

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	01/11/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>	05/10/11	
<b>Officer</b>			<b>Application Number(s)</b>			
Connie Petrou			2011/4470/P			
<b>Application Address</b>			<b>Drawing Numbers</b>			
18 Maygrove Road London NW6 2EB			1-8			
<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 of 1 x 2 bedroom flat at lower and ground floor level and a 1x 3 bedroom flat at first and second floor level into a four bedroom single family dwelling (Class C3)						
<b>Recommendation(s):</b>		Grant				
<b>Application Type:</b>		Full Planning Permission				
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice				
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	10	No. of responses	00	No. of objections	00
			No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice displayed 14/09/11 None				
<b>CAAC/Local groups* comments:</b> *Please Specify		None				

## Site Description

The application site is 18 Maygrove Road a 4 storey mid-terrace property located on the south side of the street. The building comprises lower ground, upper ground, first and second floor level and is in use as two residential maisonettes. The property is not listed and is not situated within a conservation area.

## Relevant History

### App ref. 23408

Planning permission was granted on 28.10.76 for change of use to two self-contained maisonettes, including works of conversion and the erection of a new external spiral staircase at the rear.

### App. ref. 28124

Planning permission was granted on 26.07.79 for change of use including works of conversion to provide a self-contained flat on the ground floor and a maisonette on the upper floors.

## 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  
DP18 Parking standards and limiting the availability of car parking; 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 2006

## **Assessment**

The application proposes the amalgamation of 1 x 2 bedroom self contained flat at lower and ground floor level and a 1x 3 bedroom self contained flat at first and second floor level into a 1 x 4 bedroom single family dwelling.

No external alterations are proposed.

The main issues are the loss of a residential unit, the standard of the proposed residential accommodation, the impact of the changes on the host building and on the amenity of adjoining occupiers and car parking arrangements.

### **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 unit 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.

The applicant has not submitted a Lifetime Homes statement. Policies CS6 and DP6 expect conversions to meet Lifetime Homes standards, but accept that conversions may not be able to meet all the standards. On balance the proposal is considered to have the potential to meet most of the standards that the Council would normally expect from conversions. An informative will remind the applicant of the requirement to meet the standards where possible.

### **External Alterations**

As the proposal does not involve any external alterations there will be no harmful affect on the character and appearance of the host property or result in any harm to the amenity of nearby residents.

### **Transport**

As there will be a reduction in the number of units, there is no requirement for car capping or for the site to be car free.

**Recommendation:** grant conditional permission

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