

Delegated Report		Analysis sheet		Expiry Date:	08/03/2010	
		N/A		Consultation Expiry Date:	11/02/2010	
Officer			Application Number(s)			
Eimear Heavey			2009/5906/P			
Application Address			Drawing Numbers			
8 Parsifal Road London NW6 1UH			Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
		Design surgery				
Proposal(s)						
Conversion of 3 x self contained dwelling units into 1 x 1 bedroom flat and 1 x 4 bedroom family dwelling (Class C3), erection of rear extension at ground floor level and rear extension at first floor level, alterations to windows and front door to front elevation at basement level, removal of 2 existing windows to side elevation at ground floor level and excavation at basement level.						
Recommendation(s):		Grant planning permission				
Application Type:		Full Planning Permission				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:		No. notified	33	No. of responses	00	No. of objections
				No. electronic	00	
Summary of consultation responses:		<p>A site notice was displayed from 15/01/2010/ until 05/02/2010.</p> <p>Adjoining occupiers/owners Letter from the occupants of 30 Burrard Road who wish to have the works restricted to weekday daytime so as to minimise disruption to neighbours.</p> <p><u>Response:</u> An informative has been placed on the planning permission advising the applicant of the hours of construction. The hours include Saturdays but works must finish at 1pm. No construction work is allowed on Sundays or Bank Holidays.</p>				
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>West End Green CAAC No objection (letter dated 28/01/2010)</p> <p>Parsifal Road Association No objection (letter dated 26/02/2010)</p>				
Site Description						
The application site comprises an existing 2 storey plus basement and attic semi detached property situated on the northern side of Parsifal Road, close to its boundary with Fortune Green Road. The property is not listed but is located within West End Green/Parsifal Road Conservation Area and benefits from a generous rear garden.						

Relevant History

2006/5896/P – Planning permission was *granted* in Feb 2006 for the conversion of 3 residential units to 2 residential units (1 x 1-bedroom and 1 x 4-bedroom) and alterations to fenestration at basement level on flank elevation. This permission was never implemented and expired on 5th Feb 2010.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden Replacement UDP 2006

SD1 Quality of Life
SD6 Amenity of occupiers and neighbours
B1 General design principles
B3 Alterations and extensions
B7 Conservation areas
H3 Protecting existing housing
H8 Mix of units
T9 Impact of parking

Camden Planning Guidance 2006

West End Green Conservation Area Statement

Assessment

Proposal

Planning permission is sought for the conversion of 3 x self contained dwelling units into 1 x 1 bedroom flat and 1 x 4 bedroom family dwelling (Class C3), erection of rear extension at ground floor level and rear extension at first floor level, alterations to windows and front door to front elevation at basement level, removal of 2 existing windows to side elevation at ground floor level and excavation at basement level.

Revised plans

Following advice from the design officer, it was recommended that the rear extension be altered slightly so as it was not obstructing the bay window to the rear and appeared more 'lightweight'. It was also recommended that the window at first floor level match the existing size and not cut through the roof ridge and loss of the terrace at first floor level. Amended plans were duly submitted and are considered acceptable.

Principle of the conversion

Policy H3 of the UDP (2006) states that the Council will not grant planning permission for a development that would result in the net loss of two or more residential units. In this instance it is proposed to convert 3 x self contained flats into 2 x self contained units, thus resulting in a net loss of one unit on site. The proposal is therefore consistent with the underlying aims of Policy H3.

Policy H8 is also relevant and it states that the Council will only grant permission for residential development that provides an appropriate mix of units, including large and small units. The justification for this (para. 2.62) establishes that schemes for the conversion of residential properties will generally be required to retain at least one unit with three or more bedrooms to ensure adequate provision for families and other large households. In this instance, the proposed conversion will incorporate a 4 bedroom unit located at ground, first and second floor level and as such, the proposal is consistent with Policy H8.

In light of the above it is considered that the proposed conversion of 3 x self contained flats to 2 x self contained units is acceptable in terms of UDP Policies H3 and H8.

Standard of accommodation

It is considered that the proposed units will receive adequate natural light and ventilation. The minimum living standards required by Camden's Planning Guidance (2006) are 32sqm for a 1-person unit and 75sq for a 4-person unit. The proposed one bedroom self contained flat at basement level covers an area of approximately 45 sq metres whilst the proposed 4 bedroom residential unit will cover an area of approximately 230 sq metres, well above the minimum space standards required. The proposed flats therefore meet the guidelines set out in Camden Planning Guidance 2006.

Lifetime Homes

Policy H7 states that we will encourage applicants to meet lifetime homes standards, as the proposal is for a conversion it is acknowledged that it is not possible to meet all of the standards. The applicant has shown a commitment to meeting as many of the standards as possible given the limitations of the existing site. This should be encouraged further by way of an informative.

Design

The proposal involves the erection of a rear and first floor addition following the demolition of an existing rear and first floor extension, along with alterations to the front and side and excavation at basement level.

Rear Extension

The existing extension is in bad repair and will be demolished. In its place it is proposed to construct a two storey glass lightweight extension, the proposed extension will project outwards approximately 4 metres at ground floor level and will project outwards approximately 2.5 metres at first floor level. The proposed extension is lightweight in appearance and will consist of aluminium sliding doors and will still allow for approximately 400sq metres of garden space to the rear of the property. It is noted that the CAAC have no objection.

Following the submission of the amended plans, the proposed extension is considered to be acceptable in terms of design and will not result in an adverse impact on the original building or on the surrounding conservation area.

Basement level

The proposed works at basement level will incorporate the excavation of approximately 90sq metres of earth and will result in the use of the basement as a self contained flat with its own separate entrance. It is also proposed to install 4 windows and a door on the front elevation of the property to serve the basement flat. The proposed excavation of the basement will not result in an adverse impact on the character and appearance of the original building given that it will not be visible from the public realm, whilst the proposed windows at basement level will match existing, but will be smaller in size.

Rear alterations

It is proposed to insert a conservation style rooflight on the southern side of the roof slope and to install two timber windows and timber French doors at basement level to the rear of the property. These works are considered to be sensitive in design and materials will match existing.

Amenity

The proposed works at basement level will not result in an adverse impact on neighbouring properties in terms of overlooking, loss of privacy or loss of sunlight or daylight. The proposed rear extension largely replaces what is existing, and it is not possible to overlook any of the neighbouring properties from the property. A terrace is proposed at first floor level, it is considered that this would not result in direct views into the neighbouring property, however a condition has been placed on the permission requesting details of the proposed railings of the terrace.

Transport Issues

The application site has a Public Transport Accessibility Level (PTAL) of 5 (very good) and is within a controlled parking zone. Given that it is proposed to convert the property from 3 residential units to 2, car free is not required in this instance.

Construction Management Plan

Works are proposed at basement level, however, as the floors above are being retained, the existing house will not have to be underpinned. Furthermore, as these excavations will be undertaken by hand, and not machines; the daily limit of material excavated will not be large. Therefore construction is likely to take a longer period of time, and hence the number of construction vehicles going to and from the site on a weekly basis will not be large and in light of this a Construction Management Plan is required in this instance.

Conclusion

The proposed conversion of the property to 1 x 1 bed flat and a 4 bed dwellinghouse and associated works is considered to be broadly acceptable in terms of the policies of the UDP 2006 and Camden Planning Guidance 2006.

Recommendation: Grant planning permission with conditions.

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