

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	23/05/2013
		N/A / attached		<b>Consultation Expiry Date:</b>	23/05/2013
<b>Officer</b>			<b>Application Number(s)</b>		
Miheer Mehta			2013/0996/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
50 Fellows Road London NW3 3LJ			Refer to Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Conversion of studio flat (first floor front) and three bedroom maisonette (first floor rear and second floor) to provide 1 x two bed flat (first floor) and 1 x three bed maisonette (second floor and roof space).					
<b>Recommendation(s):</b>		Grant conditional permission			
<b>Application Type:</b>		Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>25</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>Site notice displayed from 29/04/2013 until 20/05/2013.          Advertised in the Ham and High Newspaper from 02/05/2013 until 23/05/2013.</p> <p>25 Letters were sent to neighbouring properties with no objections received.          1 comment was received relating to the following concerns:</p> <ul style="list-style-type: none"> <li>- Retrospective planning permission / Works started without planning approval except that of the dormers</li> <li>- Scaffolding up and no building work taking place</li> </ul> <p>Officer response: The application is not retrospective as the internal works to alter the layout has not completed. Both flats have been gutted in preparation of this decision. Matters relating to scaffolding and building work not taking place are not planning matters.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	Belsize CAAC – no objections					

## **Site Description**

The application site is towards the north of Fellows Road and located between Swiss Cottage and Haverstock Hill. The site comprises a four storey semi-detached townhouse with a principle elevation of yellow London stock brick with white stucco details. The property is currently divided into four flats.

The surrounding area is characterised by similar detached and semi-detached Victorian villas. The site falls within the Belsize conservation area and the Eton Avenue sub-area.

## **Relevant History**

2012/0142/P – Granted on 10/02/2012 - Erection of rear and side dormer windows and installation of roof light on front roof slope in connection with top floor flat (Class C3).

## **Relevant policies**

### **LDF Core Strategy and Development Policies**

CS1 (Distribution of growth)  
CS5 (Managing the impact of growth and development)  
CS6 (Providing quality homes)  
CS11 (Promoting sustainable and efficient travel)  
CS14 (Promoting high quality places and conserving our heritage)  
DP2 (Making full use of Camden's capacity for housing)  
DP5 (Housing size mix)  
DP6 (Lifetime homes and wheelchair homes)  
DP17 (Walking, cycling and public transport)  
DP18 (Parking standards and the availability of car parking)  
DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)  
DP26 (Managing the impact of development on occupiers and neighbours)

### **Camden Planning Guidance 2011**

CPG 1 (Design)  
CPG 6 (Amenity)

### **Belsize Conservation Area Statement**

## **Assessment**

### **Proposal**

Conversion of studio flat (first floor front) and three bedroom maisonette (first floor rear and second floor) to provide 1 x two bed flat (first floor) and 1 x three bed maisonette (second floor and roof space).

The conversion would include minor internal alterations to the layout of each floor, balancing the standard of accommodation and floor space to each unit.

### **Assessment:**

The main issues to be considered are the principle of conversion, the standard of accommodation and the potential impact on neighbouring amenity.

### **Principle of Conversion:**

The principle to enlarge the existing studio flat at first floor level and alter the layout of the existing self-contained first, second and loft floor maisonette flat is subject to the proposed two flats both meeting the minimum floor area standards within the London Plan (2011) floor space requirements.

### **Standard of Accommodation:**

The existing studio flat at first floor level is considered substandard and the enlargement of this unit is welcome. This unit will now consist of a 2-bed unit, and Policy DP5 'Dwelling Size Priorities Table' identifies there being a 'very high' need for such sized units in the borough.

The existing maisonette will be located at second floor and roof level, proposing a 3-bed unit. The increase in floor space of the studio self contained unit within the building is welcomed.

The Priorities Table identifies 2 & 3 bed market units as having a 'very high' and 'high' need in the borough and therefore the revised mix would remain policy DP5 compliant in providing an appropriate mix of dwellings.

Both flats would be dual aspect and would be well laid out. The bedrooms to the 2 bedroom flat would be located to the quieter rear, and would meet the minimum space standards to provide good quality accommodation. The 3-bed unit would be located at second floor and roof space level. The size of this unit would exceed 71 sq metres and would be generous in size. On balance, it is considered that both units would be acceptable in terms of their mix, size and standard of accommodation.

### **Amenity:**

There would be no potential for any new impact in terms of overlooking to neighbouring properties as the changes proposed are only internal. However, due to the stacking of the proposed units, it is considered necessary to ensure sound insulation is provided to protect the future occupants of the 2 flats, a condition has been attached to that effect.

### **Transport:**

The site has a very good public transport accessibility level. Two cycle parking spaces, one for each flat, would need to be provided, however this has been attached as a condition. The application is therefore supported in transport terms.

### **Refuse storage:**

Planning guidance for minor conversions like this seeks that refuse and recyclables are collected and stored in individual flats and left on the side path for collection day only. Each flat has adequate internal storage for this waste.

### **Other issues:**

A neighbour raised concerns with building work taking place and associated concerns in relation to noise and inconvenience. To confirm, the implementation of the previous permission (see planning history) has taken place with roof extensions currently on site. This application seeks to provide a better balance of accommodation.

**Community Infrastructure Levy:**

The proposal would not create any new units of accommodation and would therefore not be liable for a contribution towards the Mayor's Community Infrastructure Levy (CIL).

**Conclusion:**

Overall the proposal is considered to be acceptable, providing improved residential accommodation within the Borough.

**Recommendation:**

Grant Conditional Permission