

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		01/09/2011			
		N/A / attached		<b>Consultation Expiry Date:</b>		11/08/2011			
<b>Officer</b>				<b>Application Number(s)</b>					
Rob Tulloch				2011/3313/P					
<b>Application Address</b>				<b>Drawing Numbers</b>					
36 Glenilla Road London NW3 4AN				See decision notice					
<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 two x 2-bedroom self contained flats into 1 x 3-bed self contained flat at basement, ground and first floor level.									
<b>Recommendation(s):</b>		Grant Planning Permission							
<b>Application Type:</b>		Full Planning Permission							
<b>Conditions:</b>		Refer to Draft Decision Notice							
<b>Informatives:</b>									
<b>Consultations</b>									
<b>Adjoining Occupiers:</b>		No. notified	24	No. of responses		00	No. of objections		00
<b>Summary of consultation responses:</b>		Site notice 13/07/2011 Press advert 21/07/2011 No responses received							
<b>CAAC/Local group comments:</b>		Belsize CAAC raise no objection.							
<b>Site Description</b>									
The application relates to a 2-storey plus basement and attic semi-detached building on the south-west side of Glenilla Road. It lies within the Belsize Park Conservation Area and is listed as a building that makes a positive contribution to the conservation area..									
<b>Relevant History</b>									
None									
<b>Relevant policies</b>									
<b>LDF Core Strategy and Development Policies</b>									
CS5 Managing the impact of growth and development									
CS6 Providing quality homes									
DP2 Making full use of Camden's capacity for housing									
DP6 Lifetime homes and wheelchair homes									
DP26 Managing the impact of development on occupiers and neighbours									
<b>Camden Planning Guidance 2011</b>									

## Assessment

### 1 Proposal

- 1.1 The proposal is for the conversion of two flats into one maisonette, not external changes are proposed. The main issues are:
- Loss of a residential unit
  - Amenity

### 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 Amenity

- 3.1 It is proposed to combine a 2x bedroom maisonette at basement and ground floor level with a 2x bedroom flat at first floor level to provide a 3x bedroom maisonette. The proposed conversion would provide ample floorspace for a three bedroom unit, approximately 215sqm, which is 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.
- 3.2 Policies DP6 and CS6 acknowledge that not all conversions will be able to meet all elements of the Lifetime Homes standards. The applicant has submitted Lifetimes Homes details, which indicate that at ground floor level there will be w.c. and a room that has potential to become a bedroom, space for a through floor lift, space for a hoist between the master bedroom and bathroom, and compliance with door/hallway widths and socket/switch heights.
- 3.3 As there are no external alterations and no change in use, the proposal is not considered to affect the amenity of any adjoining occupiers.
- 3.4 As such the proposal is considered to comply with policies CS5, CS6, DP6 and DP26 of the LDF.

### 4 Recommendation: Grant Planning Permission

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