

Delegated Report		Analysis sheet		Expiry Date:		22/03/2010	
		N/A		Consultation Expiry Date:		19/02/2010	
Officer				Application Number(s)			
Eimear Heavey				2010/0353/P			
Application Address				Drawing Numbers			
24 Ellerdale Road London NW3 6BB				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
		Design surgery					
Proposal(s)							
Additions and alterations in connection with the conversion from 3 residential units into 2 residential units, including the erection of a side extension with pitched roof.							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	17	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	A site notice was displayed from 27/01/2010 until 17/02/2010. Adjoining occupiers/owners No reply to date.						
CAAC/Local groups* comments: <small>*Please Specify</small>	Fitzjohns/Netherhall CAAC No reply to date. Local groups No reply to date.						
Site Description							
The application site is located on the western side of Ellerdale Road, opposite the junction with Prince Arthur Road. The application property is a three-storey semi-detached former dwellinghouse, which has been converted into a number of flats. The property is not listed but is located within the Fitzjohn's/Netherhall CA and has been identified as a positive contributor in the Conservation Area Statement.							
Relevant History							
2003/3166/P – Planning permission was <i>refused</i> in Feb 2004 for the extension of the existing bin store with the erection of a metal railing and the raising of the 2 x central piers to accommodate a new gate, as alterations to the front boundary treatment of the existing residential property.							
PW9605123 – Planning permission was <i>refused</i> in Feb 1997 for the erection of a two storey rear extension at lower ground and ground floor levels together with internal alterations to form a self contained three bedroom flat at each of the lower ground and ground floor levels.							

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. 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 adopted Unitary Development Plan 2006

- SD1 Quality of Life
- SD6 Amenity for occupiers and neighbours
- H1 New housing
- H3 Protecting Existing Housing
- H7 Lifetime homes
- H8 Mix of units
- B1 General Design Principles
- B3 Alterations and Extensions
- B7 Conservation Areas

Camden Planning Guidance 2006

Fitzjohns/Netherhall Conservation Area Statement

Assessment

Proposal

Planning permission is sought for additions and alterations in connection with the conversion from 3 residential units into 2 residential units, including the erection of a side extension with pitched roof.

Design

Camden Planning Guidance states that side extensions should retain gaps between buildings above ground floor level and states that the infilling of gaps will not be considered acceptable where significant views or gaps are compromised or blocked, this view is upheld in the Fitzjohns/Netherhall Conservation Area Statement.

Policy B3 of the Unitary Development Plan (2006) states that extensions should respect existing architectural features and should respect the established grain of the surrounding area. Policy B7 also needs to be considered and it states that character and appearance of the Conservation Area should be preserved or enhanced.

In this instance it is proposed to erect a side extension with a pitched roof to the property, the side extension will form a new stairs enclosure to serve the proposed two flats. The proposed side extension would remove part of the porch roof and would butt up uncomfortably against the eaves at the side of the building. It is considered that the introduction of a side extension at this height will compromise the gap between the application site and the neighbouring property and will result in an increase in bulk to the building. This increase in bulk to the building will be prominent from Ellerdale Road where it is evident that the gap is an important element of the Conservation Area at this point, as it affords views of the sky. This view would be blocked by the introduction of an extension above ground floor level.

A flat roof to the proposed side extension was considered by the applicant but this is also considered to be unacceptable as it would not overcome the fundamental issues of infilling the gap and the extension being above ground floor level, all of which are contrary to Camden Planning Guidance 2006 and the UDP 2006.

Amenity

The proposed introduction of a side extension would not result in any overlooking, loss of daylight, sunlight or privacy to neighbouring property due to the fact that it is small in scale and would have only one window which faces towards the garden of the application site.

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 5/6 bedroom unit located over 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 48sqm for a 2-person unit and 84sq for a 5-person unit. The proposed units more than meet the minimum space standards required and 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 should the application be approved.

Conclusion

The proposed conversion of the property from 3 self contained units to 2 is considered to accord with the relevant policies of the UDP 2006, however the proposed introduction of a side extension is contrary to the underlying aims of Camden Planning Guidance 2006 and Policies B3 and B7 of the UDP 2006 as it will result in the infilling of a gap in a conservation area by virtue of the extension being above ground floor level.

Recommendation: Refuse planning permission.

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