

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/02/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		16/02/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freaney				2011/6405/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flats 2 and 4 80-82 Gloucester Avenue London NW1 8JD				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 2x two bedroom self contained flats into 1x 2 bedroom self contained flat (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>06</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site notice: 18/01/2012 – 08/02/2012 Press notice: 26/01/2012 – 16/02/2012  No comments received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Primrose Hill CAAC – No comments received.					

## Site Description

The site is located on the north east side of Gloucester Avenue. It comprises a 4 storey mid terraced property which is subdivided into flats.

The property is not listed, but is within the Primrose Hill Conservation Area.

## Relevant History

2009/1190/P - Removal of existing water tank and erection of a rear conservatory at third floor level. *Refused 15/06/2009*

2008/3802/P - Alterations to glazing and a reduction in the length of the extension as a revision to planning permission (2005/0494) for the erection of a single storey rear extension and replacement of existing window with French doors on front elevation at basement level. *Approved 09/09/2008*

2008/1899/P - Erection of single storey rear extension together with replacement of bin shelf in front light well and part infilling of undercroft in front lightwell. *Approved 01/07/2008*

2005/0494/P - Erection of a single storey rear extension and replacement of existing window with french doors on front elevation at basement level. *Approved 05/04/2008*

## 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

## Assessment

### Proposal:

Permission is sought to convert the existing lower ground and upper ground floor self contained flats into a single unit.

### 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 dwelling house is considered to 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 1a. 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).

Gloucester Avenue is noted as suffering from parking stress, however as the number of units will be reduced from two to one and given the low level of accessibility to public transport it is not considered necessary for this development to be car-free.

There may be space at the front of the property within the light well for cycle storage; however bicycles could also be stored within main property or in the rear garden.

### Recommendation: Grant Planning Permission

#### Disclaimer

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