

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

## 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 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 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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