

DISPATCHED REPORT FORM	Conservation Area: <u>Belsize</u>	Listed Building: <u>No</u>						
ADDRESS Part Second floor, 57 Belsize Park Gardens, NW3								
Drawing Nos: 1023/1; 2; 3;								
PROPOSAL Conversion of two vacant bedsitting rooms at rear second floor level to form a self contained one bedroom flat.								
RECOMMENDATION: REFUSE PLANNING PERMISSION 2P Conditions/Reasons for Refusal 1. The proposal would result in the further loss of bedsitting accommodation contrary to Council policy as set out in the Borough Plan and the draft Unitary Development Plan, to retain such housing in multiple occupation.								
Reasons for Conditions: 								
Informatives 								
Technical Information PP. was refused for this scheme on 27.2.96. No additional evidence has been submitted to justify this application. Given the strength given to the policy of retaining HMO accommodation by the UDP Inspector, no reason is seen to justify a departure from Council policy on this occasion. Relevant Policies/Standards BP HG8; HG26-29; HG33; HG35 UDP HG4 & 19; HG21-23;								
AOs: Notified: 18 Object: 0 Support: 0 AO EXPIRY DATE: 11.4.97 wp158	Other Consultees: C.A.C. - no comment made.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Case Officer</td> <td style="padding: 2px;">PH</td> </tr> <tr> <td style="padding: 2px;">Snr Planner</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">Princ. Officer</td> <td style="padding: 2px;">/M</td> </tr> </table>	Case Officer	PH	Snr Planner		Princ. Officer	/M
Case Officer	PH							
Snr Planner								
Princ. Officer	/M							

23/4/97

ANALYSIS INFORMATION

Type of Development (Tick ✓)

NZ = (Re) development EZ = Extension

CZ = Change of use

MZ = Other

FLOOR SPACE DETAILS (M²)

Use	Existing	Proposed	Use	Existing	Proposed
A1 (shop)			C1H (Hostel)		
A2 (Financial/Professional)			C2 (Residential Institution)		
A3 (Food & Drink)			C3 (Residential)		57
B1 (Business)			D1 (Non Residential inst)		
B2 (General Industry)			D2 (Assembly & Leisure)		
B8 (Warehouse)			SG (Sui Generis)	57	
C1 (Hotel)			UU (Use Unknown)		

RESIDENTIAL DWELLINGS

House	Existing	Proposed	Flat/Maisonette	Existing	Proposed
H2 = 2 habitable rooms			F1 = 1 habitable room		
H3 = 3 habitable rooms			F2 = 2 habitable rooms		
H4 = 4 habitable rooms			F3 = 3 habitable rooms		
H5 = 5 habitable rooms			F4 = 4 habitable rooms		
H6 = 6 habitable rooms			F5 = 5 habitable rooms		
H7 = 7 habitable rooms			F6 = 6 habitable rooms		
H8 = 8 habitable rooms			F7 = 7+ habitable rooms		
H9 = 9 habitable rooms					

HMOs			INSTITUTIONS		
	Number of Hab. Rooms	No. of HMOs		No. of Bedrooms	No. of Institutions
EXISTING	M (1)	2	EXISTING	R ()	
PROPOSED	M (0)	0	PROPOSED	R ()	

PARKING

EXISTING		NUMBER
	Parking Spaces - General	
	Parking Spaces - Disabled	
PROPOSED		NUMBER
	Parking Spaces - General	
	Parking Spaces - Disabled	