

Delegated Report		Analysis sheet		Expiry Date:		24/09/2012	
		N/A / attached		Consultation Expiry Date:		06/09/2012	
Officer				Application Number(s)			
Carlos Martin				2012/3963/P			
Application Address				Drawing Numbers			
18-20 Lancaster Grove London NW3 4PB				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Formation of an opening at first floor level to connect No 18 and No 20 Lancaster Grove and form a single residential unit (Class C3).							
Recommendation(s):		Grant					
Application Type:		Householder Application					
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 16/08/2012 to 06/09/2012. Site notice displayed from 09/08/2012 to 30/08/2012. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Belsize CAAC: No objection.					

Site Description

The site is within the Belsize Park Conservation Area. The application property is an unlisted building that is identified as making a positive contribution to the Conservation Area in the Conservation Area Statement.

The site is occupied by two dwelling houses, which are 2-storey and no. 18 also has an attic level. The larger dwellinghouse to the west (no. 18); has two large dormers at attic level and casement windows. The smaller dwellinghouse (no. 20) is lower in height, with a single storey garage projecting forward of the building line.

Relevant History

2010/3134/P: pp and cac granted for renewal of planning permission granted 28/05/2008 (2007/0923/P) for the erection of a new two-storey plus attic level and basement dwellinghouse, following the demolition of 2 existing dwellinghouses.

Relevant policies

NPPF

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

Belsize Park 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 dwelling house 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 opening of a doorway at first floor level 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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