

Delegated Report		Analysis sheet		Expiry Date:		20/07/2012	
		N/A / attached		Consultation Expiry Date:		05/07/2012	
Officer				Application Number			
Aysegul Olcar-Chamberlin				2012/2351/P			
Application Address				Drawing Numbers			
115 A King Henry's Road London NW3 3RB				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Conversion of 2 x 2 bedroom flats at basement and ground floor level into 1 x 3-bedroom maisonette (Class C3) and replacement of window on side elevation at ground floor level.							
Recommendation:		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 08/06/2012 to 29/06/2012. A press notice was advertised on 14/06/2012 and expired on 05/07/2012.					
CAAC/Local groups comments:		Elsworthy CAAC raised no objection to the proposal.					
Site Description							
The application site is a three store-plus semi-basement level semi-detached property on the south side of King Henry's Road at the corner of cross roads between King Henry's Road and Lower Merton Road in the Elsworthy Road Conservation Area.							

The property has been divided into four flats and considered to be a positive contributor to the appearance and character of the area.

Relevant History

8700097 – Planning permission was granted on 04/03/1987 for the change of use and works of conversion to form two flats one at ground floor level and one at first floor level including the insertion of two windows at ground floor level on the flank elevation.

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 housing

DP24- Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 – Design

CPG2 – Housing

CPG 6 - Amenity

Elsworthy Road Conservation Area Appraisal

Assessment

Proposal: It is proposed to combine the basement flat and the ground floor level flat to form a three-bedroom maisonette with some minor external alterations to the east side elevation.

One of the small sash windows at basement level would be infilled with the matching brickwork to the existing. One of the windows would be reinstated with matching sash window to the existing (to serve the proposed internal staircase. The existing doors to the ground floor and basement floor would be kept.

Land Use: Policy CS6 seeks to maximise the supply of homes and minimise their loss. In detail, according to policy DP2 the Council will resist developments that would involve the net loss of two or more homes unless they comply with the set criteria (in page 22 of Camden Development Policies 2010). Given the proposal will only result in the loss of one self-contained residential unit it is considered to comply with the aims of policies CS6 and DP2 and acceptable in principle.

Mixes of units: As existing there are 3 x 2 bedroom flats and 1 x 4 bedroom maisonette on the second and attic floor levels. The proposed mix would be 1x 2 bedroom flat, 1 x 3 bedroom maisonette and 1x 4 bedroom maisonette. "Dwelling Size Priorities Table" of policy DP5 (Homes of different sizes) identifies the two bedroom units as a higher priority than four or more bedroom units. Although the proposal would result in loss of 2 x 2 bedroom flats to gain a larger unit the application site is located on a primarily residential road and benefits from a large garden space and therefore the proposed maisonette would be likely to attract demand from varying households including families. On the basis of that, the proposal is considered to comply with the aims of this policy.

Living Standards: The proposed maisonette would be approximately 180sqm and could accommodate up to 6 people comfortably in accordance with the Council's floorspace standards for self-contained dwellings on page 54 of Camden Planning Guidance (CPG2).

The submitted Lifetime Homes Statement refers criteria concerning parking, entrances, stairs, internal doorways, circulation space, WC and bathrooms. The proposal would not affect the communal access arrangements through the existing building. Given that the site is in a conservation area and the existing constraints (e.g. stepped main entrance) it would be unreasonable to expect compliance of all 16 lifetime homes criteria. The proposal is considered to be in accordance with the aims of policy DP6.

Design and Appearance:

The proposed alterations to the side elevation are considered to be very minor and would not harm the hierarchy of the windows on the side elevation. The proposed alterations are considered to respect appearance and character of the building and the wider conservation area.

Impact on neighbouring property: There would also be no adverse impact to the residential amenities of the neighbouring properties in terms of loss of privacy etc.

Other concerns: As the proposal would result in the reduction of self-contained units in the building there would be no impact on the existing transport conditions. Given there would be no additional floorspace CIL is not applicable in this case.

Recommendation: Grant conditional permission.

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