

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		17/05/2010	
		N/A		Consultation Expiry Date:		21/04/2010	
Officer				Application Number			
John Sheehy				2010/1288/P			
Application Address				Drawing Numbers			
Basement Flat 1, St Stephens Close Avenue Road London NW8 6DB				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Change of use of 2 existing flats at lower ground floor level into a single flat.							
Recommendation:		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	49	No. of responses	3	No. of objections	1
				No. electronic	0		
Summary of consultation responses:		<p>Site notice displayed from 26th March to 16th April.</p> <p>Letters of support were received from the following addresses: Flat 6 St Stephen's Close; and PO Box 218 43/45 La Motte Street, St Helier, Jersey.</p> <p>One objection letter received from 23 St Stephens Close "I wish to object to this proposal on the grounds that this proposal eliminates the use of a resident porter's flat".</p>					
CAAC comments:		Elsworthy Conservation Area Advisory Committee: no objection					

Site Description

The application relates to 2 basement flats within St Stephens Close; a 5-storey with basement apartment block located between Avenue Road and Primrose Hill. St Stephens Close is set back by 100m from the Avenue Road frontage and is accessed via a tree-lined approach.

The building is not listed and is not located within a Conservation Area; Elsworthy Conservation Area bounds the site immediately to the west.

Relevant History

None

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Protection of Amenity for Occupiers and Neighbours

H3 Protecting existing housing

H7 Lifetime homes and wheelchair housing

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

Policy H3 states that the Council will resist proposals that would lead to a net loss of residential floorspace and that it will not grant planning permission for a development that would involve the loss of two or more residential units. Since the proposal does not involve the net loss of residential floorspace and would only involve the loss of one residential unit, it is consistent with policy H3.

All new homes should comply with Lifetime Homes criteria as far as possible. The applicants have submitted a Lifetime Homes assessment which addresses some of the 16 points of the criteria. The constraints of the scheme are such that not all of the criteria can be met, but the measures proposed are considered acceptable in this instance.

The proposal does not involve any external alterations to the building: it is considered that the proposal would not have a detrimental impact on the amenity of neighbouring occupiers.

The objector to the application stated that the proposal "would eliminate the use of a resident porter's flat". This issue relates to leasehold and/or freehold contracts of ownership within the development: such matters are not covered by planning legislation and can be given very little weight by local authorities and by the Planning Inspectorate when making planning decisions. Whilst the concern raised has been taken into consideration by officers in the assessment of this application, it is not considered that it is possible to either refuse the application or to attach conditions to the permission on the basis of the objection.

Recommendation: grant conditional permission.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613