

Delegated Report		Analysis sheet		Expiry Date:		07/06/2013	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
John Nicholls				2013/2099/P			
Application Address				Drawing Numbers			
18 F & G Belsize Park Gardens London NW3 4LH							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use of two self contained flats to create a single self contained flat (Class C3)							
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	22	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 8 th May 2013 and a press notice on 16 th May. No comments or letters of objection were received.					
CAAC/Local groups* comments: *Please Specify		The Belsize CAAC has not commented.					

Site Description

The application site relates to a semi-detached property located on the north side of Belsize Park Gardens used as flats. The property is an early Victorian Italianate villa style typical of the area. The property is currently divided into five flats.

The site is located within the Belsize Conservation Area but the house is not listed.

Relevant History

2008/3584/P - Change of use of two self contained flats at lower ground and ground floor levels to create a single self-contained maisonette – Granted - 17/10/2008

2010/2250/P - Erection of roof dormer and raising a chimney stack to northwest elevation at existing dwelling house (Class C3) – Granted - 12/07/2010

2013/2282/P - Renewal of planning permission granted on 12/07/10 (ref: 2010/2250/P) for the erection of roof dormer and raising a chimney stack to northwest elevation at existing dwelling house (Class C3) – Currently still being determined.

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS14 – Promoting high quality places and conserving our heritage

DP2 – Making full use of Camden's capacity for housing

DP5 – Homes of different sizes

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance: 1. Design, 6. Amenity

NPPF - 2012

Assessment

Proposal

The application proposes to change the use of Flats 18 F and G (Second Floor and Second/third Floor duplex) from 1 x 1-bedroom and 1 x 2 bedroom self-contained flats to a single x4 bedroom self-contained maisonette, via the removal of an internal dividing wall on the second floor common parts staircase and the fitting of a new front door across the landing. There would be no external alterations. There are currently five flats within the property including the lower ground and ground floor maisonette approved in 2008 (Ref: 2008/3584/P).

Main Considerations

- The conversion in land use policy terms
- The implications on the conservation area and on neighbourhood amenity.

Policy

Policy DP2 - (Making full use of Camden's capacity for housing) states that *The Council will not grant planning permission for a development that would involve the net loss of two or more residential units.* The proposal involves only the loss of one unit and although a previous application has resulted in the

reduction of the number of residential units in the building by one in 2008. The proposal is in compliance to policy DP2.

It is also in compliance with Policy DP5 (Homes of different sizes) – neither of the two existing flats are family sized units, and the unit proposed would be a large maisonette capable of accommodating a family. It therefore improves the mix of units in the building as a whole and would create a second larger maisonette (the other being ground and lower ground floor) and would leave a further two flats within the property at first floor level.

Cumulative impact

The original house was converted into six flats. The 2008 planning application permitted two flats to be converted into one, and this application seeks a similar outcome. This would lead to the six flats having been reduced to four which is technically a net loss of two units throughout the whole building. The Council have had one appeal decision in relation to the cumulative impact argument allowed because the wording of policy DP2 does not discuss the cumulative impact when a previously amalgamated property sought to merge with another flat thus creating a net overall loss in the building of more than two units, but in itself wasn't contrary to policy DP2 because two units were merging (Ref: APP/X5210/C/11/2156801).

As a result the Council has consulted upon, but yet to gain cabinet sign off, on a variation on CPG2: Housing (pages 50-51) which seeks to address this issue and prevent this happening in future. However, as it has not been signed off it carries very little weight at present and therefore, although the cumulative impact is the loss of two units overall in the building since 2008, the application itself is only for the loss of one residential unit and therefore complies with policy.

The internal arrangements as shown on the proposed plans meet the size requirements for both individual room sizes and the total floor area of the proposed dwelling. They would also comply with the CPG guidance for light to habitable rooms and provide a good outlook, therefore providing a dwelling with good residential amenity for future occupiers.

Implications on the conversion area and on neighbourhood amenity

There are no adverse implications for neighbours, transport or traffic, or any impact on the character and appearance of the conservation area.

Recommendation: Grant Planning Permission.