

Delegated Report		Analysis sheet		Expiry Date:		26/09/2006	
		N/A / attached		Consultation Expiry Date:		30/08/2006	
Officer				Application Number(s)			
Paul Wood				2006/2955/P			
Application Address				Drawing Numbers			
6 Lyndhurst Road London NW3				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Change of use of the existing basement flat and ground, first and second floor maisonette to create a single dwellinghouse and minor associated external works.							
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	19	No. of responses	00	No. of objections	00
Summary of consultation responses:		A site notice was also erected from 09/08/2006 to 30/08/2006.					
CAAC/community groups comments:		<p><u>Fitzjohns/Netherhall CAAC</u>: Do not object to the conversion of the flat and maisonette into one single dwellinghouse, however object to the alterations to the front boundary fence and provision of off-street parking.</p> <p><u>Heath and Hampstead Society</u>: Do not object to the conversion of the flat and maisonette into a single dwellinghouse, however object to the alterations to the front boundary fence and provision of off-street parking</p> <p>Officer comment: The front boundary fence alterations and the provision of off-street parking have been negotiated out of the scheme and now the application is only for the conversion of the flat and maisonette into a single dwellinghouse. As such the objections have been satisfied.</p>					
Site Description							
A 3-storey semi-detached residential property, with lower ground floor and loft accommodation, occupied as one garden flat and one maisonette. The site is located on the north side of Lyndhurst Road, and falls within the Fitzjohns/Netherhall Conservation Area.							
Relevant History							
There are no relevant planning applications for the subject site.							
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 Replacement UDP 2006 S1/S2 Sustainable development							

B7 Conservation areas
H3 Protecting existing housing,

Supplementary Planning Guidance: July 2002

2.3 Internal arrangements

Fitzjohns/Netherhall Conservation Area Statement

Assessment

Proposal: The application proposes the change of use of the lower ground floor flat and ground, first and second floor maisonette to form one single dwellinghouse. The application also seeks approval for external works to remove a lower ground floor window and insert a new door on the eastern side elevation.

Amendments to scheme: The application initially included alterations to the front fence to provide a vehicular access gate and the provision of hardstanding in the front garden to provide off-street parking. This aspect of the scheme is contrary to the Council's UDP policy T9 (Impact of parking), and negotiations have resulted in the removal of all reference to the boundary fence alterations and hardstanding area.

Assessment: The key considerations are the principle of the change of the lower ground floor flat and the ground, first and second floor maisonette into one single dwellinghouse, the consequential net loss of one residential dwelling unit, and the standard of housing provided by the development.

UDP policy H3 (protecting existing housing) states that the Council will not grant planning permission for a 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 considering that no previous applications have resulted in the reduction of the number of residential units in the building, the proposal complies with policy H3.

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

There are no adverse implications for neighbours, transport or traffic, or the character and appearance of the conservation area.

In order to exercise an element of control with regard to the provision of hardstanding in the front gardens within this CA, it is proposed to include a condition to remove permitted development rights with regard to Class F of the GPDO.

The external works to the eastern flank wall to remove a window and 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.

Recommendation: Approve with conditions.

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