

Delegated Report		Analysis sheet		Expiry Date:		29/11/2012	
		N/A / attached		Consultation Expiry Date:		01/11/2012	
Officer				Application Number(s)			
Hugh Miller				2012/4787/P			
Application Address				Drawing Numbers			
48 Burghley Road London NW5 1UE				See draft decision.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use and conversion from two self-contained flats into a single family dwellinghouse (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	05	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		NA.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A.					

Site Description

A basement plus 3-storey mid-terraced property situated on the north side of Burghley Road east of Lady Somerset Road. The building forms part of a terrace of four houses at the Northern end of Burghley Road. The building is not listed; neither is within a designated Conservation Area.

Relevant History

July 1979 – PP Granted - Change of use, including works of conversion and provision of external staircase, to provide a self-contained basement flat and maisonette on ground, first and second floors; ref. 28470.

November 2012 – PP Granted - Erection of dormer windows as replacement for existing at the front and rear roofslopes to self-contained flat (Class C3). 2012/4962/P.

Relevant policies

LDF Core Strategy and

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

Development Policies

DP2 (Making full use of Camden's capacity for housing)

DP5 (Homes of different sizes)

DP6 (Lifetime homes and wheelchair housing)

DP26 (Managing the impact of development on occupiers and neighbours)

CPG 2011.

CPG1 Sections 1; 4 & 5

CPG6 Amenity

London Plan (2011)

NPPF 2012

Assessment

Proposal

- ✓ Change of use and works of conversion from 1 x bed self-contained flat and maisonette to single family dwellinghouse (Class C3).

There are 2 existing self-contained flats at the property - 1 x 1bed unit at lower ground floor level and a 3 x bedroom maisonette at the ground, first, second and attic floor levels.

Policy DP2 (f) of the LDF seeks to resist developments that would involve the net loss of two or more residential homes. This application proposes the loss of one unit and therefore does not conflict with this policy.

The proposed conversion of the two self-contained flats into a single family dwellinghouse would provide 9 habitable rooms, five of which would be bedrooms. The general layout and size of the proposal is considered to be consistent with Council's LDF policies, in particular Policy DP5, which in its justification considers that residential accommodation, comprising 3 or more bedrooms are a high priority as defined in the Dwelling Size Priority Table. The proposal meets the requirements of policy DP6 (Lifetime homes) to the extent that is reasonable and practicable for a conversion of this kind (removal of internal stud partition wall & reinstate internal stair between lower and upper ground floors).

No external works are proposed that are directly association with the change of use; however there are two associated proposals for external alterations, the dormer replacement which was granted approval on 15/11/2012 and the replacement 2-storey rear closet wing for which a decision is pending.

Amenity

The existing use of the host building is residential. The conversion works to form a dwellinghouse are internal only and this element of the proposal would therefore not have any material impact on the amenity of the occupiers of neighbouring properties.

Recommendation: Grant planning permission

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