

Delegated Report		Analysis sheet		Expiry Date:		31/07/2007	
		N/A		Consultation Expiry Date:		16/07/2007	
Officer				Application Number(s)			
Paul Wood				2007/2790/P			
Application Address				Drawing Numbers			
20 Goldhurst Terrace London NW6 3HU				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use from two residential units to single-family dwellinghouse and replacement of rear lower ground floor level window with door.							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 25/06/2007 to 16/07/2007.					
		Adjoining owners/occupiers No reply to date.					
CAAC/Local groups comments:		No CAAC within Swiss Cottage Conservation Area Local Groups No reply to date.					
Site Description							
The site is a mid-terrace residential building over 4 levels with additional loft accommodation. The site is located on the western side of Goldhurst Terrace and is located in the Swiss Cottage Conservation Area.							
Relevant History							
9300686: Reconstruction of front and side elevations to bay windows. <u>Granted</u>							
9360078: Demolition of the front elevation including bay-windows. <u>Granted</u>							
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 <u>taken as a whole</u> together with other material considerations.							
London Borough of Camden Replacement UDP 2006 S1/S2 Sustainable development SD6 Amenity for occupiers and neighbours B1 General design principles B3 Alterations and extensions B7 Conservation areas H3 Protecting existing housing,							

Camden Planning Guidance 2006

Swiss Cottage Conservation Area Statement

Assessment

Proposal: The application proposes change of use of the lower ground floor flat and maisonette at ground, first, second and third floor level to provide a single-family dwellinghouse. The application also seeks approval for the replacement of a lower ground floor level window on the rear elevation with a door.

Assessment: The key considerations are the principle of the change of the lower ground floor flat and the ground, first, second and third floor maisonette into one single dwellinghouse, the standard of housing provided by the development, and the impact on the character and appearance of the building and the conservation area.

UDP policy H3 (protecting existing housing) states that the Council will not grant planning permission for development that would result in the net loss of two or more residential units. As the development would only result in the net loss of one residential unit, and no permissions have recently been granted which have also resulted in a reduction in the number of residential units in the building, the proposal is considered to comply with policy H3. There is likely to be reduced pressure on car parking in the local area as a result of the reduction in number of units. The proposal therefore raises no transport or traffic concerns.

The internal arrangements as shown on the proposed plans meet requirements for both individual room sizes and the total floor area of the dwelling. They would also comply with CPG guidance for natural light to habitable rooms.

The external works to the rear lower ground floor wall to create a door are minor in nature and not visible from the public realm. The works do not impact on any residential amenity of adjoining properties and have appropriate regard for the character of the building and conservation area.

It is noted that once the building reverts to a single-family dwellinghouse it will acquire the permitted development rights under Part 1 of the order. It is not considered that there is adequate justification for removal of any of the classes contained in Part 1. It is considered that the scale of the building and the size of the plot do not warrant removal of rights to build rear extensions (Class A) and works to the roof are already strictly controlled given that the property is located within a conservation area (Class B). Class F would allow the provision of hard standing which could be used to provide off-street parking. In this instance the front garden area is not of adequate proportions to accommodate a car and therefore it is not considered necessary to remove this Class.

Recommendation: Approve with conditions.