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F 10 | 25 | 1 | 8802388 ALLOWED [2503] 21/9/89 Rec'd 9/5/89

Mr J Wright
30 Summerfield Road
Ealing
LONDON
W5 1ND

Your Reference
F/1
Our Reference
T/APP/X5210/A/88/108470/P4

Date 12 APR 89

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR E VENSON
APPLICATION NO: PL/8802388 ✓

1. As you know, I have been appointed by the Secretary of State for the Environment to determine the above-mentioned appeal against the decision of the London Borough of Camden Council to refuse planning permission for the conversion of a 2-bedroomed maisonette into a 1-bedroomed flat and a 1-bedroomed maisonette at 100A Queen's Crescent, Maitland Park, Camden. I have considered the written representations made by you and by the Council, and I inspected the site on 17 February 1989.

2. Although your client's application form states that his proposals are for a flat and a maisonette, the submitted drawings show 2 one-bedroomed flats, and the Council refused permission for the latter. The appeal form also states that his proposals are for 2 one-bedroomed flats. I shall, therefore, deal with the appeal on this basis.

3. From my inspection of the appeal premises and surrounding area, and from the written representations made, I consider the main issue in this case is whether there would be an unacceptable loss of family accommodation.

4. The Council has policies which have, as their aims and objectives, the provision and retention of housing suitable for families. Such accommodation, according to Policy HG30 of the adopted Borough Local Plan, should have at least 2 bedrooms, giving 4 bedspaces, and should have access to a garden or other outdoor space.

5. The appeal premises are located in the parade of shops on the south side of Queen's Crescent, at the corner of Weedington Road, and are on the first and second floors above a betting office. Your client proposes to convert the present 2-bedroomed maisonette into 2 self-contained flats, sharing only an entrance lobby and stairs up to the first floor. I agree with you that, as the appeal premises are not at ground level, and do not have outdoor open space, they are not suited, in this respect, for families with young children. However, as the present room layout has been adapted to provide 4 bedspaces, by converting the dining room to a bedroom, in this respect the premises are suitable for a family. Nevertheless, because of their location in a shopping street; their position at first and second floor level; and their lack of private open space, I consider that the loss of



availability of the premises for family accommodation, which I understand to be that suitable for households with children, would not be serious. I conclude, therefore, that there would not be an unacceptable loss of family accommodation.

6. As the present maisonette does not wholly meet the Council's criteria for family housing, I consider that, in this case, the proposals would not conflict with the aims and objectives of policy.

7. I have considered the Council's concern at the migration of families from the Borough. However, as I have concluded that the appeal premises are not wholly suitable for a family with children, I do not consider that their conversion into 2 flats is likely to result in such outmigration.

8. I have taken into account all the other matters raised in the representations but none of them alter the conclusions which lead me to my decision.

9. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for the conversion into 2 one-bedroomed flats of the maisonette at 100A Queen's Crescent in accordance with the terms of application (No PL/8802388), dated 28 June 1988, and the plans submitted therewith, subject to the condition that:

the development hereby permitted shall be begun before the expiration of 5 years from the date of this letter.

10. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 23 of the Town and Country Planning Act 1971.

I am Sir
Your obedient Servant



IAN OSBORNE BA(Hons) DipTP MRTPI
Inspector