



Hertford Planning Service
Westgate House
37-41 Castle Street
Hertford SG14 1HH
Tel: 01992 552173 Fax: 01992 587643
E-Mail: contact@hertfordplanning.co.uk

DESIGN & ACCESS **STATEMENT**

Address

18(d) Bellsize Park, London, NW3 4DU

Proposal

Subdivision of flat into two separate residential units comprising of 1no. three bed and 1no. one bed flats; internal alterations and alterations to the roof to provide 2no. flank dormer windows

October 2011

1) SITE DESCRIPTION & SURROUNDING AREA

The application relates to a four storey semi-detached town house, which has been converted to flats. The property is located on the corner of Bellsize Park and Bellsize Terrace, occupying a prominent corner plot location within the Conservation Area. The property is finished in yellow render and has a hipped slate roof with roof terraces to the front and rear roof slopes.

Surrounding properties comprise of similar converted town houses, set back from the road with tree planting to front.

2) PROPOSAL

It is proposed to subdivide the upper flat (18d) to create two separate self-contained residential units, comprising of 1no. three bed flat and 1no. one bed flat. The proposed subdivision would include internal alterations and alterations to the roof to create 2no. flat roof flank dormer windows.

3) LOCAL PLANNING POLICY

The site is located within the existing built up area, wherein there is no objection in-principle to residential development, including the subdivision of flats. The proposal would maintain a three bed family sized unit, and there would be no loss of family sized residential accommodation as a result of the proposed development.

Camden adopted their Local Development Framework in November 2010, which has replaced the previous UDP. The following policies of the Camden Development Policies DPD are considered to be relevant to the assessment of this application:

- DP2 (Making full use of Camden's capacity for housing) states that the Council will seek to maximise the supply of additional homes in the borough;

- DP5 (Homes of different sizes) states that the Council will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes. The Dwelling Size Priorities Table set out within the policy states that there will be a medium demand for 3-bedroom units and a lower demand for 1-bedroom units;
- DP24 (Securing high quality design) states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design;
- DP25 (Conserving Camden's Heritage) states that, in order to maintain the character of Camden's conservation areas, the Council will only permit development that preserves and enhances the character and appearance of the conservation area;
- DP26 (Managing the impact of development on occupiers and neighbours) states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity

4) PLANNING HISTORY

A **pre-application meeting** was held at the Council Offices on 30th August with the Duty Planning Officer Mr Peresdacosta to discuss the proposed development. The proposal discussed at the pre-app meeting comprises of a scheme to subdivide flat into 1no. 3-bed and 1no. 2-bed flats, with 3no. flank dormer windows and a front dormer window with terrace area.

The keys points raised by the Duty Planning Officer were:

- The principle of subdividing the unit is acceptable as the scheme will maintain a 3-bed family sized unit;

- The proposed front dormer and terrace was considered to be too large and bulky, and would be unacceptable, as it would be prominent and unsympathetic on the front roof slope. It would need to be reduced in size;
- The three flank dormers proposed were considered to be too cluttered on the flank roof slope. Would need to reduce these to two, and align them with the windows below to maintain symmetry

As a result of the pro-active pre-application discussion with the Council, the scheme has been amended accordingly. The new front dormer and terrace have been dropped from the scheme, with the upper unit proposed now comprising of a 1-bed unit, as a result of the reduced space available. Only 2no. flank dormer windows are now proposed, and these are aligned with the windows below. We are now in a position to submit the amended scheme as a planning application for assessment by the Local Planning Authority.

5) DESIGN ELEMENT

a. Use & Amount

The site is located within the existing built up area, wherein there is no objection in-principle to residential development, including the subdivision of flats. The principle of subdividing the unit is acceptable as the scheme will maintain a 3-bed family sized unit. This was confirmed at the pre-application meeting.

The proposed scheme would result in a net gain of 1 additional residential unit, making better use of Camden's capacity for housing, in line with Camden Development Policy DP2. The proposals would also comply with Policy DP5 in terms of providing homes of different sizes, especially when considering the provision of a 3-bed unit, which has medium demand.

b. Layout, Scale & Appearance

The layout of the proposed upper unit has been amended since the pre-application meeting, with a 1-bed unit now proposed, with the main living area now being located at the rear of the unit. Both units would be self-contained with a convenient and flexible layout, having due regard to the amenity of the neighbouring property.

The scale of the proposed roof alterations has been significantly reduced following the pre-application meeting, with the front dormer being removed from the scheme, and the number of flank dormers proposed being reduced from 3 to 2. The flank dormers proposed are modest in size and are set well up from the eaves and down from the ridge. They are set well in from the flanks and would sit comfortably on the flank roof slope. They are aligned with the windows below in order to maintain the symmetry of the flank elevation of the property. They would barely be perceivable from street level, and would be neither prominent nor incongruous on the roof slope or within the street scene.

It is considered that the proposed roof alterations would be sympathetic to the character and appearance of the property itself, the street scene and the surrounding conservation area. They would preserve and enhance the character and appearance of this part of the conservation area and would therefore comply with Policy DP25.

The proposed dormer windows would result in no overlooking or loss of privacy. As such it is considered that the proposed scheme would result in no loss of amenity for the neighbouring properties, in compliance with Policy DP26.

c. Landscaping

No landscaping is proposed, as the scheme comprises of the subdivision of an existing flat.

6) ACCESS ELEMENT

With regards to the issue of internal access and circulation, the applicant is aware of the specific requirements of the Disability Discrimination Act, together with the need to comply with current Building Regulations. The proposed scheme comprises of the subdivision of an existing upper floor flat, and so the existing limitations of the building need to be taken into account.

7) CONCLUSION

Taking into account the above factors it is considered that the proposed development complies with the aims and objectives of the above mentioned Policies contained within the adopted Camden Local Development Framework 2010, and therefore we believe that full planning permission should be granted accordingly.

Hertford Planning Service
October 2011