

Delegated Report		Analysis sheet	Expiry Date:	28/05/2012
		N/A / attached	Consultation Expiry Date:	17/05/2012
Officer			Application Number	
Aysegul Olcar-Chamberlin			2012/1841/P	
Application Address			Drawing Numbers	
4A & 4B Chalcot Gardens LONDON NW3 4YB			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Conversion of 2 x one-bedroom flats at ground and first floor levels to 1 x two-bedroom maisonette (Class C3).				
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	09	No. of responses	01	No. of objections	00
			No. electronic	01		
Summary of consultation responses:	<p>A site notice was erected on the 19/04/2012 and a press advert on the 26/04/2012. One letter of comment was received from the occupiers of the top floor maisonette (Flat 4C), who pointed out that the maisonette on the 2nd and 3rd floor levels had three bedrooms, however the Design and Access statement referred this maisonette as a one bedroom flat. The occupier also recommended a condition to ensure that there would be no increase in number of bedrooms in the proposed maisonette.</p> <p>Response: It is not reasonable to impose a condition as recommended.</p>					
CAAC/Local groups comments:	Eton CAAC raised no objection to the proposal.					
Site Description						
<p>The site is a three-storey-semidetached property with a sub-basement level located on the south-eastern side of Chalcot Gardens in Eton Conservation Area. The property has been divided into four flats. This application refers to the flats on the upper ground floor and first floor levels (Flat A and Flat B).</p> <p>The property is identified as a positive contributor to the appearance and character of the conservation area in Eton Conservation Area Statement.</p>						
Relevant History						
<p>9300863 - Planning permission was granted on 10/09/1993 for the self containment of the flat at first floor level.</p> <p>9400639 – Planning permission was granted on 16/02/1995 for the alterations to Flat C for the roof including one front dormer, one side dormer one inset rear dormer with terrace and velux windows in connection with the provision of a maisonette on the second and attic floors.</p>						
Relevant policies						
LDF Core Strategy and Development Policies						
<p>CS5 - Managing the impact of growth and development</p> <p>CS6 - Providing quality homes</p> <p>CS14 - Promoting high quality places and conserving our heritage</p> <p>DP2 - Making full use of Camden's capacity for housing</p> <p>DP5 - Homes of different sizes</p> <p>DP6 - Lifetime homes and wheelchair housing</p> <p>DP24 -Securing high quality design</p>						

Camden Planning Guidance 2011

CPG2 (Housing)

Assessment

Proposal: The proposal is for joining the existing one bedroom flats on the upper ground floor and first floor levels into a two bedroom maisonette. The proposed maisonette would be mainly accessed from the ground floor flat's door. The first floor flat's door would be retained as a means of secondary fire escape. The two floors of the proposed maisonette would be connected via a new internal staircase.

There would be no external alterations.

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 3x one bedroom flats on the lower ground, upper ground floor and first floor levels and 1x three bedroom maisonette on second floor and attic levels in the building. The proposed mix would be 1x bedroom lower ground floor (or garden) flat, 1x 2 bedroom maisonette on the upper ground and first floor levels and 1x3 bedroom maisonette on the second and third floor levels.

The proposal would add a two bedroom residential unit into the mix and therefore would be more in line with "Dwelling Size Priorities Table" of policy DP5 (Homes of different sizes). According to the table there is a much higher need for two bedroom dwellings than one bedroom units within Camden. The provision of a two bedroom maisonette would contribute towards a high demand for two bedroom dwellings and would be in accordance with policy DP5.

Living Standards: The proposed maisonette would have a floor area of approximately 124sqm and could accommodate up to four people. The floorspace of the proposed maisonette would be well above the minimum floorspace threshold (75sqm) for a self-contained dwelling for four person occupancy as stated in the Camden Planning Guidance (CPG2).

The building has a steep stepped main entrance and narrow stairs along the common halls. The alterations to the layouts of the existing flats would be limited to the installation of internal stairs between the floors. Therefore, the proposal would not worsen the existing accessibility conditions through the building. Given that the site is in a conservation area and the existing constraints (e.g. communal access arrangements through the building) it would be unreasonable to expect compliance of all 16 lifetime homes criteria. Nevertheless, an informative is attached to the decision notice to encourage applicants to comply with the lifetime homes criteria as far as it is practical.

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

There would also be no adverse impact to the residential amenities of the neighbouring properties.

Recommendation: Grant conditional permission.

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