

Delegated Report		Analysis sheet		Expiry Date:		14/03/2012	
		N/A		Consultation Expiry Date:		23/02/2011	
Officer				Application Number(s)			
Ben Le Mare				2012/0131/P			
Application Address				Drawing Numbers			
4b Kidderpore Avenue London NW3 7SP				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use of single-family dwellinghouse to 2 x 3-bedroom flats (Class C3).							
Recommendation(s):		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	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed outside the property between 24/01/2012 and 14/02/2012 and press notice was issued in the Ham & High on 02/02/2012. No letters of objection have been received.					
CAAC/Local groups comments:		Redington/Frognaal CAAC have no objections to the proposal.					

Site Description

The application site forms the northern part of a substantial villa located on the corner of Kidderpore Avenue and Kidderpore Gardens. The villa currently provides two separate units of accommodation. The building has been identified as making a positive contribution to the Redington/Frognaal Conservation Area.

Relevant History

2010/1221/P - Renewal of planning permission 2007/1254/P, granted 29/05/2007 for the erection of a rounded gable to the front elevation, plus erection of a roof extension behind to create additional living accommodation for the existing dwellinghouse. Granted

2007/1254/P - Erection of a rounded gable to the front elevation, plus erection of a roof extension behind to create additional living accommodation for the existing dwellinghouse. Granted 29/05/2007.

PWX0103249. Change of use from two maisonettes to a single-family house. Granted 16/05/2001.

Relevant policies

The London Plan (July 2011)

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting Sustainable and efficient travel

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 Lifetimes Homes and Wheelchair Housing

DP16 The Transport implications of development

DP17 Walking, Cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP21 Development Connecting to the Highway Network

DP22 Promoting Sustainable Design and Construction

DP24 Securing High Quality Design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG 1 (Design)

CPG 2 (Housing)

CPG 6 (Amenity)

Assessment

This application proposes to change of use of single-family dwellinghouse to 2 x 3-bedroom flats (Class C3). No external alterations are proposed to the building.

The main planning issues associated with the proposed development have been identified as the following:

- Land Use;
- Quality of proposed housing;
- Design;
- Impact on neighbour amenity; and
- Transport.

These issues are addressed below in the context of planning policy and other material considerations.

Land Use

The creation of two residential units is considered acceptable and in line with Policy DP2 of the LDF which seeks to maximise the supply of additional homes within the Borough and CS6 that declares the Council's aim to make full use of Camden's capacity for housing.

Quality of proposed housing

The proposed duplex maisonette flat (over ground and first floor) and the 3-bedroom flat on the lower ground floor would have total areas of 242m² and 91m² respectively. The proposed dwellings therefore comfortably meet the Council's minimum total floor areas for 5/6 person self-contained flats.

All of the bedrooms associated with the maisonette flat exceed the Council's minimum standards for double bedrooms (11m²). In the basement flat the proposed bedrooms meet the Council's standards for first and second/other bedrooms (11m² and 6.5m²).

Both residential units have dual aspect windows and would receive an acceptable level of natural light and ventilation. The proposal is considered to be acceptable and in accordance with the provision of new housing set out in CPG2 (Housing) and Policy DP26 of the LDF.

The constraints of the existing building are such that not all of the criteria for Lifetime Homes can be met, but the measures proposed are considered acceptable in this instance.

Neighbour Amenity

As no new windows, doors, extensions, roof terraces or a/c units are proposed there would not be a loss of privacy, sunlight/daylight or outlook to the occupiers of the host building or neighbouring properties.

The proposed new flat is appropriate and unlikely to result in additional noise and disturbance to the occupiers of other flats within the building. In order to reduce the impact of construction noise, the applicant would be advised that noisy work cannot take place outside of the hours of between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on a Sunday or Bank Holiday.

It is considered that the proposal would not have a detrimental impact on neighbour amenity and is therefore in accordance with Policy DP26 of the LDF.

Design

The application proposes internal works in the sub-division of the property and no external alterations to the building are proposed. The proposal is therefore in accordance with Policy DP24 of the LDF.

Transport

The site is identified as being within an area which has a PTAL rating of 2 (low) and no off-street parking pressures. The Council therefore does not require the additional unit of accommodation hereby created to be car-free or capped.

Despite the applicant not proving any details of secure cycle parking spaces, the site can comfortably accommodate their provision either internally or externally in the proposed outdoor amenity areas.

Recommendation

Grant planning permission

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