

Delegated Report		Analysis sheet		Expiry Date:		19/06/2007	
		N/A		Consultation Expiry Date:		25/05/2007	
Officer				Application Number(s)			
Sheri Waddell				2007/1741/P			
Application Address				Drawing Numbers			
41A and B Goldhurst Terrace London NW6 3HB				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Change of use of lower and upper ground floor levels from two flats (1 x 1-bed and 1 x 2-bed) to 3-bed maisonette (Class C3).							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	15	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	AO'S expire 23/5; SN expires 25/5						
Local groups comments:	None received. <i>Note that there is no CAAC for this conservation area.</i>						
Site Description							
Mid-terrace residential property within the Swiss Cottage conservation area. Sub-divided into 4 s/c flats – one on each of the basement, ground, first and second floors.							
Relevant History							
2003/0043/P – pp granted 13/11/2003 for the erection of a single storey rear extension to the ground floor flat.							
Relevant policies							
Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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 UDP 2006							
S1/S2 – sustainable development							
SD6 – amenity for neighbours and occupiers							
H3 – protecting existing housing							
H8 – mix of units							
B7 – conservation areas							
T9 – impact of parking							
Swiss Cottage CAS							
Camden Planning Guidance 2006							
Assessment							
The proposal to reduce the number of units in the property from 4 to 1 – this is in compliance with policy H3, as it only involves the net loss of one unit. It also creates a large unit suitable for family occupation; thereby improving the mix of units in the property, and thus is in conformity with policy H8.							
It is also in conformity with policy T9, as it does not add to pressure for on-street parking, and it may, because the number of units in the property are reduced, have the benefit of reducing the demand for on-street parking spaces. There are no external alterations proposed. The proposed development does not raise any amenity issues for neighbours [policy SD6] and does not have any impact on the character and appearance of the conservation area [policy B7].							
Recommendation: Grant permission.							

