

Delegated Report		Analysis sheet		Expiry Date:		23/11/2007	
				Consultation Expiry Date:		08/11/2007	
Officer				Application Number(s)			
Jenny Fisher				2007/4366/P			
Application Address				Drawing Numbers			
45 Compayne Gardens London NW6 3DB				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Change of use of ground and first floor from 1 x 3 bedroom and 1 x 2 bedroom self-contained flats to 1 x 4-bedroom maisonette, together with the replacement of an existing window in the rear elevation with a new window.							
Recommendation(s):		Grant planning permission with conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:							
Local groups comments:		None received.					
Site Description							
The premises comprise ground, first, second and third floors. This is a residential property located on the south side of Compayne Gardens. The building accommodates 3 self-contained flats; a 2-bedroom flat at 2 nd /3 rd floor level, a 2-bedroom flat on the first floor and a 3-bedroom ground floor flat. The buildings are a substantial size with large gardens to the rear. The building is semi-detached to No. 47. Situated within the Swiss Cottage Conservation Area.							
Relevant History							
26/03/2002 PWX0103805 Planning permission for the erection of a single storey rear extension.							

Relevant policies

Replacement UDP S1/S2; SD6; H3; H7; H8; B1; B3; B7

Camden Planning Guidance Dec. 2006: conservation areas; design; lifetime homes; res. development standards

Swiss Cottage Conservation Area Statement

Assessment

There are two aspects to this application:

1. Conversion of two self-contained flats (over ground and 1st floors) to form a self-contained maisonette.
2. Replace a window to the rear first floor with new.

1. Conversion

Policy H3 states that the Council will not grant planning permission for development that would result in the net loss of 2 or more residential units. The scheme complies with H3: 2 existing flats would be incorporated to create a maisonette, and the existing 2 bedroom flat on the upper floors would be retained, which only results in the net loss of one unit.

The newly created unit would have four bedrooms and access to external amenity space, and is thus suitable for family use, in line with policy H8. The mix of unit sizes is considered acceptable in this locality. Room sizes comply with residential development standards and the new residential unit will be capable of supporting the changing needs of a family's life cycle. The apartment could easily be adapted to accommodate an elderly or less ambulant person (bedroom/living room/kitchen/bathroom on one level), as well as a growing family.

2. Alteration to the rear

A staircase linking ground and first floors will be installed in the area currently occupied by a first floor bathroom. The main staircase providing access from ground floor to the 2- bedroom flat on 2nd/3rd floors would be retained. The existing bathroom window would be removed and a larger window to illuminate the stairs installed. The window would be the same width as existing, and be slightly (0.8m.) deeper. It would be a timber framed sash window and match others to the rear of the building, and others to neighbouring properties.

The minor alteration proposed to the rear of the dwelling complies with the general design principles of policy B1. Details and materials proposed are considered appropriate, and the alteration would not harm the appearance of the building, in compliance with B3. The replacement window would not harm the character and appearance of the conservation area in compliance with B7.

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