

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		03/09/2010	
		N/A / attached		Consultation Expiry Date:		10/08/2010	
Officer				Application Number(s)			
Rob Willis				2010/3008/P			
Application Address				Drawing Numbers			
50 Elsworthy Road London NW3 3BU				See Decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Conversion of two flats into one maisonette.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions:							
Informatives:		Refer to Draft Decision Notice					
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses No. Electronic	02 00	No. of objections	01
Summary of consultation responses:		<p>Top/ second floor flat, 50 Elsworthy Road</p> <ul style="list-style-type: none"> States that not notified by the applicant or the Council of the proposed development. <i>Officer comment: on July 20th 2010, the Council sent notification letters to all 4 flats at 50 Elsworthy Road. The applicant has also provided copies of correspondence sent to the other occupiers of 50 Elsworthy Road, dated 3^d June 2010.</i> Demolition and structural work associated with the development could lead to structural damage and fire protection/ sound proofing issues for the top floor flat Concerned about safety issues and suitability of contractors <i>Officer comment: these are matters that are subject to control under the Building Regulations. An informative will be added regarding the need to secure such approval.</i> A party award surveyor and structural engineer should be employed. <i>Officer comment: these are not planning matters</i> <p>48 Elsworthy Road No objections as long as the proposals would not affect the external appearance of the building.</p>					
CAAC comments:		Elsworthy CAAC – “No comments”					
Site Description							
The application site comprises a substantial detached property on 2 floors with a third floor within the roof space. The building has been converted into four flats. The proposal relates to flats 1 and 2, located on the ground and first floors.							
The site is within the Elsworthy Conservation Area.							

Relevant History

None

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.

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

The main issues to be assessed are the proposed loss of a single residential unit, and the Lifetime Homes standards.

Loss of a single residential unit

The proposed conversion would lead to the loss of a single residential unit, whilst retaining the same amount of overall residential floorspace. Camden 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 therefore does not conflict with Camden's planning policies as it only involves the loss of one unit.

The proposal would result in the creation of a large family dwelling. The new dwelling would have 6 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 single unit would be 253 sqm, comfortably exceeding the minimum floor area requirement for a 6 person unit (93 sqm), and the proposal would provide a satisfactory standard of residential accommodation. It would result in a satisfactory overall mix, in accordance with the requirements of UDP policy H8.

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. Given that the proposal is for the conversion of an existing premises, it is considered that the development is acceptable in the context of the Lifetime Homes standard.

Amenity

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

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

Decision route to be decided by nominated members on Tuesday 31st August 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>