

Delegated Report		Analysis sheet		Expiry Date:		26/03/2010	
		N/A / attached		Consultation Expiry Date:		04/03/2010	
Officer				Application Number(s)			
Rob Tulloch				2010/0330/P			
Application Address				Drawing Numbers			
15 Priory Terrace London NW6 4DG				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Conversion of upper ground floor flat and maisonette on the first and second floor levels in to one self contained maisonette (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	14	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		14 neighbours were consulted and a site notice displayed from 12/02/2010. No responses received.					
CAAC/Local groups comments:		No responses received.					

Site Description

The application site is a four storey, semi-detached house on the western side of Priory Terrace. It is currently divided into three flats. It is constructed from London stock brick with rusticated stucco at upper ground floor levels. It lies within the Priory Road Conservation Area and is listed as a building that makes a positive contribution to the conservation area.

Relevant History

2008/3947/P Alterations and additions including erection of full-width extension at rear lower ground with terrace over at ground floor level, full-width extension with lantern light at rear ground floor level, single-storey lean to side extension (south elevation) at lower ground floor level and installation of window at ground floor level (south elevation) to existing flats. Refused 10/08/2009

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

H1 New housing

H3 Protecting existing housing

H7 Lifetime homes

H8 Mix of units

T9 Impact of parking

Camden Planning Guidance: Lifetime homes, Residential Development standards

Assessment

The building is currently laid out as three flats, one on the lower ground floor (which is not part of this application), one 1x bedroom flat on the upper ground floor, and one 3x bedroom flat on the first and second floors. The proposal is to convert the flats on the upper ground, first and second floors into a single 3x bedroom maisonette. The main issues are the loss of a residential unit and the amenity of occupiers and neighbours.

Loss of a residential unit

The proposal would result in the net loss of only one residential unit and therefore complies with Policy H3 of the Unitary Development Plan (2006) which seeks to protect existing residential accommodation by resisting the net loss of two or more residential units. The proposal will also provide a family-sized residential unit which is welcomed by policy H8.

Residential amenity

The proposal will result in a reduction in pressure for on-street car parking spaces (policy T9) and also possibly a reduction in the demand for space for storage of refuse and recycling.

The proposed layout of the new dwelling is considered to be acceptable; the unit is appropriately sized with good access to natural daylight and ventilation. There are no external alterations so no impact on adjoining occupiers. Therefore the proposal is considered to comply with Policy SD6 of the Replacement Unitary Development Plan (2006).

The constraints of the site, such the entrance to the flat being at upper ground floor level, mean that certain Lifetime Homes standards cannot be met, however other standards can be and the Council's planning guidance recognises that certain conversions may not be able to meet all standards. The applicant has addressed the sixteen points with an explanation as to why individual standards have not been achieved.

Other issues

No alterations are proposed which would affect the external appearance of the building or the surrounding area.

Recommendation: Grant Planning Permission.

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