

Delegated Report		Analysis sheet		Expiry Date:		09/06/2014	
		N/A / attached		Consultation Expiry Date:		28/05/2014	
Officer				Application Number(s)			
Neil Quinn				2014/2663/P			
Application Address				Drawing Numbers			
4 & 5 Gayton Crescent London NW3 1TT				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Variation of condition 1 (alterations to layout of the two self-contained flats) pursuant to approved planning permission 2012/4973/P dated 03/12/12, for the conversion of 3x self-contained residential units (2x maisonettes and 1x basement flat) into 2x self-contained residential units (1x maisonette and 1x basement flat) (Class C3).							
Recommendation(s):		Grant conditional permission					
Application Type:		Variation or Removal of Condition(s)					
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:		Site notice: 7/5/14 – 28/5/14 Press notice (Ham&High): 8/5/14 – 29/5/14 No responses received to date.					
CAAC/Local groups comments:		Hampstead CAAC has stated that it is unclear from the drawings what is being proposed. Officer comment: It is acknowledged that because there are only very subtle changes to the floor plans, it is difficult to see what is being proposed. However an email has been sent to the Hampstead CAAC clarifying the nature of the proposal,					

Site Description

The application site comprises a pair of 3-storey plus basement and attic semi-detached properties on the south side of Gayton Crescent in Hampstead. No 4 and 5 have been combined to form one large family dwellinghouse, with the basement of number 4 occupied as a self-contained one-bed flat. Considerable excavation has taken place in the rear garden to provide a leisure (pool and Jacuzzi spa) room at basement level.

The building is not listed but is noted in the Hampstead Conservation Area Appraisal as a building which makes a positive contribution to this Conservation Area it forms part of.

Relevant History

2012/4973/P Retrospective planning permission for the conversion of 3x self-contained residential units (2x maisonettes and 1x basement flat) into 2x self-contained residential units (1x maisonette and 1x basement flat) (Class C3). **Granted** on 03/12/2012

2006/0754/P Excavation of rear garden behind both properties to provide an underground swimming pool and associated facilities, with a garden level rooflight and 2 ventilation extract grilles, with access from no.4 Gayton Crescent; formation of internal openings between the two buildings at basement level to enable use of front basement room at no.5 as part of existing basement flat at no.4. **Granted** on 15/05/2006

TP29904/5015 The erection of five terrace houses with ancillary private garages and the formation of new access to the highway on sites fronting Rudall Crescent at the rear of Nos. 4-5, Gayton Crescent, Hampstead. **Granted** on 02/09/1957

Relevant policies

LDF Core Strategy and Development Policies, 2010

CS1 (Distribution of growth)
CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS13 (Tackling climate change through promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)

DP2 (Making full use of Camden's capacity for housing)
DP5 (Homes of different sizes)
DP6 (Lifetime homes and wheelchair homes)
DP16 (The transport implications of development)
DP22 (Promoting sustainable design and construction)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2013

CPG1 Design
CPG2 Housing
CPG6 Amenity
CPG7 Transport

Hampstead Conservation Area Statement, 2001
NPPF, 2012

Assessment

Overview and proposal

Retrospective planning permission was granted in December 2012 to convert 4 and 5 Gayton Crescent from 3 self-contained residential units to 2 self-contained residential units, comprising a large (4+ bedroom) family dwelling and a one-bedroom self-contained basement flat.

This application seeks to vary the approved drawings to allow an alteration to the layout of the two units. The ground floor would be incorporated into the basement flat to form a 3-bed maisonette, while the unit on upper floors would remain a 4-bed dwelling.

The principal issues in this case are (i) whether the change to the size of each unit would be acceptable in terms of unit mix, (ii) the overall standard of residential accommodation being provided, and (iii) any transport implications raised.

Considerations

Land use

The alterations to the layout would not alter the number of residential units on site, and therefore the only factor to consider is whether the mix of units is acceptable in terms of bedroom numbers. Policy DP5 of the LDF acknowledges Camden's need for homes of different sizes, with larger 3-bedroom houses of medium priority. The proposal would now provide two family-sized units, with the lower floor maisonette having access to the rear garden. The proposed amendments are therefore acceptable in land use terms.

Standard of accommodation

The proposed bedrooms at basement level would be acceptable in terms of levels of natural light and outlook reaching them; with a front lightwell and rear patio serving each of these rooms. The new layout of the ground and basement maisonette is acceptable in terms of the amount of floorspace.

As previously approved, the units are acceptable in terms of meeting Lifetime Homes requirements. Both residential units can be made fully wheelchair accessible if needed, via the installation of internal and external disabled lifts. The proposal is considered to be in accordance with the aims of policy DP6.

Transport

The alterations would not have any highways implications in terms of off-street parking or cycle parking.

Recommendation: Grant planning permission