

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	25/03/2013	
		N/A		<b>Consultation Expiry Date:</b>	07/03/2013	
<b>Officer</b>			<b>Application Number</b>			
Aysegul Olcar-Chamberlin			2013/0529/P			
<b>Application Address</b>			<b>Drawing Numbers</b>			
12A & B Crediton Hill West Hampstead London NW6 1HP			See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>			
<b>Proposal</b>						
Renewal of planning permission dated 09/03/2010 (ref 2010/0308/P) for the change of use of two self-contained flats at first and second floor levels to one self-contained maisonette (Class C3)						
<b>Recommendation:</b>		Grant planning permission				
<b>Application Type:</b>		Renewal of Full Planning Permission				
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice				
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	11	No. of responses	00	No. of objections	00
			No. electronic	00		
<b>Summary of consultation responses:</b>		<p>A site notice was displayed from 06/02/2013 to 27/02/2013. A press notice was advertised in the Ham and High on 14/02/2013.</p> <p>No response from the adjoining occupiers has been received.</p>				
<b>CAAC/Local groups comments:</b>		No response has been received.				
<b>Site Description</b>						
The application site is a 3-storey dwellinghouse divided into 3 flats [one per floor]. It is located on the east side of the street. The building is not listed, but it is located within the West End Green Conservation Area.						

## Relevant History

**2010/0308/P** – Planning permission was granted on 09/03/2010 for the change of use of two self-contained flats at first and second floor levels to one self-contained maisonette. This planning permission expired on 09/03/2013.

**8905044** – Planning permission was granted on 21/07/1989 for the change of use and works of conversion to form 3 self contained units together with the enlargement of the existing single storey rear extension and the formation of a balcony at rear first floor level.

## Relevant policies

The assessment of the original planning application was based on the relevant policies of Replacement Unitary Development Plan (2006) which have now been superseded. Since the approval of the original application new policies were adopted. This application would be assessed against the relevant LDF policies listed below.

### National Planning Policy Framework (NPPF) (2012)

On 27<sup>th</sup> March 2012 the Government published the National Planning Policy Framework (NPPF). The policies contained in the NPPF are material considerations which should be taken into account in determining planning applications. The NPPF replaces a number of national planning policy documents (listed at Annex 3 of the NPPF).

### The Landon Plan (2011)

### LDF Core Strategy and Development Policies (2010)

#### Camden Core Strategy

- CS1 – Distribution of growth
- CS5 – Managing the impact of growth and development
- CS6 – Providing quality homes
- CS14 – Promoting high quality places and conserving our heritage

#### Camden Development Policies

- DP2 – Making full use of Camden's capacity for housing
- DP5 – Homes of different sizes
- DP6 – Lifetime homes and wheelchair housing
- DP25 – Conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance (2011)

- CPG 2 – Housing (Sections 4 and 5)

## Assessment

### Proposal

The proposal is for extending the time limit for the implementation of the planning permission granted on 09/03/2010 for the change of use of two self-contained flats at first and second floor levels to one self-contained maisonette until March 2016.

The existing flats on the first and second floor levels would be amalgamated. No external alterations are proposed.

### Land Use

Policy DP2 encourages development proposals to make full use of Camden's capacity for the provision of new housing and resists developments that would involve the net loss of two or more homes, unless criteria listed under DP2(f) are met. The proposed development would result in loss of one self-contained dwelling and therefore is in accordance with the aims of this policy.

The surrounding area is characterised by large dwellings, some of which have been converted into

flats. The existing ground floor flat has 2-3 bedrooms. The first floor flat and second floor flat have two bedrooms each. The proposal would result in loss of these two bedroom flats to provide four bedroom maisonette. Policy DP5 seeks to ensure that residential developments meet the Dwelling Size Priorities Table which identifies two bedroom dwellings as a 'very high' priority and 3-4 bedroom dwellings as a 'medium' priority (on page 38 of Camden Development Policies). Although the proposal would result in loss of the two bedroom flats it would not significantly compromise the Council's ability to provide a range of self-contained homes of different sizes to meet the demand in this area. Given the character of the area the proposed mix is considered to be acceptable.

No external alterations are proposed, therefore there will be no impact on the appearance of the host building or the character and appearance of the conservation area.

### **Living Standards and Lifetime Homes**

The existing flats are spacious and well lit. The proposed maisonette would also be spacious and well lit. All of the bedrooms meet the recommended space sizes and will benefit from adequate storage space. It is considered that the proposed maisonette would comply with the recommended standards set out in section 4 of CPG2.

Policy DP6 requires all housing developments including conversions to meet lifetime homes standards as far as practically possible. Given the proposed alterations would involve the floor levels above the ground level and the site constrains it would be unreasonable to expect the compliance with all Lifetime Homes Criteria.

The proposal would not affect the existing access arrangements to ground and upper floor levels. The separate entrance of the existing ground floor flat would be retained. The proposed maisonette would be accessed through the existing side entrance. There would be a few internal alterations which would involve removal of the partition walls to extend the halls and provide kitchen and dining area on the first floor level.

No Lifetime Homes Statement submitted with this application and therefore an informative for the consideration of lifetime homes standards is recommended.

### **Neighbourhood Amenity**

Policy DP26 aims to protect the quality of life of neighbours that might be affected by developments. The amalgamation of the two existing units would not have any significant impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook as no external alterations are proposed; thus is considered to be consistent with policies CS5 and DP26.

### **Transport**

There is no increase in the number of units in the property, and thus no impact [other than a potential improvement through the loss of one unit in the property] on on-street parking.

### **Others**

Given the proposal would not result in additional floor space CIL is not applicable in this case.

**Recommendation:** Grant conditional planning permission.