Delegated Report		Analysis sheet		Expiry Date	17/09/20	012	
		N/A / attached		Consultation Expiry Date	06/09/20	06/09/2012	
Officer		Application Nu	ımber(s)				
Fergus Freeney			2012/3106/P	2012/3100/P			
Application Address			Drawing Numb	pers			
Flat A & B 12 Denning Road London NW3 1SU			See decision no	See decision notice			
PO 3/4 Area Tea	m Signature	C&UD	Authorised Of	ficer Signatu	ıre		
Proposal(s)							
Conversion of two flats at basement and ground floors into one maisonette (Class C3)							
Recommendation(s):	ning Perm	ning Permission					
Application Type:	cation Type: Full Planning Permission						
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice						
Informatives:	I						
Consultations							
Adjoining Occupiers:	No. notified	10	No. of responses	01 No.	of objections	00	
	<u> </u>		No. electronic	00			
Summary of consultation responses:	Site notice: 09/08/2012 – 06/09/2012 Press notice: 16/08/2012 – 06/09/2012						
	One letter of support from neighbour.						
	Hampstead CAAC – No objection						
CAAC/Local groups* comments: *Please Specify							

Site Description

The site is located on the south side of Denning Road. It comprises a mid terraced property which is subdivided into flats. The site is not listed but is within the Hampstead Conservation Area.

Relevant History

No relevant history

Relevant policies

LDF Core Strategy and Development Policies

- 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
- DP2 Making full use of Camden's capacity for housing
- DP5 Housing size mix
- DP6 Lifetime homes and wheelchair homes
- DP19 Managing the impact of parking
- DP24 Securing High Quality Design
- DP25 Conserving Camden's Heritage
- DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Assessment

Proposal:

Permission is sought to convert two existing flats on the basement and ground floors into a single flat.

Assessment:

Residential Accommodation

Policies DP2 and CS6 of the LDF seek to protect existing housing by resisting development that would involve the net loss or 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 residential unit it is considered to comply with these policies.

The proposed flat would 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.

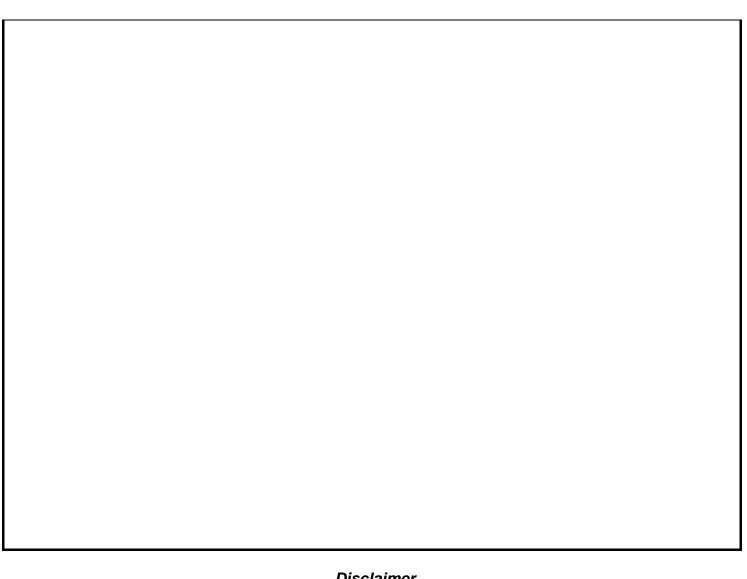
All new homes should comply with Lifetime Homes criteria as far as possible, although it is noted that conversions may not be able to fully comply. The constraints of the conversion scheme are such that not all of the criteria can be met but the measures proposed are considered acceptable in this instance.

Transport

The site has a Public Transport Accessibility Level (PTAL) of 3. Policy DP18 expects development to be car free in the Central London Area, Town Centres, and other areas within Controlled Parking Zones that area easily accessible by public transport (PTAL of 4 or above).

Given that the number of units will be reduced from two to one it not considered necessary for this development to be car-free.

Recommendation: Grant Planning Permission



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