

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		30/07/2007	
		N/A		<b>Consultation Expiry Date:</b>		16/07/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Cassie Plumridge				2007/2428/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
20 South Hill Park London NW3 2SB				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 from two self-contained flats (1-bedroom basement flat and 5-bedroom flat on upper floors) to a single-family dwellinghouse and replacement of ground floor level door with window.							
<b>Recommendation(s):</b>		Grant conditional 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	04	No. of responses No. electronic	01 00	No. of objections	00
<b>Summary of consultation responses:</b>		Site notice displayed 25/06/07 to 16/07/07. No reply to date.					
<b>CAAC comments:</b>		The <b>South Hill Park CAAC</b> raised no objection to the application.					
<b>Site Description</b>							
The site falls within the South Hill Park Conservation Area and is identified as a building that makes a positive contribution to the conservation area. The site is occupied by a mid-terrace property located on the west side of South Hill Park. The site accommodates a flat at basement level and a maisonette on the upper floors.							

## Relevant History

**14/08/1985** - planning permission (reference 8500742) was granted for *conversion of the second and third floors into two self-contained flats including the erection of three dormer windows and rear terrace in the roof.*

**25/02/1988** - planning permission (reference 8703128) was granted for *conversion of roof space to provide additional accommodation for second floor flat including the insertion of dormer extensions at front and rear and the formation of a roof terrace at the rear self-containment of existing first floor flat.*

**03/08/1988** - planning permission (reference 8803771) was granted for *formation of a bedroom in the roof for use in conjunction with the first and second floor maisonette and erection of a rear dormer and roof terrace.*

**10/01/1990** - planning permission (reference 8905538) was granted for *addition of a balcony to the rear elevation at the second floor level.*

**22/05/1991** - planning permission (reference 9005632) was granted for *formation of a doorway in the rear elevation at first floor level and the erection of an external staircase between first floor and ground level.*

**03/03/1994** - planning permission (reference 9301602) was granted for *alterations at roof level including a rear dormer and insert roof terrace at the rear and two velux windows on the front elevation in connection with the formation of a habitable room in the roof space.*

**15/09/1994** - planning permission (reference 9400906) was granted for *erection of a full-width single storey rear extension to existing basement flat together with alterations to a window at lower ground floor level on the front elevation.*

**06/09/1996** - planning permission (reference P9601997) was granted for the *erection of a metal staircase to the rear of the property.*

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### Camden's Replacement Unitary Development Plan 2006

- S1 & S2 – Strategic Policy on Sustainable Development
- SD6 – Amenity for Occupiers & Neighbours
- H3 – Protection of Existing Housing
- H8 – Mix of units
- B1 – General Design Principles
- B3 – Alterations & Extensions
- B7 – Conservation Areas

### Camden Planning Guidance 2006

### South Hill Park Conservation Area Statement

## Assessment

### Proposal:

The application seeks planning permission for a change of use from two units (one basement flat and one maisonette on upper floors) to a single-family dwellinghouse and replacement of a door with a window on the rear elevation following the removal of the external staircase (removal of the staircase does not in itself require permission).

### Assessment:

- The application seeks permission for the conversion of the flat and maisonette into a single dwellinghouse. The proposal is considered to be consistent with Policy H3 of the adopted UDP as the works would result in the net loss of only one dwelling.

- The application would result in a family sized unit. The application is considered to be consistent with Councils UDP, which identifies in the discussion relating to Policy H8 the need for family sized units within the borough.
- By proposing to reduce the number of units in the property by one, and the conversion has the potential to reduce the demand for car parking in the area; South Hill Park is identified by the Camden Planning Guidance 2006 as being a heavily parked street.
- The proposal also includes removal of the staircase on the rear elevation connecting the raised ground to the courtyard at the rear, and the alteration of the door to a window. The existing width and height of the opening would be maintained, and retaining the existing proportions of other openings on this elevation. The works would not alter the symmetry exhibited by the rear elevation and therefore are considered to be acceptable.
- The proposed works are considered to be respectful of the character and appearance of the building, unobtrusive in the surrounds and in no way detrimental to the amenity of the conservation area or surrounding properties, and thus is considered to have appropriate regard for relevant policies of the Replacement UDP (S1, S2, SD6, H3, H8, B1, B3 and B7).

**Recommendation:** Approve