

Delegated Report		Analysis sheet		Expiry Date:		15/08/2011	
		N/A		Consultation Expiry Date:		04/08/2011	
Officer				Application Number(s)			
Adrian Malcolm				2011/3178/P			
Application Address				Drawing Numbers			
168 Belsize Road London NW6 4BJ				Refer to draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of dormer window and rooflight in rear roofslope and 2 rooflights in front roofslope to create 1-bedroom self contained flat (Class C3).							
Recommendation(s):		Refuse Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 13/07/11 to 03/8/11. The application was advertised in the press on 14/07/11.					
		Adjoining owners/occupiers No responses received.					
CAAC/Local groups comments:		There is no CAAC operating in South Hampstead Conservation Area.					
		Local groups No responses received.					

Site Description

The application site is a 3 storey plus basement building that has been divided into 3 flats. The building is not listed, but is located within the South Hampstead Conservation Area (CA) and is listed as a positive contributor to the appearance and character of the CA in the South Hampstead Conservation Area Appraisal and Management Strategy.

Relevant History

No 168

May 1995, Planning permission granted for change of use and works of conversion to provide a maisonette at lower ground/ground level and self contained flats on each of the upper two floors (LBC Ref 9500420).

Other decisions in immediate vicinity of interest:

No 166

February 2005, Planning permission granted for the conversion from 2 self contained maisonettes to provide 3 self-contained flats and 1 self-contained maisonette (2 x 1 bed, 1 x 2 bed and 1 x 3 bed), the erection of a rear dormer window, 3 rooflights and a rear conservatory at lower ground floor level (LBC Ref 2004/5529/P).

No 162

November 2003, Planning permission granted for the erection of rear conservatory extension to garden flat and the conversion of the loft space into habitable space for the second floor flat, including the erection of a new rear dormer and the installation of 3 roof lights, two on the front and one on the rear slope of the roof (LBC Ref 2003/2228/P).

No 152

April 2004, Planning permission granted for the change of use of the existing first and second floor maisonette to 1 flat and 1 maisonette with the erection of a rear dormer window and 2 x front rooflights, including use of the loft space (LBC Ref 2004/0868/P)

No 150

October 2005, Planning permission granted for loft conversion, including erection of new rear dormer and installation of front and rear rooflights, to provide additional accommodation for an existing flat at second floor level (LBC Ref 2005/3488/P).

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS1 (Distribution of Growth)

CS4 (Areas of More Limited Change)

CS5 (Managing the Impact of Growth and Development)

CS6 (Providing Quality Homes)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

CS18 (Dealing with Our Waste and Encouraging Recycling)

Development Policies

DP2 (Making Use of Camden's Capacity for Housing)

DP5 (Homes of Different Sizes)

DP6 (Lifetime Homes and Wheelchair Homes)

DP17 (Walking, cycling and public transport)
DP18 (Parking Standards and Limiting the Availability of Car Parking)
DP19 (Managing the impact of parking)
DP24 (Securing High Quality Design)
DP26 (Managing the Impact of Development on Occupiers and Neighbours)
DP29 (Improving Access)

Camden Planning Guidance 2006 and 2011

South Hampstead Conservation Area Appraisal and Management Strategy.

Assessment

Proposal

The proposal involves the conversion of the existing roof space plus the erection of a rear dormer extension to create a one bedroom flat. Two rooflights would be placed in the front roofslope and one in the rear roofslope.

Assessment

Acceptability of the proposed unit

The proposed flat would have a floorspace of 32.3sqm which just meets the minimum floorspace requirement in Camden Planning Guidance (CPG) for a 1 person flat. The bedroom of 11.1sqm similarly just meets the minimum threshold. The living room would only have outlook via the two proposed rooflights, although this would be south-facing, whereas the bedroom would have outlook over the rear gardens. Although the proposed flat would be in the roofspace and is quite small with restricted outlook from the living area, it does meet minimum standards and is considered to be acceptable as a one person unit.

There is a reasonable sized garden at the front of the property which already accommodates bin storage.

The proposed unit would be on the top floor of an existing building, thus full compliance with all lifetime homes standards is not feasible, however commitments have been made to meet relevant internal standards where possible.

Appearance of the proposed extension and amenity impacts

The proposed rear dormer extension would be similar to others on the terrace (see history section), would be compliant with CPG and is considered acceptable. The rooflights would be acceptable; provided they were to be designed to flush conservation style (this could be conditioned).

The extension would essentially repeat existing outlook afforded from other windows in this terrace over rear gardens and does not raise any issues of loss of privacy. The dormer is set away from the boundary with neighbouring properties and would not have any impact on light or outlook.

Transport impacts

The site benefits from good links in terms of public transport and lies in a PTAL 5 area with restricted parking in the locality, including a resident roadside parking scheme. The applicant has been asked to sign a legal agreement to make the development 'car free' such that the occupiers of the flat would not be entitled to apply for a resident's parking permit, but has refused and wishes to test the issue at appeal.

The Council's policy on this issue is quite clear. Both policy CS11 and DP18 make it clear that development in accessible locations easily accessible by public transport will be expected to be car free and it is not considered necessary for a new one person flat to have entitlement to a car parking permit in such an accessible location. The applicant has pointed out that there are often residents

parking spaces available (as there were at the time of site visit on a weekday morning), however this does not override the Council's reasoned stance to prevent unnecessary vehicle trips from new developments. The development would therefore be unacceptable without a car free agreement.

The proposal would generate the requirement for one cycle parking space, as the proposal creates a new unit within existing roofspace; occupying only part of the building and with no outdoor amenity space there is limited opportunity to create a dedicated external cycle space. A cycle could be stored within the communal area at ground floor if necessary.

Recommendation: Refuse permission.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613