

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>29/03/2007</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		07/03/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Mary Samuel				2006/5306/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
10 Woodchurch Road London NW6 3PN				Site Location Plan; Floor Plans; 2006/01A; 02; 03A; 04A; 05; 06A; 07A; 08A; 09A			
<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 existing semi-basement area from storage to two self-contained 1-bedroom flats, including the erection of two single storey rear extensions and alterations to the elevations at basement level.							
<b>Recommendation(s):</b>		<b>Grant planning permission subject to a legal agreement for car free</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>64</b>	No. of responses No. Electronic	<b>05 03</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>		<p>Objection is on grounds of impact of works on privacy, health and welfare. (The person claims she suffers from an incurable illness and has to stay in bed most of the days)</p> <p><u>Response:</u> It is understood that the above flat is currently let on a 6-month shorthold license and therefore the tenant may not be in flat 2 when the works will commence. The owners of the flat are in support of the proposal, which they believe will result in less vehicular use, would standardise service charges and will permit the maintenance of the common parts. Notwithstanding, this is not in the circumstances of this application a material planning consideration.</p> <p>2 letters of comment and 2 letters of support. Letters of support state that the proposal would ensure that a better standard of living for occupiers of flats in the rest of the building by allowing the common parts and outside areas to be landscaped properly, and residential flats would be a more compatible use.</p>					
<b>CAAC/Local groups comments:</b>		None received. No CAAC for this conservation area.					

## Site Description

5-storey contemporary residential property on the north side of Woodchurch Road, used as 8 flats with ancillary storage space in the basement. The proposal relates to the basement. The site is within the Swiss Cottage conservation area.

## Relevant History

On 29/5/84 planning permission was granted for the erection to a building to provide 8 self-contained flats. The permission was implemented.

## Relevant policies

**RUDP:** S1, S2 (Strategic policies), B1 (Design), B3 (Alterations and extensions), B7 (Conservation areas), SD6 (Amenity), H1 (New housing), T3 (Pedestrians and Cycling), T8 (Car free housing), T9 (Impact of parking)

**CPG:** Residential standards, advice on alterations/extensions to residential buildings

**Swiss Cottage CAS:** Advice on alterations/extensions to buildings in the conservation area

## Assessment

**The proposal** involves the creation of 2 self-contained flats at basement level to replace storage, the erection of two single storey rear extensions to enlarge a proposed kitchen and to provide a living room for one of the flats and other alterations to the elevations to add new windows.

**Main issues:** Acceptability of proposed change of use and compliance with residential standards, impact of alterations and extensions on the appearance of the building and the character and appearance of the conservation area, impact on the amenity of neighbours and parking implications.

**Assessment:** Land use and standards: The basement of this property, which was developed for residential use, was presumably meant to be used as storage for the flats above. However, the applicant claims that this was never used by the occupiers of the flats, but was let out as archive storage for a firm of solicitors (for over 10 years). Although this use could possibly now be established, this is not the use that the applicant would like to pursue. The use of this space for residential purposes would not involve a change of use.

Policy H1 supports the increase of residential accommodation, which is a priority use in the Borough. The proposed two flats comply in space terms with Council standards and therefore the use/layout is considered acceptable. Furthermore, as residents of the building never had use of that space, its conversion and use as self-contained residential accommodation would not inconvenience the existing tenants by taking away existing storage facilities. In land use terms therefore the proposal is considered acceptable.

Design: The proposed alterations to the elevations of the building at basement level and the new rear single-storey extensions, one to enlarge a proposed kitchen and the other to provide a living room for one of the flats, are considered acceptable in design terms. These are designed along the same design principles as the existing building in form, position of windows, use of materials, etc. The rear extensions will have little impact on the character and appearance of the conservation area, as they are not visible from the public domain. The matching windows in position, design and materials proposed for the front elevation will be integrated with the existing elevation and have little impact on the character and appearance of the conservation area, over and above the impact that the building has now. Therefore, the proposal is considered acceptable in design terms.

Amenity: Apart from the period of construction, which may be trying for residents but cannot be controlled by planning powers, the proposal will have no adverse effect on neighbours. A letter of support suggests that the change of the basement from storage to residential accommodation will be beneficial in contributing to the upkeep of the property and reducing traffic to the storage facility.

Parking: Woodchurch Road is identified as a street suffering from high demand for on-street parking. The two new units may potentially increase car-parking demand further. In addition, one of the proposed extensions will take up one of the existing parking spaces. This parking space together with the rest of the parking spaces on site were conditioned under the original permission to be retained permanently for the parking of vehicles of the occupiers and users of the building. The applicant states that there is no need for this parking space at present. However, given that there is parking stress on the street the two new flats plus another flat must be made car free by a s.106 agreement so that the parking situation is not to deteriorate in the future. The site has excellent public transport accessibility and car free would be acceptable. The applicant has agreed to that. A condition for the provision of three bicycle-parking stands within the site is also recommended.

Dustbin and recycling provision: There appears to be sufficient space next to the existing dustbin and recycling area in the forecourt to provide additional facilities for the new flats. A condition is recommended to demonstrate this provision to ensure that this is done in a satisfactory manner.

**Approval is recommended subject to a legal agreement for 3 flats to be car free.**

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