

Delegated Report		Analysis sheet		Expiry Date:		13/08/2012	
		N/A		Consultation Expiry Date:		09/08/2012	
Officer				Application Number(s)			
Jenna Litherland				2012/2945/P			
Application Address				Drawing Numbers			
63 Belsize Park London NW3 4EH				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to windows and doors on side elevation at lower ground and ground floor level and creation of bin enclosure in side passage all in connection with change of use of 2 x flats at basement and ground floor level to a 4-bedroom flat (Class C3).							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	18	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 13/07/2012 until 03/08/2012. Advertised in the Ham and High 19/07/2012. No representations received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Belsize CAAC: No objection.					

Site Description

The application site comprises a four storey semi-detached villa located on the south-eastern side of Belsize Park. The property is divided into flats. The current proposal relates to the ground floor and basement flats. The site is located within the Belsize Conservation Area and is identified as making a positive contribution to the conservation area.

Relevant History

6817: Conversion of the basement and ground floors into two self-contained flats at 63 Belsize Park, Camden. **Granted 28/05/1969.**

Relevant policies

LDF Core Strategy and Development Policies

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 (Homes of different sizes)

DP6 (Lifetime homes and wheelchair homes)

DP24 (Securing high quality homes)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

CPG-1 Design

CPG2- Housing

Belsize Conservation Area Statement, 2003

Assessment

Proposal

Planning permission is sought for a change of use of the ground floor flat and basement flat to a four bedroom maisonette, alterations to windows and doors on side elevation at lower ground and ground floor level and creation of bin enclosure in side passage.

The main planning considerations are the:

- principle of the change of use;
- design;
- neighbour amenity;
- car parking.

Principle of the change of use

Policy DP2 of the Local Development Framework states that the Council will resist development that would involve the net loss of two or more residential units. The application seeks permission for the conversion of the 2 flats into a maisonette at basement and ground floor level. The proposal would result in the loss of one net dwelling and is therefore consistent with Policy DP2.

The application would result in a family sized unit which there is medium demand for in accordance with policy CS6 and DP5. This is considered acceptable. The building would retain the same circulation and near identical layout as existing and therefore it is not considered reasonable to require enhancements to the lifetime homes standards met by the existing layout.

Design

The alterations on the side elevation of the building include replacement and removal of windows at ground and lower ground floor level and relocation of the door at lower ground floor level. The proposed windows will be timber framed sash windows which match the style and design of windows found elsewhere at the property. The proposed door would be timber. The windows and door would not be visible from public view.

The application also includes amendments to the bin store located to the front of the property adjacent to the boundary with no. 64. The amendments include enclosing the bin store. The bin store would not be extended in terms of height. The applicant has confirmed that the detailed design of the bin store has not yet been finalised, therefore this would be required by condition. The principle of enclosing the bin store is considered acceptable.

Neighbour amenity

The proposed windows on the side elevations will not result in overlooking as they do not directly face windows at the neighbouring property no. 64. The windows at first floor level of the neighbouring property are obscurely glazed. There are no external alterations which would result in loss of daylight.

Car parking

The conversion also has the potential to reduce the demand for car parking on Arkwright Gardens and it is therefore not considered reasonable to seek to secure the resulting flat as car-free.

Recommendation: Grant conditional 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