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| Delegated Report | | Analysis sheet | | Expiry Date: | | 17/06/2010 | |
| | | | | Consultation Expiry Date: | | 26/05/2010 | |
| Officer | | | | Application Number(s) | | | |
| Jenny Fisher | | | | 2010/1930/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 25 Westbere Road, LONDON, NW2 3SP | | | | Refer to decision letter | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
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| Proposal(s) | | | | | | | |
| Conversion of one x 1 bedroom and one x 3 bedroom self-contained flats to a single family dwelling (Class C3). | | | | | | | |
| Recommendation(s): | | Grant planning permission with conditions | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 12 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | | | | | | |
| CAAC/Local groups* comments: *Please Specify | | Gondar Gardens and Agamemnon Road Resident's Association No response to date 16/06/2010 | | | | | |

Site Description

This is a three storey semi-detached property on the west side of Westbere Road, comprising one x 1 bedroom and 1 x 3 bedroom self-contained flats.

Within the Kilburn Neighbourhood Renewal Area. Not within or adjacent to a conservation area.

Relevant History

None relevant.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 (amenity); H3 (protecting existing housing); H7 (lifetime homes)

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 impact of growth); DP26(impact on neighbours); CS6(providing quality homes); DP2(Making full use of housing capacity); DP6(lifetime homes)

Camden Planning Guidance

Assessment

Proposal

There is currently a one bedroom flat at ground floor level and a two bedroom maisonette over first and second floors. Applicant proposes the conversion of the property to a single family dwelling.

No external works are proposed.

Main issues for consideration are the loss of a residential unit and residential standards

Loss of a residential unit

No policy objections have been raised.

Policy H3 does in principle seek to retain residential floor space, but only resists the loss of residential units in certain parts of the borough where there would be a loss of two or more units. In this case the overall residential floor space will be retained, and only one unit would be lost. Therefore within the context of UDP policy H3 the proposal is acceptable.

Residential standards and lifetime homes

All room sizes comply with residential standards set out in Camden Planning Guidance. All habitable rooms have access to natural light and ventilation.

Lifetime Homes:

The applicant has submitted a Lifetime Homes appraisal in line with UDP policy H7. It is acknowledged that when conversion of an existing property is proposed there are constraints to achieving all 16 standards. Nevertheless the use of the whole property as a single family dwelling does provide opportunities for the introduction of lifetime homes standards. It is considered that the applicant has gone as far as possible in implementing criteria where practical.

Recommend approval

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(020) 7974 5613***