

Delegated Report		Analysis sheet		Expiry Date:		23/03/2007	
		N/A		Consultation Expiry Date:		28/02/2007	
Officer				Application Number(s)			
Bethany Arbery				2007/0432/P			
Application Address				Drawing Numbers			
17 Christchurch Hill London NW3 1JY				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 maisonette and first to third floor maisonette to a single-family dwellinghouse (Class C3).							
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 07/02/2007 to 28/02/2007. Adjoining owners/occupiers No reply to date.					
CAAC comments:		Hampstead CAAC No reply to date.					

Site Description

The application site is located on the south-west side of the street. It is a mid-terrace property comprising lower ground, upper ground and first to third floor in use as two maisonettes. The building is not listed, but is situated within the Hampstead Conservation Area.

Relevant History

5896

Planning permission was granted on 02.10.68 for enlargement of dormer windows to make storerooms into habitable rooms.

E7/4/3/1185

Planning permission was granted on 07.01.66 for conversion of the basement into a self-contained flat and the upper floors into a maisonette together with the addition of a new bathroom at the rear of the second floor

PW9802672

Planning permission was on 22.10.98 for rearrangement of residential units to provide two self contained maisonettes, one on lower second floor and one on upper third floor. The description of development is ambiguous, but the approved plans indicate use of the building as two maisonettes one on the lower ground and ground floor and one on the first to third floor.

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 taken as a whole together with other material considerations.

London Borough of Camden Adopted Unitary Development Plan (2006)

S1/S2 - Sustainable development

SD6 - Amenity for neighbours and occupiers

H3 - Protecting existing housing

B7 - Conservation area

T9 - Impact of parking

Camden Planning Guidance (2006)

Hampstead Conservation Area Statement

Assessment

The existing use of the building is as two maisonettes. The first is located on the lower and upper ground floor and the second occupies the first to third floor. Planning permission is sought to change the property to a single-family dwellinghouse (Class C3). No external alterations are proposed.

The proposal will result in the net loss of one residential dwelling. The proposal therefore does not conflict with Policy H3 which seeks to protect existing housing. This policy states that planning permission will not be granted for development that would involve the net loss of two or more residential dwellings. The proposal raises no amenity or design issues. As the proposal will result in a reduction in the number of units on the site there will be no increase in on-street car parking.

Recommendation: Grant conditional permission.

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