

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	14/06/2011		
		N/A / attached		<b>Consultation Expiry Date:</b>	26/05/11		
<b>Officer</b>			<b>Application Number(s)</b>				
Connie Petrou			2011/1625/P				
<b>Application Address</b>			<b>Drawing Numbers</b>				
25a Belsize Park Gardens London NW3 4JH			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 2 self-contained flats into a single dwelling house (Class C3)							
<b>Recommendation(s):</b>		Granted					
<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	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice displayed on 27/04/11					
<b>CAAC/Local groups* comments:</b> *Please Specify		None					

## Site Description

The application site refers to the raised ground floor flat of a 5 storey building on south side of Belsize Park Gardens. The site is situated in the Belsize Conservation Area. There are currently 7 self contained units within the property.

## Relevant History

8803817 - Conversion of existing self-contained second floor flat to form two self-contained flats as shown on drawings No.2252/3 and 2255/1 – Granted 09/09/88

8804122 - Conversion of existing self-contained ground floor flat to form two self-contained flats as shown on drawings No.820/01-04 inclusive – Refused 07/09/88

8804648 - Sub-division of ground floor flat to form two self-contained flats as shown on drawing nos.01 02B 03A 04A – Granted 01/03/1989

PWX0202760 - The change of use of the lower ground floor maisonette to 2 self-contained flats, including alterations to the ground floor stairwell flank window, as shown on drawing numbers; 1; 2E; 2P; 3E; 3P; 4E; 4P; 5E; and 5P – Granted 23/03/03

## 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; DP24 Securing high quality design; DP25 Conserving Camden's heritage; DP26 Managing the impact of development on occupiers and neighbours; DP2 Making full use of Camden's capacity for housing

### Camden Planning Guidance 2006

### Belsize Park Conservation Area Statement

## Assessment

The application proposes the amalgamation of flat 25a (3 x bed) and flat 25b (bed-sit) located at raised ground floor level to create a self contained 4 x bed unit. In order to merge the units the entrance to unit 25B is to be sealed and an opening is to be created in the area currently used by 25b as a bathroom.

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 conservation area, and on the amenity of adjoining occupiers.

### 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. As the proposal would see the raised ground floor unit converted into a single dwelling, it is considered that the proposal would meet some of the standards such as space on the ground floor for a bedroom and the provision of a suitably sized bathroom. Other standards, such as a level entrance, could not be achieved due to the constraints of the site; so 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.

### Other

As there are no external alterations proposed the development will not give rise to any amenity issues and there will be no impact of the character and appearance of the conservation area.

**Recommendation:** grant conditional permission.

### Disclaimer

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Camden Contact on (020) 7974 4444***