

Delegated Report		Analysis sheet		Expiry Date:		16/11/2009	
		N/A / attached		Consultation Expiry Date:		21/10/2009	
Officer				Application Number(s)			
Jamie Forsman				2009/2555/P			
Application Address				Drawing Numbers			
241 Haverstock Hill London NW3 4PR				Please see draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Conversion of ground and first floor maisonette and a second floor flat to single family dwelling house (Class C3)							
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	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		In addition to adjoining occupiers being consulted, a site notice was also displayed from 30/09/2009 expiring on the 21/10/2009. No responses were received.					
CAAC/Local groups comments:		Fitzjohns/Netherhall CAAC – No objection					

Site Description

The application site is situated within the Fitzjohns Netherhall Conservation Area and is occupied by a semi-detached dwelling with a hipped roof and box dormers projecting from the front and side elevations. The property benefits from a generous rear garden area and has a garage which is accessed via a private lane to the rear of the site.

The existing layout of the property consists of a maisonette over the ground and first floors and a separate second floor flat. The host building was originally constructed as a single family dwelling house.

The surrounding environment is mixed in use with similar semi detached properties adjoining the application site and the Royal Free Hospital complex and grounds on the opposite side of Haverstock Hill. Mixed use terraced properties are situated to the southeast with commercial use at ground floors and residential flats above.

Relevant History

TP29098/1986 - Alterations and conversion of the ground and first floors into a self-contained maisonette and the second floor into a self-contained flat, at No. 241 Haverstock Hill, Hampstead. Granted (16/05/1958).

Relevant policies

London Borough of Camden Replacement UDP (2006)

SD6 – Amenity for occupiers and neighbours
B1 - General design principles
B7 - Conservation areas
H1 – New housing
H3 – Protecting existing housing
H7 – Lifetime homes and wheelchair housing
H8 – Mix of units
T9 – Impact on parking

Camden Planning Guidance 2006

Fitzjohns Netherhall Conservation Area Statement

Assessment

Introduction: The proposal seeks the conversion of ground and first floor maisonette and a second floor flat into a single family dwelling house (Class C3). The reinstatement back into a single family dwelling house would be achieved by the reinstatement of a door between the first floor landings of the maisonette and self contained flat. No other additions or alterations to the internal or external fabric of the building are proposed.

Principle of development: The proposal will result in the loss of 1 residential unit should this permission be granted, and this accords with policy H3 (Protecting existing housing). Policy H1 (New Housing) of the UDP states that the Council will grant planning permission for development that provides residential accommodation, provided that accommodation reaches acceptable standards. Policy H8 requires an appropriate mix of unit sizes. The dwelling type proposed respects the historic layout and character of the building while providing much needed family size accommodation which includes a relatively large private outdoor amenity area.

Design: Minor internal alterations are required to convert the dwelling into a single family dwelling house, in affect the proposal will not result in any changes to the appearance of the building and would not be considered harmful to the appearance and character of the streetscene or wider conservation area.

Quality of Residential Accommodation: Camden Planning Guidance 2006 (CPG) stipulates a minimum overall floor area of 93 sq metres for a dwelling/residential unit capable of accommodating 6

or people. The combined floor area of habitable rooms and the ground floor kitchen areas alone are 145.61 sq metres. This significantly exceeds the minimum floor area standards set out in the CPG.

The CPG also stipulates minimum sizes for single and double bedrooms and for the purposes of this report the second floor reception room has been included as a bedroom. The table below summarises the level of compliance with minimum standards.

Bedroom No.	Floor level	Bedroom type	CPG minimum size (sq metres)	Actual size (sq metres)	Complies Yes/No
1	first	double	11	18.39	yes
2	first	double	11	15.74	yes
3	first	double	11	14.22	yes
4	second	double	11	14.70	yes
5	second	double	11	14.26	yes
6	second	single	6.5	9.26	yes

The table above demonstrates that all bedrooms achieve compliance with CPG minimum standards and based on this information the dwelling is capable of accommodating 11 occupants.

Policy H7 of the UDP encourages new housing to be accessible to all and built to 'Lifetime Homes' standards. It is acknowledged that the single family dwelling proposed involves the conversion of an existing building, making all lifetime homes standards difficult to achieve. In light of this some standards may not be met, due to the buildings existing design. As a result, an informative will be added to any planning permission granted, encouraging the applicant to adhere to as many of the 16 standards as possible when implementing the scheme.

Amenity: The application site would continue to be used for residential purposes and would not generate any significant effects beyond that which would be considered typical in a residential environment. The proposal will not compromise the established levels of amenity currently enjoyed by neighbouring occupiers and is considered to comply with policy SD6 of the Replacement UDP.

Transport: The proposal will have no impact upon the existing levels of on site car parking provision which includes a single car garage to the rear of the property. As the proposals involve the loss of one residential unit it would not be reasonable to insist on car-free housing in this instance. The proposal complies with policy T9 of the replacement UDP.

Recommendation: Grant planning permission

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