

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		10/02/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		12/02/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Parker				2009/5693/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
26 - 26B Ellerdale Road London NW3 6BB				See Decision Notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Conversion of the basement & ground floor flat and first floor flat into 1 x 6 bedroom dwelling (Class C3) at basement, ground and first floor level.							
<b>Recommendation(s):</b>		Grant Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	09	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed from 18/12/2009 until the 18/01/2009 No responses to date.					
<b>CAAC/Local groups comments:</b>		Fitzjohns and Netherhall CAAC comment  Subject to Camden's policy on the loss of the residential unit, may be unwelcome. Changes to single house looks innocuous but is the next step an application for a basement/ car parking/ garden take up? Do not understand apparent lack of parking request.  <i>Council's response: This is for the reduction in the amount of units. Car parking or the excavation of a basement level does not form part of this application.</i>					

## Site Description

A two storey plus attic and basement property currently subdivided into three self-contained flats and located on the western side of Ellerdale Road. This yellow with red-brick banding building has been identified as a property that makes a positive contribution to the Fitzjohns/Netherhall Conservation Area in which it lies.

## Relevant History

TP31437/1461 The conversion of 26, Ellerdale Road, Hampstead, into three self-contained flats. Granted 25/09/1945

2005/4533/P Erection of a single-storey rear extension and excavations to create a lightwell in the northern section of the front garden in association with the provision of additional basement accommodation for the ground floor flat, plus replacement of a double sash window with a single sash window at ground floor level and installation of two new sash windows at basement level on the front elevation. Granted 24/02/2006

## 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 Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

H3 – Protecting existing housing

H8 – Mix of units

### Camden Planning Guidance 2006

Fitzjohn and Netherhall CAAC

## Assessment

Proposal: The conversion of two units into one. No external changes.

### Main Considerations

- Conversion in land use policy terms
- Neighbourhood amenity

### Conversion in land use policy terms

The council will resist proposals that lead to a net loss of residential floorspace and will not grant planning permission that would involve a net loss of two or more residential units. The proposal in question involves the loss of one unit to create a large family sized unit. There appears to be no previous loss of any residential units at the application site and therefore this proposal is considered acceptable in land use policy terms compliant with policies H3 and H8. There are no external changes proposed, meaning that there will not be any impact on the façade of the host building or its appearance within the conservation area.

### Neighbourhood amenity

The conversion of two properties into one is unlikely to have any significant impact on the amenity of neighbouring properties. Therefore it is considered compliant with policy SD6.

### Recommendation Grant Permission

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