

Delegated Report		Analysis sheet		Expiry Date:		29/12/2011	
		N/A		Consultation Expiry Date:		09/12/2011	
Officer				Application Number(s)			
Ben Le Mare				2011/4944/P			
Application Address				Drawing Numbers			
Flat 1 104 Maresfield Court Finchley Road London NW3 5JP				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use of ground floor level 1 x 5 bed flat to 1 x 2 bed flat and 1 x 1 bed flat (Class C3).							
Recommendation(s):		Grant planning permission subject to a Section 106 Agreement.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A Site Notice was put up outside the property on 09/11/2011 and a Press Notice was issued in the Ham & High on 17/11/2011. No comments on the proposal have been received to date.					
CAAC/Local groups* comments: *Please Specify		The Fitzjohns & Netherhall CAAC have raised no objections towards the proposal.					

Site Description

The application site is a mansion block at the corner of Finchley Road and Trinity Walk. The block has a restaurant on the ground floor and self-contained residential flats on the upper floors. The site is located within the Fitzjohns & Netherhall Conservation Area.

Relevant History

The application site (Flat 1 Maresfield Court)

None

Flat 2 Maresfield Court

2010/3896/P - Conversion of 1 x 4 bedroom flat to 2 x two bedroom flats on second floor (Class C3) – Granted planning permission subject to a Section 106 Agreement.

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 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

The London Plan July 2011

Fitzjohns & Netherhall Conservation Area Statement (February 2001)

Camden Planning Guidance 2011

CPG 1 (Design)

CPG 2 (Housing)

CPG 6 (Amenity)

Assessment

The Proposal

Planning permission was originally sought for the conversion of Flat 1 from a 5-bedroom flat to two 2-bedroom flats. However, as the flat was considered to small for the provision of two 2-bedroom flats, the proposal was revised by the applicant to provide one 2-bedroom flat and one 1-bedroom flat. The application proposes no physical alterations to the external appearance of the building.

Assessment

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 an additional residential unit is considered acceptable and in line with LDF policy DP2 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. A range of self-contained homes of different sizes is sought. A 5 bedroom self-contained flat would be lost, however this is considered acceptable since a two bedroom flat would be provided as well as a single person unit.

Quality of proposed housing

The 1-bedroom flat would have an area of 55m² and therefore conformably meets the Council's requirement for 2 person residential accommodation. The 2-bedroom flat would be 65m² in total which is in between the required standard for a 3 / 4 person flat and is therefore acceptable.

The room sizes comply with space standards, therefore even if the 2-bedroom flat is occupied by 4 people; it would not result in substandard accommodation. Both residential units would receive adequate natural light and ventilation. The proposal is considered to comply with the guidance for new 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.

Design

The application proposes internal works to the 5 bed maisonette in the sub-division of the property and no external alternations to the building are proposed. The proposal is therefore in accordance with Policy DP24 and DP25 of the LDF.

Impact on residential amenity

As no new windows, doors, extensions or roof terraces 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.

Transport

The site has a high level of accessibility to public transport through being located within Finchley Road/Swiss

Cottage Town Centre. The site is also within a controlled parking zone for which there are relatively few parking bays. Policy DP18 states that the Council expects all development located within the area to be car-free and therefore a planning approval would need to be accompanied by a Section 106 Agreement requiring for one of the units to be car-free.

In relation to cycle parking standards, Appendix 2 of the LDF – Camden Development Policies states that 1 storage or parking space is required per residential unit created. The applicant confirmed that cycle parking spaces for the 2-bedroom flat can be accommodated in an existing storage cupboard under the stairs within the property. In addition, the 1-bedroom flat would have a private garden which provides more than adequate space for the secure storage of bicycles. The proposal is therefore in accordance with Policy DP17 of the LDF.

Recommendations

Grant planning permission subject to a Section 106 Agreement.

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