

Delegated Report		Analysis sheet		Expiry Date:		30/10/2012	
		N/A / attached		Consultation Expiry Date:		11/10/2012	
Officer				Application Number(s)			
Carlos Martin				2012/4614/P			
Application Address				Drawing Numbers			
103 Regents Park Road London NW1 8UR				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Conversion of 1x 1-bed flat at first floor level and 1x 2-bed flat at second, third and fourth floor levels into a single dwelling (Class C3).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice published from 20/09/2012 to 11/10/2012. Site notice displayed from 14/09/2012 to 05/10/2012. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Primrose Hill CAAC: <i>The loss of another small flat is regrettable but we recognise that policy allows this. No objection to the alterations to the building.</i>					

Site Description

The application site relates to a 4 storey terrace building located on the west side of Regent's Park Road, within the Primrose Hill Conservation Area. The building comprises a retail unit at ground floor level and 2 residential units above. The site is not listed.

Relevant History

H9/14/D/27170: pp granted for refurbishment of flats and alterations to form a rear roof extension. 28/12/1978

H9/14/D/36188: pp granted for the change of use of ground and basement floors from launderette to showroom and retail on ground floor with ancillary storage in the basement and associated works including the installation of a new shopfront. 12/09/1983

Relevant policies

NPPF

The London Plan

LDF Core Strategy and Development Policies

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

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

DP5 - Housing size mix

DP6 - Lifetime homes and wheelchair homes

Camden Planning Guidance 2011

Primrose Hill CA statement

Assessment

Policies DP2 and CS6 of the LDF seek to protect existing housing by resisting development that would involve the net loss of two or more homes. As the proposal would not result in the net loss of residential floorspace and would only involve the loss of one net residential unit it is considered to comply with these policies.

The proposed new dwelling is considered to provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight, ventilation and outlook. The proposal is consistent with Policy CS6 and the Residential Development Standards contained in Camden Planning Guidance. It is noted that no information regarding Lifetime Homes standards has been submitted. However, the proposed physical alterations involve only the internal separate access to the units and there is no scope to implement the standards.

The proposal does not raise any neighbouring amenity issues as no external alterations are proposed.

Recommendation: Grant Planning Permission

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