

ASSESSMENT:-

Because of the planning history of this building there was no family unit when this was converted in 1972.

The current proposal to join two flats into a larger unit is desirable in housing mix terms. (3 bed)

The new family unit will also have access to the garden.

The only external alteration on plan is the blocking of the entrance door to the basement unit. This is considered acceptable.

No design ~~issues~~ or amenity issues.

RECOMMENDATION:- FPC

Refuse for the following reasons:-
Approve subject to the following conditions:-

Conditions/Reasons for Refusal :-

1. CDO 3

Reasons for Conditions:-

1. DDO 1

Informatives:-