

Delegated Report		Analysis sheet		Expiry Date:		05/10/2006	
		N/A / attached		Consultation Expiry Date:		05/09/2006	
Officer				Application Number(s)			
Sheri Waddell				2006/3443/P			
Application Address				Drawing Numbers			
21 & 23 Regents Plaza Apartments 6 Greville Road London NW6 5HU				Site Location Plan 1; JS0253/203 Rev R; 465/01; 465/02;			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Change of use to amalgamate Flats 21 and Flat 23 into one single flat.							
Recommendation(s):		Grant permission.					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	44	No. of responses	01	No. of objections	00	
Summary of consultation responses:	1 reply from Flat 22 – no comments.						
Local groups comments:	None received.						
Site Description							
Substantial mixed use development incorporating hotel and other commercial uses with purpose built flats on the upper floors. Not located within a conservation area.							
Relevant History							
None.							
Relevant policies							
<p>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.</p> <p>S1 and S2 – Sustainable Development SD1 – Quality of Life SD6 – Residential Amenity H3 – Protecting Existing Housing H8 – Mix of units T9 – Impact of Parking</p>							
Assessment							
<p>Proposed development is to convert two existing flats into a single larger flat. There are no elevational alterations proposed.</p> <ul style="list-style-type: none"> The principle of the amalgamation of the two residential units does not raise any policy issues – the net loss of 1 unit of accommodation complies with policy H3, and the creation of a 3-bed unit of accommodation suitable for family occupation is consistent with policy H8. The proposed development does not result in an increased demand for on-street parking, and may have the benefit of reducing such demand. The change of use is unlikely to result in any loss of amenity for adjoining properties. <p>Recommendation: Grant permission.</p>							

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