

DISCLAIMER

Decision route to be decided by nominated members on Monday 12th April 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	13/04/2010
		N/A	Consultation Expiry Date:	12/04/2010
Officer			Application Number(s)	
Jennifer Walsh			2010/0120/P	
Application Address			Drawing Numbers	
3 Gardnor Road Hampstead London NW3 1HA			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Retention of change of use from two residential units (1x maisonette and 1x flat) into a single dwellinghouse (Class C3) and minor alterations at rear.				
Recommendation(s):	Grant Retrospective Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	02	No. of objections	01
			No. Electronic	01		
Summary of consultation responses:	A site notice was displayed on 22/03/2010, expiring 12/04/2010. <u>Any further objections received between the publication of this report and the 12/04/2010 which raises new issues will be reported to the Members Briefing Panel for consideration.</u> 2 Gardnor Road (2 letters) object to the proposals on the following grounds: - The proposed works have already been done (<i>Acknowledged</i>) - The noise commences at 8am and they work nights (<i>Informative added reminding the applicants of the Control of Pollution regulations in relation to permitted hours of operation</i>) - It is dangerous, this is a play street (<i>As above</i>)					
CAAC/Local groups comments:	Hampstead CAAC have raised no objection to the application.					

Site Description

Gardnor Road is a mid terrace three/four storey property located within the Hampstead Conservation Area. The site is not a listed building, yet it is identified as a building that makes a positive contribution to the conservation area.

Relevant History

2010/0127/P: Replacement of existing roof extension with a full width roof extension and installation of two roof lights to front roof slope to residential flat (Use Class C3). Granted 06/04/2010.

Relevant policies

London Borough of Camden Unitary Development Plan 2006

SD6 – Amenity for occupiers & neighbours

B1 – General design principles

B3 – Alterations and additions

B7 – Conservation Areas

T9 – Impact of parking

H3 – Protecting existing housing stock

H7 - Lifetime Homes

H8 – Housing mix

Camden Planning Guidance 2006

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.

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration:

- CS1 - Distribution of growth
- CS5 - Managing the impact of growth and development
- CS6 - Providing quality homes
- DP2 - Making full use of Camden's capacity for housing
- DP5 - Housing size mix
- DP6 - Lifetime homes and wheelchair homes
- DP26 - Managing the impact of development on occupiers and neighbours
- CS14 - Promoting high quality places and conserving our heritage
- DP24 - Securing high quality design
- CS14 - Promoting high quality places and conserving our heritage
- DP19 - Managing the impact of parking
- DP25 - Conserving Camden's heritage

Assessment

Proposal

The application proposes the following alterations:

- Change of use from two flats into one dwelling house
- Creation of larger openings to the existing openings at first and lower ground floor level
- Creation of stairs from the existing balcony to provide access to the gardens.

No external changes are proposed to the front elevation.

Change of use

The current property is laid out as two flats, one lower ground floor flat and then one maisonette on the upper floors. At the time of the officer's site visit construction work (internally) was underway, hence this application is deemed retrospective.

The proposed loss of one residential unit to create a large single dwelling house is considered to be in line with Policy H3 as it does not involve the net loss of two or more residential units. The proposal will involve the creation of a family sized dwelling which will provide a good standard of residential accommodation, in line with Policy H8. On this basis, the proposal is acceptable and consistent with relevant land use policies. The new unit would be well laid out, with all habitable rooms having access to natural light. Within the CPG it is stated that new self contained unit should satisfy the minimum areas for overall floorspace.

As the property would result in the net loss of one unit on site it would not result in any increased pressure on one-street car parking and therefore complies with Policy T9.

Design

The application includes the enlargement of two existing double doors on the rear elevations. All three of these windows were in a poor state of repair. The proposed double doors match the design and materials of the existing ones and their replacement is not considered to have a detrimental impact on the host building or the surrounding conservation area. The proposal also includes the addition of steps leading from the upper ground floor into the garden. Similar examples of the proposal can be seen at the neighbouring properties to the south of the application site. The stairs will lead down from the existing balcony and will be lightweight in design.

The addition of the proposed stairs will be subordinate to the host property and would therefore not be considered to have a detrimental impact on the host property nor the wider conservation area, and therefore are considered acceptable.

Amenity

The proposal would reduce the number of units it is not considered to have an adverse impact on the residential amenities of the neighbouring properties. The proposal is considered to be consistent with policy SD6 and is therefore considered acceptable.

Due to the height of the boundary wall, as well as the existing balcony being present at first floor level, it is not considered that the proposed staircase would have an impact of overlooking onto the

neighbouring properties, to that of the existing situation.

An objection has been received in regards to the works commencing without planning permission. After a recent site visit, it was accepted that internal works had begun, thus removing the existing partition between the two existing units.

Recommendation: Grant Retrospective Planning Permission