

**DISCLAIMER**

Decision route to be decided by nominated members on ----- (date to be inserted). For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>30/11/2007</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>09/11/2007</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Tania Skelli-Yaoz			2007/4665/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
2 Hillfield Road London NW6 1QE			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>					
Extensions and alterations to convert existing 2-storey building used as 2 flats into 2 separate houses, including basement excavation, creation of two bay windows and lightwells to front garden, folding doors to rear, new door to rear, alterations to front boundary wall and installation of two main gates and access to refuse store					
<b>Recommendation(s):</b>		Grant planning permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informative:						
Consultations						
Adjoining Occupiers:	No. notified	23	No. of responses	06	No. of objections	05
			No. Electronic	00		
Summary of consultation responses:	<p><u>Occupiers and Owners of 2A Hillfield Road</u>: object on grounds of disturbance during construction, impact on appearance of front gardens, impact on water tables, impact on structural stability of area and subsidence, lack of light into new basements, building insurance cover matters, location of proposed refuse area to cause smell nuisance.</p> <p><u>Occupiers of 2 Gondar Cottage, Gondar Gardens</u>: object on grounds of impact on foundations of house, loss of daylight.</p> <p><u>1 Hillfield Road</u>: object on grounds of subsidence in area, impact on water tables, lack of light into basements, increase of pressure on parking in area, other non planning matters.</p> <p><i>It is noted that most of the above grounds are not considered planning matters. Issues with regard to loss of light, light into basements and parking are addressed in the Assessment below.</i></p>					
CAAC/Local groups comments:	N/A					

## Site Description

The subject site is situated on the southern side of Hillfield Road and occupied by a mid-terrace 2 storey building which accommodates 2 flats, one on the ground floor (1 x 5-bed) and one on the first floor (1 x 5-bed). The property is not located in a conservation area, nor is it a listed building. The area is characterised as predominantly residential.

## Relevant History

On 26/10/2007 planning permission (reference 2007/4125/P) was **refused** for the *extensions and alterations to the existing two-storey building used as 2 x flats, for a change of use to 2 x dwellinghouse, including mansard roof extension with dormers on the front elevation and balconies to the rear, and a part-one part-two storey rear extension, and fenestration alterations.*

On 06/09/2007 planning permission (reference 2007/3472/P) was **granted** for *change of use from two self-contained flats to one dwellinghouse, including reconfiguration of the main entrance on the front elevation.* It is noted that the permission included a condition removing permission development rights within Part 1 (Class F) and Part 2 (Class B] of Schedule 2 of that Order, which allow for forecourt parking.

On 10/08/2007 planning permission (reference 2007/2689/P) was **granted** for the *vertical conversion of two flats to use as two dwellinghouses, including the erection of two storey infill side extension and single storey side and rear extension, together with the provision of first floor balcony above the bay window and alterations to the fenestration [including the provision of two Juliette balconies] on the rear elevation.* It is noted that the permission included a condition removing permitted development rights within Part 1 (Class F) and Part 2 (Class B] of Schedule 2 of that Order, which allow for forecourt parking.

On 10/08/2007 planning permission (reference 2007/2996/P) was **granted** for the *vertical conversion of two flats to use as two dwellinghouses, including the erection of two storey infill side extension and single storey side and rear extension.* It is noted that the permission included a condition removing permitted development rights within Part 1 (Class F) and Part 2 (Class B] of Schedule 2 of that Order, which allow for forecourt parking.

## Relevant policies

SD1, SD6, SD8, H1, H7, H8, B1, B3, T3, T9  
SPG Residential Development Standards

## Assessment

### Proposal

Permission is sought in order to re-convert the existing two houses used as two horizontal flats back into two vertical-traditional houses together with the introduction of basements to each house. The principle of the vertical conversion back to two dwelling-houses has been approved recently and its acceptability is therefore established. The introduction of new basements to the existing houses will provide additional living accommodation and is also considered to comply with Council policy.

### Living Accommodation Standards and mix of units

The proposed arrangement of living areas and bedrooms is considered acceptable and according to standards and brings back a traditional living arrangement to the existing houses. The proposed mix of units of 3-bedrooms for each house is also considered acceptable. The living area in the basement is to be 2.6m high with sufficient light levels to comply with the SPG for the front 'Family rooms'. The back rooms do not receive sufficient (or none at all) natural light but are not proposed to be used as habitable rooms. This is considered acceptable.

Lifetime homes standards have been addressed and units have been adaptable where possible.

### Design

The main element of this proposal is the excavation of basements to this property. The basements are to run  $\frac{3}{4}$  into the depth of the existing footprint of the house(s) and include new fenestration to the front elevation only. This includes two new bay windows to match the style of the existing windows at lower ground level, thereby creating two lightwells with metal railing enclosures.

The proposal also includes alterations to the boundary wall to accommodate the creation of two new gates and two new refuse storage areas.

Minor alterations are proposed to the rear of the property to include omission of a rear door to the western side elevation at ground floor level and replacement with another side door and omission of a small window on side eastern elevation at first floor level.

The above extension and alterations are considered in keeping with the style of the existing house and surroundings and therefore considered acceptable.

#### **Amenity**

No loss of daylight (or sunlight) is considered likely to Gondar Gardens properties or other surrounding properties since the only structural (external) alterations to the house is down to the basement.

Potential disturbance during construction is likely, however, not considered of such scale so as to raise concerns in planning terms.

Otherwise, the proposal is not considered to result in the loss of neighbouring occupiers' amenity in any other ways.

#### **Transport**

According to policy it is recommended to require the provision 1x cycle storage area per every new dwelling. This is to be imposed as condition upon approval.

The proposal is not considered to result in additional parking pressure since the number of dwelling units is to remain as existing, i.e., 2. This is also the reason why a car-free develop is not required, as the same number of cars may result parking on-street.

#### **Other**

Permitted development rights for forecourt parking have been removed with past planning permissions. It is not considered necessary to remove any other permitted development rights that will be allowed by the Town and Country Planning (General Permitted Development) Order 1995. Opportunities to expand the property are limited and integrity of the design of the building is not considered worthy of protection through restricting permitted development rights. Forecourt parking will no longer be possible to be accommodated once lightwells are constructed.

Accordingly, it is recommended to grant planning permission.