

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		20/07/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		05/07/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2010/2054/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flats 3 and 5 15 Bracknell Gardens London NW3 7EE				Please refer to draft 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>							
Conversion of two flats at first and second floor levels into one maisonette with associated works including alteration from window to sliding door to allow access to terrace at rear first floor.							
<b>Recommendation(s):</b>		Grant					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	34	No. of responses	01	No. of objections	01	
			No. electronic	01			
<b>Summary of consultation responses:</b>		1 objection to the originally proposed alterations to the side windows. This part of the application has been removed so that no alterations to the side windows are proposed.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<ul style="list-style-type: none"> <li>Redington/Frognaal CAAC – No response.</li> <li>The Heath and Hampstead Society objects to the originally proposed replacement of the rear multi-pane openings by single-pane openings. This part of the application has also been amended to keep the traditional multi-pane features.</li> </ul>					

## Site Description

The application site relates to a 3-storey early 20<sup>th</sup> Century detached building located on the southeast side of Bracknell Gardens, comprising 6 self contained flats. The building lies within the Redington/Frognall Conservation Area and is not listed but has been identified in the Conservation Area Statement as a building that makes a positive contribution to the character and appearance of the conservation area.

## Relevant History

**2007/4572/P:** Pp **granted** for the replacement of existing window with a larger window at ground floor level on the northwest side elevation of the existing flat.

**2006/5387/P:** LDC (existing) **granted** for use of ground floor as 3-bedroom self-contained residential flat (Class C3).

**2006/1159/P:** Pp **granted** for additional roof projection at rear involving extension of approved loft room over approved rear inset terrace, as an amendment to planning permission granted on 03/03/05 (2004/5369/P) for the conversion of loft for the top floor flat and provision of side and rear roof terraces.

**2005/4684/P:** Pp **granted** for the erection of railings around an existing roof terrace on the roof of an existing two-storey rear addition.

**2005/2701/P:** Pp **granted** for the installation of 2x lantern rooflights in the rear roof slopes, 1x rooflight in the central flat part of the roof, and 1x rooflight on the northwestern side elevation, for the top floor flat, as a revision to planning permission granted 3rd March 2005 (ref. 2004/5369/P) for the conversion of loft to create additional residential floorspace involving the raising of the existing ridge and provision of side and rear inset roof terraces.

**2004/5369/P:** Pp **granted** for the conversion of loft to create additional residential floorspace for existing top floor flat, involving the raising of the existing ridge and provision of side and rear inset roof terraces.

**1963:** Pp **granted** for the first floor to be converted into one two-room flat and one three-bedroom room flat.

**1946:** Pp **granted** for the conversion of the dwelling house into flats.

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours  
B1 – General design principles  
B3 – Alterations and extensions  
B7 – Conservation areas  
H3 – Protecting existing housing

### Camden Planning Guidance 2006

10 - Conservation areas

### Redington/Frognal Conservation Area Statement

### 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  
CS14 – Promoting high quality places and conserving our heritage  
DP25 – Conserving Camden's Heritage  
DP2 – Making full use of Camden's capacity for housing

## Assessment

Planning permission is sought for the conversion of two 2-bedrooms flats at first and second floor levels into one maisonette with associated works including alteration from window to sliding door to allow access to terrace at rear first floor. The resulting new maisonette would be a four bedroom unit (although two of the rooms are labelled as “study” in the plans).

### Amendments

The original application involved the enlargement of two side windows at first and second floor level and the replacement of the rear windows at first floor level by single-pane sliding doors. These alterations have been removed from the proposal following neighbours’ and Council’s officers concerns. The rear windows, as amended, would be replaced by matching multi-pane doors, which, with a condition to use matching materials, would ensure that the character and appearance of the building and the conservation area is not negatively affected by the proposal, as required by policies B1, B3 and B7 of the UDP (2006), Camden Planning Guidance and the Conservation Area Statement.

### Conversion

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 no objections are raised in this respect. The existing building comprises 6 residential units and the conversion of two of them to form a larger family size unit is welcomed in the context of policy H8, which aims at securing a mix of large and small units.

The proposed internal alterations associated to the conversion are minor and therefore a new planning assessment would not be necessary if some minor adjustments were required to comply with some of the Lifetime homes standards. The resulting new unit would comply with the Council’s residential standards and refuse storage arrangements would remain as existing.

The proposal broadly complies with current UDP policies, planning guidance and the relevant conservation area statement and therefore it is considered acceptable.

**Recommendation:** Grant.

### Disclaimer

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