

<b>Delegated Report</b> <b>Members Briefing</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>10/10/2011</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>19/09/2011</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Conor McDonagh				2011/4046/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
72 Messina Avenue London NW6 4LE				See draft DN			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Retrospective conversion of 1 x 3-bed self contained maisonette into 1 x 2-bed flat at lower ground and 1 x 1-bed at upper ground level (Class C3).							
<b>Recommendation(s):</b>		<b>Granted Subject to a Section 106 Legal Agreement</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified		<b>10</b>		No. of responses	
						<b>01</b>	
				No. electronic		<b>01</b>	
<b>Summary of consultation responses:</b>		The occupier of 74 Messina Avenue wrote to object to the application. In summary the following concerns were raised: <ul style="list-style-type: none"> <li>- loss of amenity area for the existing apartments and inadequate amenity area for the additional dwelling</li> <li>- the space currently used for refuse and recycling bins is already insufficient (bins piling onto the pavement) and will become even more insufficient and hazardous</li> <li>- over-development;</li> <li>- noise and disturbance;</li> <li>traffic and parking problems in an area of parking stress ;</li> <li>- loss of historic and residential character;</li> <li>- development which goes "against the grain" of the prevailing development in the area.</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify		Not in CA					

## Site Description

A detached house comprising lower ground floor, raised ground floor, first floor and second floor, on the southern side of Messina Avenue. The building contains a 4-storey original extension and is in residential use. The site is not located in a Conservation Area.

## Relevant History

**December 1982** Planning permission granted for conversion of the property into two self-contained units, ref. 35055.

**May 2007** Planning permission granted for change of use from 2 maisonettes into a single dwellinghouse, replacement of existing windows with timber sashes, replacement of rear ground floor window with single door, installation of side gate and reconstruction of front entrance steps with railings, plus installation of two solar panels on the flat roof of the existing four storey rear extension, ref. 2007/1303/P, NOT IMPLEMENTED.

**February 2010** Planning permission granted subject to S106 for conversion of two maisonettes to form three dwellings (1x3 bed maisonette and 2x1 bed flats), replacement of existing front and rear windows with timber sash double-glazed windows and insertion of French doors to the front and rear elevations at basement level, ref. 2009/5075/P.

- *The S106 agreement secured the additional residential unit as car-free.*

**November 2010** Planning permission granted for erection of a single storey flat-roofed rear extension at lower ground floor level to self-contained flat. Ref. 2010/4918/P

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 (Distribution of growth)  
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 (Housing size mix)  
DP6 (Lifetime homes and wheelchair homes)  
DP17 (Walking, cycling and public transport)  
DP18 (Parking standards and the availability of car parking)  
DP24 (Securing high quality design)  
DP26 (Managing the impact of development on occupiers and neighbours)

### Supplementary Guidance

Camden Planning Guidance 2011

## Assessment

**Background:** The building was granted permission in 2010 for conversion from two maisonettes into 3 flats comprising 2 x 1-bed units and 1 x 3-bed unit. The approved 3-bed unit was to occupy the lower ground and upper ground levels. However, following neighbour complaint and subsequent investigation by the Council's Enforcement Team, it was proven that the 3-bed unit was instead constructed as 2 flats; a 2-bed at lower ground level and a 1-bed at upper ground. As this was not in accordance with approved drawings, the applicant has submitted a retrospective application.

**Mix of units:** The previously approved mix included a 3-bed unit, and Policy DP5 'Dwelling Size Priorities Table' identifies there being a 'medium' need for such sized units in the borough. This unit would now be replaced with 1 x 2-bed and 1 x 1-bed unit, giving an overall mix of 3 x 1-bed units and 1 x 2-bed unit for the building. The Priorities Table identifies 2-bed market units as having a 'very high' need in the borough and therefore the revised mix would remain policy DP5 compliant in providing an appropriate mix of dwellings. The net increase of a self contained unit within the building is welcomed.

**Residential quality:** Both flats would be dual aspect, be well laid out, with the bedrooms generally located to the quieter rear, and would exceed the minimum space standards to provide a good quality accommodation. It is positive that the family sized 2-bed unit is located at lower ground level whereby it would have access to a private rear garden and patio.

**Inclusive design:** The applicant has submitted a Lifetimes Homes assessment to justify the criteria that cannot be met. The justification is acceptable given the constraints faced when refurbishing an historic building, particularly at upper floor levels.

**Impact on neighbouring amenity:** There are no extensions proposed to impact upon the light or outlook of any neighbours. A new window would be constructed at lower ground level to the western flank of the rear projection to serve a kitchen. This window would not harm any neighbouring privacy.

**Urban design:** External alterations include the insertion of a window to the rear. This will be conditioned to be white painted timber windows to match existing.

**Transport:** The site has an excellent public transport accessibility level and car free housing will be secured in the s106. Two cycle parking spaces, one for each flat, are securely located behind an existing side gate. The application is therefore supported in transport terms.

**Refuse storage:** Planning guidance for minor conversions like this seeks that refuse and recyclables are collected and stored in individual flats and left on the side path for collection day only. Each flat has adequate internal storage for this waste, with the 2-bed flat having additional outdoor storage.

**Recommendation:** grant permission subject to conditions and a S106 agreement securing the residential units as car-free.

## DISCLAIMER

Decision route to be decided by nominated members on Monday 10<sup>th</sup> October 2011.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>