

# Delegated Report

Analysis sheet

Expiry Date:

14/01/2010

N/A / attached

Consultation

23/12/2009

Officer

Jonathan Markwell

Application Number(s)

2009/5481/P

Application Address

35 Estelle Road  
London  
NW3 2JX

Drawing Numbers

Please see decision notice

PO 3/4

Area Team Signature

C&UD

Authorised Officer Signature

Proposal(s)

Change of use from three self-contained residential units (3x2 bed units) to two self-contained residential units (1x studio flat & 1x4 bed unit).

Recommendation(s):

Grant Planning Permission

Application Type:

Full Planning Permission

Conditions or Reasons for Refusal:

Refer to Draft Decision Notice

Informatives:

Consultations

Adjoining Occupiers:

No. notified

11

No. of responses

00

No. of objections

00

Summary of consultation responses:

A site notice was erected on 02/12/2009, expiring on 23/12/2009. No responses have been received.

CAAC/Local groups\* comments:

\*Please Specify

Mansfield CAAC was formally consulted but has not provided a response.

Site Description

The application site comprises a four-storey building located on the south-west side of Estelle Road, close to the junction with Savernake Road (to the north-west). During the site visit undertaken on 14/12/2009, it was seen that the property is presently set out as a single family dwellinghouse. However, the lawful use of the property is as three residential units. This is shown by a planning permission dating from 1971 (see relevant history below) and Council Tax records, which demonstrates that Council Tax has been paid on a flat at ground floor level (since 01/04/1996), a flat at first floor level (since 01/04/1996) and a maisonette at second and third floor level (since 01/04/1993).

The property is located in a predominantly residential area. Although the building is not listed, it is located within Mansfield Conservation Area. Given that the building is of an original style typical of the area, it is considered to make a positive contribution to the character and appearance of the conservation area.

## **Relevant History**

### **Planning application history**

CTP/E9/10/9/11454 - Conversion into three self-contained units, including new dormer and addition to rear extension, at No. 35 Estelle Road, N.W.3. Granted 22/09/1971.

### **Enforcement history**

EN09/0633 - Unauthorised conversion of 3 self contained units into 1 single dwelling. This is a current investigation, opened 20/08/09. No formal action has been taken pending the outcome of this planning application.

## **Relevant policies**

### **London Borough of Camden Replacement Unitary Development Plan 2006**

- SD6 – Amenity for occupiers and neighbours
- H3 – Protecting existing housing
- H7 – Lifetime homes and wheelchair housing
- H8 – Mix of units
- B1 – General design principles
- B7 – Conservation areas
- T3 – Pedestrians and cycling
- T9 – Impact of parking

### **Camden Planning Guidance 2006 (CPG)**

### **Mansfield Conservation Area Statement**

## **Assessment**

### **Introduction**

Planning permission is sought for the change of use of three residential units at the property into two residential units. One of the proposed units is a studio situated at part ground floor level. Access is provided at the rear of the property, via an existing side passageway between the host building and No. 33 Estelle Road. The second proposed unit is a four-bedroom dwelling located at part ground floor and the entire first, second and third floor levels. Access to this unit is at the front of the building. A 1.6m high fence is also proposed to separate the rear amenity spaces for the two proposed units. A number of internal alterations are also proposed; these do not require planning permission as the building is not listed.

### **Principle of development**

Policy H3 states that proposals which involve the net loss of two or more residential units will be resisted. Given that this scheme involves the net loss of only one unit, it is in compliance with this policy. As such, the principle of development sought at the site is considered to be established and accepted.

### **Quality of accommodation**

The proposed change of use will facilitate a studio flat at ground floor level. The overall flat size is 33.87m<sup>2</sup>, above the 32m<sup>2</sup> minimum floorspace standard set out in CPG. The main bedroom/kitchen/living room includes a large bay window, providing good levels of natural daylight and outlook. A separate bathroom is provided, close to the access point within the rear amenity space. The studio flat also has access to private outdoor amenity space within the rear garden of the site. The quality of accommodation for future occupiers is therefore considered to be satisfactory.

The proposals also include the provision of a spacious four bedroom dwelling at part ground, first, second and third floor levels of the building. The overall floorspace and room sizes all accord with CPG standards. The internal layout provides a good quality of accommodation for future occupiers, with all bedrooms having good levels of outlook and ventilation. Future occupiers will also have

dedicated access to part of the rear amenity space.

With regard to housing mix, Policy H8 seeks to secure a range of unit sizes within developments, including large and small units, in order to address housing need in the Borough. The provision of a studio unit and a family sized unit is therefore considered to be in accordance with policy H8.

Policy H7 of the UDP encourages new housing to be accessible to all and built to 'Lifetime Homes' standards. It is acknowledged that the residential units proposed involve the conversion of an existing building, making all lifetime homes standards difficult to achieve. However, an informative is recommended to be added to any planning permission granted, encouraging the applicant to adhere to as many of the 16 standards as possible when implementing the scheme.

### **Design**

The only external alteration involves the erection of a 1.6m high fence within the rear amenity space, to divide the external amenity space for the two residential units proposed. Given that this fence is under 2m in height, it would not require planning permission under schedule 2, part 2, class A of the Town and Country Planning Act (General Permitted Development) Order 1995. Notwithstanding this, no design issues are raised in this regard. No other external alterations are proposed; thus no design issues are raised. The proposals are considered to preserve the character and appearance of the conservation area at this point.

### **Amenity**

With regard to amenity, the proposed studio flat will utilise an existing side passageway to enter the unit at the rear. A 1.6m high fence will divide the two separate rear amenity spaces for the future occupiers of the two units proposed. This is considered to be satisfactory and will not lead to sufficient loss of amenity to warrant the refusal of the application. Similarly, there is not anticipated to be any loss of outlook, daylight/sunlight or increase in overlooking for the occupiers of No. 33 Estelle Road (or any other neighbouring occupiers) from the proposals. The site visit undertaken on 14/12/2009 showed that the boundary treatment with No. 33 Estelle Road consists of a 2m wall. Thus no amenity issues are raised.

Regarding refuse/recycling storage area, there is considered to be sufficient space in the front and rear amenity areas for such facilities. Further space is also available internally if required within both proposed units. As such, this provision is considered to be acceptable for the proposed units.

### **Transport**

As the proposals result in the net loss of one lawful unit at the site, there is not considered to be any increased pressure for on-street car parking in the local area. The proposed scheme therefore complies with Policy T9. With regards to cycle parking/storage, no details are provided on the plans submitted. There is however considered to be sufficient space at the front/rear of the property for the two spaces required for the two residential units proposed. It is not considered necessary to seek details of this provision to be secured by condition.

### **Recommendation**

Grant Planning Permission

### **Disclaimer**

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