclusion of the existing

elements in the set. New layout are as

attached on site.

#B 27. ¹² ~~5~~. 00

3/1/01 — Hils — I have attached 1st floor existing to
bundle. (it was in file).

Thank you please.

There will be no external alt.

Thank Chi

Turner, Chris: PC-PlanSvc

From: Nzo, Tarh: ES-EnvHlth
Sent: 20 December 2000 09:39
To: Turner, Chris: PC-PlanSvc
Subject: FW: 6 Pembridge Square

I have since spoken to some a representative of the applicant(housing Assc.) who states that the premises will remain a hostel (short stay)with a resident warden and that shared kitchen units (1:5 or better) will be provided. This will comply with our standards for this type of accommodation.

Tarh

-----Original Message-----

From: Nzo, Tarh: ES-EnvHlth
Sent: 20 December 2000 13:19
To: Turner, Chris: PC-PlanSvc
Subject: 6 Pembridge Square

Our current standards require that all bedsits be fitted with facilities for the cooking and preparation of food and other facilities such as WCs and showers/bath can be shared to the ratio of 1:5. It appears this is what is being proposed (my copy of the plans are not very clear) in which case I do not have any objections. There is a history of several past inspections by EH but no indication of of any Notices having been served!

Merry Christmas

Tarh

Darwood House

Turner, Chris: PC-PlanSvc

From: Nzo, Tarh: ES-EnvHlth
Sent: 20 December 2000 08:19
To: Turner, Chris: PC-PlanSvc
Subject: 6 Pembridge Square

Our current standards require that all bedsits be fitted with facilities for the cooking and preparation of food and other facilities such as WCs and showers/bath can be shared to the ratio of 1:5. It appears this is what is being proposed (my copy of the plans are not very clear) in which case I do not have any objections. There is a history of several past inspections by EH but no indication of of any Notices having been served!

Merry Christmas
Tarh

RBKC
CONSERVATION & DESIGN

GRADE II LISTED BUILDINGS
FORMAL OBSERVATIONS

Address: Dashwood House, 6 Pembridge Square, W2.

Description: i. Adapt an existing room to form kitchens on each of the first, second and third floors. ii. Internal alterations to basement to form three units.

Application No: LB/00/02671. **DC Case Officer:** CT.

Drawing Nos: L01, 02, 03, 04A, **CD Case Officer:** HSB.
05A, 06 to 12 incl.

Date: 10 January 2001.

Grant/Refuse: GRANT.

Formal Observations:

The property is a late 19thc. stuccoed town house, which has been converted for use as a hostel. The works proposed are minor alterations, at basement level, to create three self contained bedsitting rooms. Associated works include the installation of new kitchens at 1st, 2nd and 3rd floor levels.

The formation of the new bedsitting rooms will not involve loss of original building fabric, each being incorporated into the 19thc. layout where practicable. All new internal partitions will be lightweight and fully reversible.

It is considered that the works proposed will not be detrimental to the special architectural and historic character of the building and are therefore acceptable.

Conditions: C205.

Signed: *Hay Bell*

Date: *10 January 01*

Approved: *David J Mc Donald*

Date: *10/1/01*

DP1

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

To: Chief Administrative Officer (Planning) Date: 10 January 2001
From: The Executive Director, Planning & Conservation

Our Ref: PP/00/02670 /COTH

Applicant's Ref: PSQ

Application Date: 15/11/2000 Complete Date: 16/11/2000 Revised Date: 15/12/2000

Applicant: Potter and Holmes Architects, 6 Pembridge Square, London W2

Address: Dashwood House, 6 Pembridge Square, London, W2 4ED

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

Class (i) - 8th Schedule development Class (vi) - listed building consent for above Classes.

Class (ii) - shop fronts Class (vii) - approval of facing materials

Class (iii) - conversion from non s/c dwellings etc
Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use

Class (iv) - amendments as required by T.P. Committee
Class (iv) - amendments as required by T.P. Committee
Class (ix) - grant permission licence or no objection by T.P. Committee under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act

DELEGATED APPROVAL
11 JAN 2001

Class (v) - above classes after D.P. Committee agree Class (x) - Crossover under S. 108 of the Highways Act 1980

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DESCRIPTION OF PROPOSED DEVELOPMENT

Adaptation of an existing bedroom to form self-catering kitchens on each of first, second and third floors and provision of 3 hostel units within the basement.

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/02670 and PP/00/2670/A
Applicant's drawing(s) No. L04A, 05A, 06, 07, 08, 09, 10 and 11.

I hereby determine and grant this application under the powers delegated to me by the Council, subject to the condition(s) indicated above imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation Head of Development Control Area Planning Officer
M. J. French *Holmes 11.1.01.* *[Signature] 10/1/00*

PP/00/02670/1

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
3. **The residential units hereby permitted in the basement shall be used only as part of the hostel located within the property. X**
Reason: To maintain a supply of accommodation suitable for those with special housing needs.

INFORMATIVES

1. I09
2. I10
3. I21
4. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular Policies H20 and H24 (I51)

1.0 **Site**

- 1.1 The application relates to a villa which is on the southern side of Pembridge Square, close to the junction with Pembridge Gardens. The property consists of a basement and four additional floors. It is grade II listed and is within the Pembridge Conservation Area. The property is currently used as a managed residential hostel by the Christian Alliance Housing Association.

2.0 **Planning Considerations**

- 2.1 Planning permission is sought to convert a bedsitting room on each of the first, second and third floor levels to a kitchen. Permission is also sought to convert a storage room and communal dining room within in basement into three studio flats, for use for "mothers and babies". The creation of three studio flats in the basement for use for mothers and babies is welcomed as there is recognised London wide need for this type of provision. This is encouraged by Policy H24 which welcomes the provision of housing for people with special accommodation needs. These flats would be an integral part of the hostel, as access will only be possible through the main reception area.

- 2.2 The conversion of a hostel room on each of the first, second and third floors into a kitchen is considered to be acceptable as forms part of a strategy to encourage a greater degree of independence of the users. This change of emphasis is the result of liaison between the Housing Association and the Council's Social Services Department. Furthermore, the proposal is considered to comply with Policy H20 as no net loss of self contained HMO accommodation will occur.

2.3 **Formal observations of the Conservation and Design Officer**

The structural alterations in association with the creation of the new units within the basement are considered to preserve the special architectural character and historic interest of the grade II building. The case has been released by English Heritage for the Council to determine. The observations of the design officer are as follows:

"The property is a late 19thc. Stuccoed town house, which has been converted for use as a hostel. The works proposed are minor alterations, at basement level, to create three self contained bedsitting rooms. Associated works include the installation of new kitchens at 1st, 2nd and 3rd floor levels.

The formation of the new bedsitting rooms will not involve the loss of original building fabric, each being incorporated into the 19thc. Layout where practicable. All new internal partitions will be lightweight and fully reversible.

It is considered that the works proposed will not be detrimental to the special architectural and historic character of the building and therefore acceptable."

- 2.4 Therefore, the proposed change of use and associated internal alterations are considered to comply with Council policy, in particular with Policies CD58, H20 and H24.

3.0 **Public Consultation**

- 3.1 Three adjoining occupiers have been consulted in Pembridge Square. No letters of objection have been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

DELEGATED REPORT

Address

Dashwood House
6 Pentonville Square

Reference PP100/2670

Conservation Area Yes

Listed Building Yes/No No

Type of Application

Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent

Type of Development

Residential Extension

Roof

Rear

Storeys _____

Side

Front

Garden

Residential Alterations

Residential Conversion

From _____

To _____

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole part

Listed Building Alterations

Unlisted Building - Demolition

whole part

continued

D4/51(a)

Objections (withdrawn etc.) (incl. internal - Design, Policy, Transportation etc.)

Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

See Award

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees
- HBMC** Direction/Obs.
- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by

CT

Date

Agreed

*Wes/DT
11/01/07*

1.0 **Site**

- 1.1 The application relates to a villa which is on the southern side of Pembridge Square, close to the junction with Pembridge Gardens. The property consists of a basement and four additional floors. It is grade II listed and is within the Pembridge Conservation Area. The property is currently used as a managed residential hostel by the Christian Alliance Housing Association.

2.0 **Planning Considerations**

- 2.1 Planning permission is sought to convert a bedsitting room on each of the first, second and third floor levels to a kitchen. Permission is also sought to convert a storage room and communal dining room within in basement into three studio flats, for use for "mothers and babies". The creation of three studio flats in the basement for use for mothers and babies is welcomed as there is recognised London wide need for this type of provision. This is encouraged by Policy H24 which welcomes the provision of housing for people with special accommodation needs. These flats would be an integral part of the hostel, as access will only be possible through the main reception area.

- 2.2 The conversion of a hostel room on each of the first, second and third floors into a kitchen is considered to be acceptable as forms part of a strategy to encourage a greater degree of independence of the users. This change of emphasis is the result of liaison between the Housing Association and the Council's Social Services Department. Furthermore, the proposal is considered to comply with Policy H20 as no net loss of self contained HMO accommodation will occur.

2.3 Formal observations of the Conservation and Design Officer

The structural alterations in association with the creation of the new units within the basement are considered to preserve the special architectural character and historic interest of the grade II building. The case has been released by English Heritage for the Council to determine. The observations of the design officer are as follows:

"The property is a late 19thc. Stuccoed town house, which has been converted for use as a hostel. The works proposed are minor alterations, at basement level, to create three self contained bedsitting rooms. Associated works include the installation of new kitchens at 1st, 2nd and 3rd floor levels.

The formation of the new bedsitting rooms will not involve the loss of original building fabric, each being incorporated into the 19thc. Layout where practicable. All new internal partitions will be lightweight and fully reversible.

It is considered that the works proposed will not be detrimental to the special architectural and historic character of the building and therefore acceptable."

- 2.4 Therefore, the proposed change of use and associated internal alterations are considered to comply with Council policy, in particular with Policies CD58, H20 and H24.

3.0 **Public Consultations**

- 3.1 Three adjoining occupiers have been consulted in Pembridge Square. No letters of objection have been received.

M.J. FRENCH

EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION