

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		16/01/2012	
		N/A / attached		Consultation Expiry Date:		22/12/2011	
Officer				Application Number(s)			
Neil Zaayman				2011/5181/P			
Application Address				Drawing Numbers			
18D BELSIZE PARK LONDON NW3 4DU				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use of second/third floor level maisonette to two self-contained flats (1 x 3-bed and 1 x 1-bed) and installation of two dormer windows on side roofslope (Class C3).							
Recommendation(s):		Grant 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	01	No. of objections	01
				No. Electronic	00		
Summary of consultation responses:		Site notice displayed from 25/11/2011 until 16/12/2011. Advertised in the Ham and High Newspaper 01/12/2011 until 22/12/2011. One letter of representation was received, raising objections in respect of the following: <ul style="list-style-type: none"> - side dormers are too large - internal space sub-standard - no dimensions on drawings 					
CAAC/Local groups* comments: *Please Specify		No comments received.					

Site Description

A substantial 3-storey plus basement semi-detached stucco villa located adjacent to Belsize Village on the north-western corner of Belsize Park, Belsize Park Gardens, Belsize Terrace and Belsize Avenue. The site is located within a residential street located in the core area of the Belsize Park development undertaken in the 1860s.

The property is subdivided into 4 self-contained units. Although not listed, the property has been identified as making a positive contribution to the character and appearance of the Belsize Conservation Area in which it is located. The property is subject to an Article 4 directive adopted in September 2010 which removes, among other things, permitted development rights of owners to make substantial changes to front boundary walls.

Relevant History

2008/3584/P: Change of use of two self-contained flats at lower ground and ground floor levels to create a single self-contained maisonette. **Granted.**

2010/4879/P: Creation of a driveway at the front of the property over part of the front garden following the partial demolition of the front boundary wall to the existing residential property. **Refused.**

Relevant policies

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 (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)

London Plan (2011)

3.3 (Increasing housing supply)

3.4 (Optimising housing potential)

3.5 (Quality and design of housing developments)

3.8 (Housing choice)

3.14 (Existing housing)

Other

Planning Policy Statement 1 (Delivering Sustainable Development)

Planning Policy Statement 3 (Housing)

Assessment

Proposal:

The proposal involves changing of use of second/third floor level maisonette into two self-contained flats and installation of two dormer windows on side roofslope (Class C3). Each dormer would measure 1.4m in width by 1.6m in height by 3.3m in depth.

The 2nd floor flat would have a reception room, 3 x bedrooms, an en-suite, bathroom and kitchen. The 3rd floor flat would have 1 x bedroom, a living room, bathroom and kitchen.

Assessment:

The main issues for consideration are in respect of the principle of the development, design issues, impact on amenity and parking / highway issues.

Principle:

Policy DP2 seeks to make full use of Camden's capacity for housing and in line with core policy CS6 aims to maximise the supply of homes and minimise their loss. The proposals would involve sub-dividing the existing 5-bedroom upper maisonette into 2 self-contained flats (1 x 3-bed and 1 x 1-bed flat), therefore creating 2 x smaller units. The principle of the proposal is considered acceptable in land use terms and the provision of additional housing is consistent with policy DP2 of the LDF and Government guidance contained within PPS3 as the application site is within an established urban area.

Although the proposal would see the loss of a large 5-bedroom maisonette, it would still maintain a family sized 3-bedroom self-contained flat. It is acknowledged that the 3rd floor flat would be 1-bedroom only which is considered a "lower" priority on the Dwelling Size Priorities Table in policy DP5 of the LDF. Notwithstanding, the 1-bedroom flat would be self-contained with a separate kitchen, living room, bathroom and bedroom with a floor area of approximately 67sq.m. This is similar to the size standards recommended in the London Plan (2011) for a 2-bedroom unit.

Design

External appearance

Under LDF Development Policy DP24, alterations should consider the character and proportions of the existing building, and the character, setting, context and form of neighbouring buildings. The application site is not listed, however the property has been identified as making a positive contribution to the character and appearance of the Belsize Conservation Area in which it is located.

External alterations would involve the addition of 2 flat-roofed dormer windows to the north-eastern elevation (facing Belsize Terrace). Amongst others, alterations listed in the conservation area statement as having a negative impact on the character of the area are roof extensions, particularly the addition of overly large, inappropriately proportioned dormers, and the addition of mansard roofs. In this instance, the proposal would provide 2 smaller dormer windows which will be set-back from the eaves of the main roof by 2m, reducing their overall impact in the street scene. The dormer windows are considered to be appropriately proportioned and designed in sympathy with the character of the main dwelling, with limited visibility from the public realm. It is not considered to appear visually dominant or obtrusive in the street scene and therefore considered acceptable in terms of its design and appearance and in particular, its character on this part of the conservation area.

Internal layout

Each flat would be self-contained with a separate kitchen, living area, bedrooms and bathrooms. According to the internal size standards as set out in the London Plan (2011), a 1-bedroom 2-person unit should be a minimum of 50sq.m in size and a 3-bedroom 4-person unit 74sq.m and up to 95sq.m for a 3-bedroom 6-person unit.

The 3-bedroom flat would be approximately 134sq.m and the 1-bedroom flat would be 67sq.m. The proposals would therefore be in excess of the minimum standards specified in the London Plan (2011). Each flat would be dual-aspect and would represent a high quality internal layout which would be easily adaptable.

Amenity

The proposal does not involve any major extensions or additions to the house which would result in overshadowing to any neighbouring properties.

The only external works proposed are the two dormers to the north-eastern elevation. It is not considered that any additional overlooking would occur as a result of the proposal over and above those which are currently experienced.

The proposal is considered acceptable in this respect with no harmful impact on the amenity of adjoining neighbouring occupiers.

Conclusion

The proposed conversion is considered to comply with Camden's LDF policies, and the application is considered to be acceptable in principle. The proposal raises no objections in respect of design or its impact on neighbouring amenity.

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