

Delegated Report		Analysis sheet		Expiry Date:		29/07/2010	
		N/A / attached		Consultation Expiry Date:		20/08/2010	
Officer				Application Number(s)			
Rob Willis				2010/2298/P			
Application Address				Drawing Numbers			
18 Bracknell Gardens NW37EB				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Conversion of two flats to single family dwelling house (Class C3).							
Recommendation(s):		Grant full planning permission with conditions					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	07	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	None received.						
CAAC/Local groups comments:	No response received.						
Site Description							
<p>The application site comprises a detached Edwardian house that has been subdivided into two separate dwellings (ground floor flat and maisonette on first and second floors).</p> <p>It is not listed but is located in the Redington/Frognaal Conservation Area.</p>							
Relevant History							
<p>PW9802654R1: Planning permission was granted on 14-01-1999 for the removal of part of the hipped roof of the ground floor rear extension and the formation of a roof terrace including the installation of railings. Installation of staircase to provide front access to proposed terrace to the garden area.</p> <p>TP34056/01/04/46: Conditional planning permission granted on 14-06-1946 for the conversion for a limited period of 18, Bracknell Gardens, Hampstead, to form two self-contained flats and one flat not completely self-contained, subject to the limited period for the use permitted being five years from 01-07-1946.</p> <p>TP34056/6655: Conditional planning permission granted on 01-12-1958 for the continued use, for a limited period, of No. 18, Bracknell Gardens, Hampstead, as two self-contained flats and one non-self-contained flat, subject to the limited period for the use permitted being five years from 01-07-1951.</p> <p>Council tax information verifies that No. 18 Bracknell Gardens has consisted of two separate dwellings (ground floor flat and first / second floor maisonette) since 1993.</p>							

Relevant policies

Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours
H3 – Protecting existing housing
H7 – Lifetime homes and wheelchair housing
H8 – Mix of units

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS1 – Distribution of growth
CS5 – Managing the impact of growth and development
CS6 – Providing quality homes
DP2 – Making full use of Camden's capacity for housing
DP5 – Homes of different sizes
DP6 – Lifetime homes and wheelchair housing
DP26 – Managing the impact of development on occupiers and neighbours

Assessment

Loss of a single residential unit

The planning application seeks to convert two flats into a single family dwelling house; thereby restoring the premises to its original use. This would lead to the loss of a single residential unit, whilst retaining the same amount of overall residential floorspace. UDP Policy H3 (Protecting existing housing) states that the Council will not grant planning permission for a development that would involve the net loss of two or more residential units. This planning application does not conflict with this policy, as it only involves the net loss of one unit.

The proposal would result in the creation of a large family dwelling. The new dwelling would have 7 bedrooms. This type of accommodation would be supported by the Council, as it would be a dwelling with three or more bedrooms that could be used as family accommodation. The overall floor area of the new house would be 465 sqm. The proposal would exceed the minimum floor area requirement for a 6 person unit (93 sqm) and would provide a satisfactory standard of residential accommodation.

Lifetime homes

UDP Policy H7 states that all new housing should be built to Lifetime Homes standards. The applicants have provided a Lifetime Homes assessment as part of the Design and Access Statement. The agent has indicated which of the 16 criteria that would be met and has provided reasoned justification why certain criteria would not be achieved. Given that the proposal is for the conversion of existing premises and no external alterations would be proposed, it is considered that the development is acceptable in the context of the Lifetime Homes standards.

Amenity

The proposal would not include any external alterations. The change of use would not have an adverse impact on the amenity of the adjoining residents in terms of daylight, sunlight or privacy.

Permitted development rights

Granting planning permission for the creation of a dwelling house would confer permitted development rights, as set out in the Town and Country Planning (General Permitted Development) Orders. It is considered that the exercise of the permitted development rights to alter and extend the building, or carry out development within its curtilage, would not lead to potential harm to the character or appearance of the conservation area, not least as the property would be very similar in this respect to most of its neighbours. However, it is considered that harm could be caused under Class F of Part 1 - *Development consisting of (a) the provision within the curtilage of a dwellinghouse*

of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse and Class B of Part 2 – The formation, laying out and construction of a means of access to the highway.

This section of Bracknell Gardens is characterised by attractive front gardens and boundary treatments, which are considered to contribute to the character and appearance of the conservation area: the ability to create a hardstanding and, potentially, an off-street parking space, to the front of the property would consequently cause harm to this character. As such, it is considered appropriate to ensure that planning permission must be sought for such works, and so a condition of any planning permission for the proposals should remove permitted development rights under the aboveClasses of the Permitted Development Order.

Conclusion

This planning application does not conflict with Camden's planning policies in relation to the proposed loss of a residential unit, and is considered to be acceptable in relation to the Lifetime Homes standard.

Recommend approval.

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