

Delegated Report		Analysis sheet		Expiry Date:		09/08/2011	
		N/A / attached		Consultation Expiry Date:		14/07/2011	
Officer				Application Number(s)			
Rob Tulloch				(i) 2011/2411/P (ii) 2011/2413/L			
Application Address				Drawing Numbers			
Flats B and C 67 Albany Street London NW1 4BT				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
(i) Conversion of first floor flat and second and third floor maisonette into a single maisonette (Class C3) (ii) Minor internal and external alterations, including pipe works and flues in connection with the conversion of first floor flat and second and third floor maisonette into a single maisonette.							
Recommendation(s):		(i) Grant Planning Permission (ii) Grant Listed Building Consent					
Application Type:		(i) Full Planning Permission (ii) Listed Building Consent					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	01	No. of responses	00	No. of objections	00
Summary of consultation responses:		Press Advert 23/06/2011 Site notice 17/06/2011 No responses received					
CAAC/Local group comments:		Regents Park CAAC commented that the plans were not online and they regretted the loss of a single dwelling.					
Site Description							
The application site forms one of a terrace of 8 early 19 th Century houses on the western side of Albany Street that were restored in the late 20 th Century. They comprise four storeys plus basement and are constructed in yellow stock brick with rusticated stucco ground floors. The group, nos. 63-77, are listed Grade II and lie within the Regents Park Conservation Area.							
Relevant History							
2011/2827/P & 2011/2829/L Flat C Retention of heat pump unit in new timber enclosure on rear second floor level terrace and associated flues and pipe work all in connection with existing second/third floor level maisonette (Class C3). To be determined.							
Relevant policies							
LDF Core Strategy and Development Policies 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 DP6 Lifetime homes and wheelchair homes							

DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011 Regent's Park Conservation Area Appraisal and Management Strategy

Assessment

1 Proposal

- 1.1 The proposal is for the conversion of two flats into one maisonette and minor external alterations to the rear elevation. The main issues are:
- Loss of a residential unit
 - Listed building implications
 - Amenity
- 1.2 It was considered that the array of external services to the rear wall and the installation of high level internal vents would harm the special interest of the building. The proposal has been revised to tidy up the appearance of the external services and to remove the vents from the scheme. The vents are still under negotiation, but will form part of the associated applications (2011/2827/P & 2011/2829/L) for a heat pump and external pipework.

2 Loss of a residential unit

- 2.1 Policy DP2 acknowledges that the merger of existing homes is largely geared to a demand for high value housing rather than the creation of additional bedrooms for large families, but only resists schemes that would result in the loss of more than one residential property. As the scheme would result in the net loss of one unit it would comply with policy DP2 of the LDF.

3 Listed building

- 3.1 To convert the existing two flats into one, much of the non-original subdivision at first floor level would be removed. Partitions separating a bedroom and study, and a bathroom and WC, would be removed to create a large dining room/kitchen. It is also proposed to install a winding stair to allow a stairlift to be introduced in the future.
- 3.2 Externally, the rear of the terrace has been extensively altered. The minor works proposed include the relocation of a boiler flue to a position adjacent to a rainwater pipe (which will be painted black), the removal of a burglar alarm, the insertion of two small condensate pipes and associated works of making good.
- 3.3 The proposal would not result in the loss of historic fabric and would not harm the special interest of the building. As such, it would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

4 Amenity

- 4.1 It is proposed to combine a 1x bedroom maisonette at first floor level with a 3x bedroom maisonette at second and third floor levels into a 4x bedroom maisonette. The proposed conversion would provide ample floorspace for a four bedroom unit, well in excess of the Council's residential development standards. The proposed bedrooms also comply with floorspace requirements, and the flat would receive adequate natural light and ventilation.
- 4.2 Policies DP6 and CS6 acknowledge that not all conversions, particularly those to listed buildings, will be able to meet all elements of the Lifetime Homes standards. However, the

proposal is intended to allow the existing elderly residents of 67C to stay in their property, with immediate family members being able to use the lower floors. The ability to incorporate a stairlift at a future date would allow the residents easier access around the newly enlarged maisonette, which is the aim of Lifetime Homes which seeks to allow people to live in their homes for as much of their life as possible.

4.3 The proposal is not considered to affect any neighbouring occupiers in terms of loss of light or privacy.

4.4 As such the proposal is considered to comply with policies DP6 and CS6 of the LDF.

5 Recommendation: Grant Planning Permission & Grant Listed Building Consent

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