

Delegated Report		Analysis sheet		Expiry Date:		08/12/2010	
		N/A / attached		Consultation Expiry Date:		11/11/2010	
Officer				Application Number(s)			
Rob Tulloch				2010/5192/P			
Application Address				Drawing Numbers			
33 Solent Road London NW6 1TP				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Conversion of 1 x 1-bedroom flat and 1 x 3-bedroom flat into a single dwelling, associated works to include installation of bi-folding doors at rear ground floor level and replacement of all existing single glazed timber sash windows with double glazed timber sash windows (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified		07		No. of responses	
						00	
						No. of objections	
						00	
Summary of consultation responses:		7 adjoining occupiers were notified and a site notice displayed from 20/10/2010. No responses were received.					
Local group comments:		None received					
Site Description							
A 2-storey terraced property on the western side of Somali Road. It does not lie within a conservation area.							
Relevant History							
2003/2060/P The replacement of a rear dormer with a rear extension to the roof. Granted 17/11/2008							
8803761 The erection of a rear first floor conservatory Granted 02/03/1989							
33779 Loft conversion to form habitable room. Granted 04/05/1982							
30394 Erection of a single-storey rear extension. Granted 17/07/1980							

Relevant policies

LDF Core Strategy and Development Policies

DP2 Making full use of Camden's capacity for housing

DP6 Lifetime Homes and wheelchair housing

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

CS5 Managing the impact of growth and development

CS6 Lifetime homes and wheelchair housing

CS14 Promoting high quality places and conserving our heritage

Camden Planning Guidance 2006

Assessment

The proposal is for the conversion of two flats into a single dwelling, with external alterations including the include installation of folding doors to the rear extension and the replacement of all single glazed timber sash windows with double glazed timber sash windows. The main issues are the conversion to a single dwelling, the impact of the external alteration on the building and street scene and the impact of the changes on the amenity of adjoining occupiers.

Land use

Policies CS6 and DP2 seek to maximise the supply of homes and minimise their loss. Although the scheme would result in the net loss of one residential unit, policy DP2 only seeks to resist schemes that would create the loss of more than one residential property.

These policies, alongside DP6, also seek to ensure new residential accommodation is of a reasonable standard and suitable for future adaptation. The proposal would see the return of the building to a family home, and the overall floorspace, room sizes, light and amenity space would meet the Council's residential development standards. The applicant has submitted a Lifetime Homes statement which broadly complies with the standards. Policy DP6 acknowledges that not all conversions are capable of reaching all the Lifetime Homes standards, and it is considered that the proposal is in line with this policy.

External alterations

The property has an original 2-storey closet wing with a single storey extension appended to the rear of it. It is proposed to replace an existing door and window at the back of the extension with folding doors measuring approximately 3m in width. These doors are suitable in terms of design and materials for a rear extension in this location and would not harm the appearance of the building. The single glazed timber sash windows at front and rear would be replaced with double glazed timber sash windows in the same design. The proposed windows would not harm the appearance of the building or street scene.

Amenity

The proposal would not increase the size of the building or create new window openings so it is not considered to harm the amenity of adjoining occupiers in terms of loss of daylight, sunlight or privacy.

Permitted Development

On its return to a single dwelling, the property would regain its permitted development rights. The property has already been extended with a rear dormer and rear extension, so additional extensions, other than a small infill would not be possible. Replacement extensions would have to meet the criteria and conditions for permitted development and it is not considered that they would harm the appearance of the building; therefore it is not necessary to remove the building's permitted development rights.

Recommendation: Grant Planning Permission

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