

Delegated Report		Analysis sheet		Expiry Date:		30/07/2010	
		N/A / attached		Consultation Expiry Date:		05/07/2010	
Officer				Application Number(s)			
Carlos Martin				2010/2735/P			
Application Address				Drawing Numbers			
Flat Ground & 1st Floor + Attic 30 Westbere Road London NW2 3SR				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use existing ground floor flat and first floor and attic maisonette to create a single dwelling house (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed – No response.					
Local groups comments:		Gondar Gardens & Agamemnon Road Residents Association – No response.					

Site Description

The application site relates to a non-listed 2-storey semi detached property located on the north side of Westbere Road. The house is divided into two self-contained residential units and does not fall within a conservation area.

Relevant History

9300834: LDC **granted** for the existing use of the property as two flats.

PW9802961R2: Pp **granted** for the erection of a side and rear dormer and a velux rooflight in the front roofslope to provide additional habitable accommodation for the existing first floor flat.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

H3 – Protecting existing housing

H7- Lifetime Homes

Camden Planning Guidance 2006

40 – Residential development standards.

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.

DP26 – Managing the impact of development on occupiers and neighbours

DP2 – Making full use of Camden's capacity for housing

DP6 – Lifetime homes and wheelchair housing

Assessment

Planning permission is sought for the conversion of existing ground floor flat and first floor + attic maisonette to create a single dwelling house (Class C3). No external alterations are proposed. The only physical works entail the demolition of a partition wall between the two units at ground floor level and the replacement of the first floor kitchen by a bedroom with en-suite bathroom.

Policy H3 of the UDP prevents development that leads to a net loss of residential floorspace or that involves the loss of two or more residential units. In this case, there is no loss of residential floorspace and only one unit would be lost, therefore the proposed development is in compliance with this policy requirement.

The property benefits from a generously sized rear garden, which makes it particularly suitable for family accommodation. The new unit would be a 3/4-bedroom house, and would comply with the Council's residential standards. Refuse storage arrangements would remain as existing while the proposed internal alterations associated to the conversion are negligible and do not raise any material planning considerations.

The net loss of one unit means that there are not any transport implications.

The applicant has not specifically addressed Lifetime Homes requirements – however, as this is a change of use with minimal internal alterations, this can be referred to by informative. The house would be similar in this respect to many of the other houses in Westbere Road, and would be equally capable of adaptation. A bathroom is retained at ground floor level.

It is considered that there is no justification to remove permitted development rights.

The proposal broadly complies with policies SD6 and H3 and planning guidance and therefore it is considered acceptable.

Recommendation: Grant.

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