

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	13/08/2012
		N/A / attached	<b>Consultation Expiry Date:</b>	26/07/2012
<b>Officer</b>			<b>Application Number(s)</b>	
Fergus Freeney			2012/2765/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flats 1 & 3, 93 Greencroft Gardens London NW6 3PG			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 on basement and ground floors into a single maisonette (Class C3)				
<b>Recommendation(s):</b>		Grant Planning Permission		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>27</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
Summary of consultation responses:	<p>Site notice: 05/07/2012 – 26/07/2012  Press notice: 26/06/2012 – 17/07/2012</p> <p>One objection received from neighbour above:</p> <ul style="list-style-type: none"> <li>- Concerns raised with regard to the structural stability of the building as internal walls will be removed. <u>Officer Comment:</u> <i>This is not a planning consideration, however the scheme will need to comply with building control legislation. The Council's Building Control Department should be contacted for further information.</i></li> <li>- Hours of work should be carefully considered. <u>Officer Comment:</u> <i>An informative will be added to advise the applicant of the need to comply with national legislation restricting the hours of construction.</i></li> </ul>					
CAAC/Local groups* comments: *Please Specify	No CAAC or statutory local groups.					

## Site Description

The site is located on the south side of Greencroft Gardens. It comprises a large semi detached property which is subdivided into flats. The site is not listed but is within the South Hampstead Conservation Area.

## Relevant History

2010/0569/P - Erection of a rear extension at ground floor level to the garden flat. *Granted 29/06/2010*

## 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

### South Hampstead Conservation Area Statement

## Assessment

### Proposal:

Permission is sought to convert two existing flats on the lower ground 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 5. 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).

However, 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

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444***