

Delegated Report		Analysis sheet		Expiry Date:		11/10/2012	
		N/A		Consultation Expiry Date:		20/09/2012	
Officer				Application Number(s)			
Miheer Mehta				2012/4347/P			
Application Address				Drawing Numbers			
6 Glenmore Road London NW3 4DB				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Conversion of 2 x 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	11	No. of responses	02	No. of objections	00
Summary of consultation responses:		<p>A site notice was put up outside the property on 24/08/2012 and a press notice was issued in the Ham & High on 30/08/2012.</p> <p>A letter received from a local resident at 12 Elsworthy Road, supporting the proposal.</p>					
CAAC/Local groups* comments: *Please Specify		Belsize CAAC raise no objection.					

Site Description

The application site relates to a non-listed mid-terrace 3-storey plus basement property located on the north side of Glenmore Road.

The property comprises a flat at ground and basement level and a 4-bedroom maisonette on the upper floors.

The site does falls within the Belsize Park Conservation area which also benefits from an Article 4 Direction.

Relevant History

21/10/2004: pp (2004/2557) Granted - The change of use of the first and second floors from a House in Multiple Occupation to a self-contained maisonette.

24/03/2004: pp (2004/0489) Refused - Change of use of the 1st & 2nd floors from a House in Multiple Occupation (HMO) to a self-contained maisonette.

20/11/2003: pp (2003/2666) Refused - Use of the building as 2 self contained residential units.

Relevant policies

Local Development Framework (2010)

Core Policies

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

Development Policies

DP2 Making full use of Camden's capacity for housing
DP5 Homes of different size
DP6 Lifetimes homes and wheelchair housing
DP24 Securing high quality design
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (2011):

CPG2 (Housing)
CPG6 (Amenity)

Belsize Conservation Area Statement

Assessment

Planning permission is sought for the conversion of the 2 existing flats into a 5-bedroom single family dwellinghouse.

Proposal description

The key considerations for assessment are:-

- implications on the housing provision in the borough;

Land Use and Standard of Accommodation

Policy DP2 prevents development that leads to a net loss of residential floorspace or that involves the loss of two or more residential units. In this case, there is no loss of residential floorspace and only one unit would be lost, therefore the proposal for conversion of two flats into a single-family dwellinghouse complies with the UDP.

The proposed internal alterations associated with the conversion are minor. The proposed layout of the new dwelling is considered to be acceptable; the unit is appropriately sized with good access to natural daylight and ventilation.

Amenity of neighbouring occupiers

The proposed alterations will not result in any significant loss of amenity to neighbours in terms of loss of light, outlook or privacy.

Other Issues

The proposal will result in a reduction in pressure for on-street car parking spaces and also possibly a reduction in the demand for space for storage of refuse and recycling.

As a single-family dwellinghouse the property would acquire permitted development rights. However, as the location benefits from an Article 4 Direction it is considered that the removal of permitted development rights would go further to confirm that any future alterations and extensions would require planning permission.

CIL

The proposal would not be liable for the Mayor of London's CIL as there is no additional floorspace which exceeds 100sqm or provision for an additional unit of residential accommodation.

Recommendation: Grant conditional permission.

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