

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		13/02/2009	
		N/A		<b>Consultation Expiry Date:</b>		02/03/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Jennifer Walsh				2008/5753/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
36 & 38 Parkhill Road London NW3 2YP				Please refer to draft 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>							
Change of use and works of conversion from two dwelling houses into one (Class C3).							
<b>Recommendation(s):</b>		Grant Planning 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	<b>19</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		No response received					
<b>CAAC/Local groups comments:</b>		No response received					

## Site Description

The site is located on the eastern side of Parkhill Road and comprises two semi detached house with an existing single storey side extensions to number 36. The surrounding area is characterised by large semi detached properties.

The site is not listed but is located within the Parkhill Conservation Area.

## Relevant History

None

## Relevant policies

### Unitary Development Plan 2006

S1/S2 – Sustainable development

B1 – General development principles

B7 – Conservation Areas

T9 – Impact of parking

SD6 – Amenity for neighbours and occupiers

H3 – Protecting existing housing

H7 – Lifetime homes

H8 – Housing mix

### Camden Planning Guidance 2006

## Assessment

### Proposal

This application seeks a change of use from two single dwelling houses, into one single family dwelling house.

### Change of use

The current property is laid out as two semi detached houses. The proposal includes internal alterations to link the two dwelling houses as one.

The proposed loss of one residential unit to create a single family dwelling house is considered to be in line with Policy H3 as it does not involve the loss of two or more residential units. The proposal will involve the creation of a large 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.

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.

The application has outlined the means to meet lifetime homes standards or to a reasonable and practicable level, and so comply with Policy H7.

### Amenity

Given the proposal would reduce the number of units and would not change the external fabric of the building and the existing access arrangements; it would not have an adverse impact on the residential amenities of the neighbouring properties. The proposal is considered to be consistent with policy SD6 and therefore acceptable.

Recommendation: **Grant Planning Permission**

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