

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>31/08/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>30/07/2010</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Elaine Quigley				2010/3064/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
15 Ebbsfleet Road London NW2 3NB				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>							
External works including installation of new ground floor window in rear elevation and replacement of ground floor window and doors with new window and doors in the side elevation of the two storey closet wing in association with change of use from two residential flats to a single family dwelling (C3 use).							
<b>Recommendation(s):</b>		Grant subject to conditions					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>37</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>	
<b>Summary of consultation responses:</b>	None received						
<b>Local groups comments:</b>	None received						
<b>Site Description</b>							
The application site is located on the south side of Ebbsfleet Road in close proximity to the junction with Fordwych Road to the east and Cricklewood Broadway to the west. It comprises a 2-storey semi-detached property that is currently occupied as two flats. The building is not listed and the site is not within a conservation area. The properties within the street are mainly 2-storey red brick semi-detached Victorian properties that have projecting canted double front bay windows and hipped pitched roofs.							
<b>Relevant History</b>							
Planning permission was refused on 26/5/2010 for alterations and extensions to the roof including the erection of a full width rear dormer roof extension incorporating two windows and French doors with Juliette balcony, installation of three roof lights to the front roof slope and the conversion of the roof from hipped to gable; installation of a window in the ground floor rear elevation following the removal of the single storey rear extension in connection with the conversion of existing two residential flats to create one single dwelling house (Class C3) (ref 2010/1483/P). The reason for refusal related to the design of the rear dormer window and associated gable wall:							
<i>The proposed rear dormer extension and associated gable wall, by reason of their size, bulk, form and detailed design would be detrimental to the character and appearance of the original building, the composition of the pair of semi-detached properties and to the character and appearance of the surrounding streetscene, contrary to policies B1 (General design principles) and B3 (Alterations and extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006.</i>							

## Relevant policies

### Replacement Unitary Development Plan 2006

H3 Protecting existing housing  
H7 Lifetime homes and wheelchair housing  
SD6 Amenity for occupiers  
B1 General design principles  
B3 Alterations and extensions

### Camden Planning Guidance 2006

#### 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  
CS15 - Protecting and improving our parks and open spaces & encouraging biodiversity  
CS16 - Improving Camden's health and well-being

DP2 – Making full use of Camden's capacity for housing  
DP24 - Securing high quality design  
DP26 - Managing the impact of development on occupiers and neighbours

## Assessment

### Proposal

Planning permission is sought for external works including installation of new ground floor window in rear elevation and replacement of ground floor window and doors with new window and doors in the side elevation of the two storey closet wing in association with change of use from two residential flats to a single family dwelling (C3 use).

This scheme would be similar to the previously refused scheme – however, it would not include any alterations to the roof. This was the only element of the originally refused scheme that was considered unacceptable (see planning history for details).

It is proposed to demolish an existing single storey rear extension. The extension is not original and its removal would not require planning permission. The proposal would include the reinstatement of a window in the ground floor rear closet wing following the removal of this extension.

The new house would comprise:

Ground floor - open plan living room and dining room, a kitchen/dining area and cloakroom and utility room  
First floor – four bedrooms and bathroom and WC and separate shower room and WC

The main considerations as part of the applications are:

- Loss of housing unit
- Lifetime homes standards
- Design
- Amenity

### Loss of housing unit

Permission is sought for the conversion of two flats to one single family dwelling. Policy H3 states that the Council would not grant permission for development that would result in the net loss of two or more residential units subject to certain qualifying criteria. The proposal would not result in the loss of residential floor space however it would result in the net loss of one residential unit. This would comply with policy H3 and is considered acceptable.

### Lifetime homes standards

Policy H7 states that all new residential units including conversions should meet lifetime homes standards. The applicant has not submitted a lifetime homes statement. Of the 16 criteria 13 apply (3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16). However, given that the proposal would not include any external alterations to the front elevation of the property it would not meet point 4. There is an existing small step up from the front forecourt area to the front entrance. However given that the proposal would relate to the conversion back to a single

family dwelling it would be considered that the new dwelling could meet the remainder of the criteria that are applicable. Informatives would be attached that the works would be subject to Building Regulations and to encourage the applicant to meet the Lifetime Homes standards.

### **Design**

It is proposed to remove the window in the rear elevation of the main house and this would be replaced with double glazed doors. This would provide direct access into the rear garden. It is also proposed to replace a window in the rear elevation and two doors with one double door in the ground floor side elevation of the two storey rear addition. Timber sash windows would be installed. A condition would be attached requiring all external work to match the existing to ensure that traditional materials would be used. These alterations would be considered acceptable.

A window in the ground floor side elevation of the main house would be bricked up. A condition would be attached that all materials should match existing to ensure that the correct bricks are used. This would also be considered acceptable.

### **Amenity**

The external alterations would relate to the ground floor rear elevations of the main house and closet wing only and not have an adverse impact on the amenity of the adjoining properties in terms of overlooking or loss of privacy and would be considered acceptable.

**Conclusion:** Grant subject to conditions

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