

Delegated Report		Analysis sheet	Expiry Date:	31/07/2014
		N/A	Consultation Expiry Date:	08/07/2014
Officer			Application Number(s)	
Niall Sheehan			2014/3764/P	
Application Address			Drawing Numbers	
87 Goldhurst Terrace London NW6 3HA			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Conversion of building from 3 self-contained flats to 2 self-contained flats.				
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	18	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>Site Notice: Displayed from 26/06/2014 to 11/07/2014. Press Notice: Advertised in the Ham & High from 26/06/2014 to 17/07/2014.</p> <p>18 letters were sent out to adjoining residents on 17/06/2014. 1 comment and 1 objection were received from neighbouring properties at No.85B and 85C, Goldhurst Terrace.</p> <p>Comment: No. 85B Goldhurst Terrace: There should not be any commercial activity after the proposed changes. The dwelling should only be used for residential purposes by the leaseholder/freeholder/tenants.</p> <p>The noise during and after construction works should be kept to a minimum.</p> <p>No.85B adjoins this building. What sort of insurance policy is in place if there is any structural damage caused to No.85B? Who is the point of contact should any damages occur and what procedure should be followed for making good our property if damage occurs?</p> <p>Objection: No.85C Goldhurst Terrace The foundations and soil below No.87 have been adversely affected by No.87 over the years and further works may exacerbate the situation.</p>					

Site Description

The subject site is a three storey plus roofspace mid-terrace property located on the east side of Goldhurst Terrace. A large part single, part three storey back addition is located to the rear. The area is characterised by similar style terraced properties. The property is divided into 3 self-contained flats. The street and surrounding area is predominantly residential with a mixture of houses and flats. The site is located in the South Hampstead Conservation Area in the Swiss Cottage ward.

Relevant History

87 Goldhurst Terrace:

H6/5/23/29435: P.P granted for "Change of use and works of conversion, including the erection of a single-storey extension at the rear, to provide a self-contained ground floor flat". Decision Date: 30/01/1980.

2004/1317/P: P.P granted for "The conversion of the first floor from non-self-contained accommodation to a self-contained flat and the erection of a single storey rear extension to the existing ground floor flat with roof terrace for use by the first floor flat". Decision Date: 02/07/2004

2014/1592/P: P. A withdrawn for "Reinstatement of single residential dwelling house. Originally built as single residential dwelling but has been extended and converted into three individual flats by previous owners". Decision Date: 23/05/2014

2014/1762/P: P.P Granted for "New pavement crossover and new enclosed gated off street car parking for 2 no. cars to existing property". Decision Date 18/03/2014.

Relevant policies

LDF Core Strategy and Development Policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS11 (Promoting sustainable and efficient travel)

CS14 (Promoting high quality places and conserving our heritage)

CS17 (Making Camden a safer place)

CS19 (Delivering and monitoring the Core Strategy)

DP2 (Making full use of Camden's capacity for housing)

DP5 (Housing size mix)

DP6 (Lifetime homes and wheelchair homes)

DP17 (Walking, cycling and public transport)

DP18 (Parking standards and the availability of car parking)

DP19 (Managing the impact of parking)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

DP28 (Noise and Vibration)

DP29 (Improving access)

Supplementary Guidance Camden Planning Guidance 2011

CPG1 (Design)
CPG2 (Housing)
CPG6 (Amenity)
CPG7 (Transport)

Assessment

1.0 Proposal

The application seeks the conversion of the existing property from 3 self-contained flats to 2 self-contained flats.

The property currently exists as three separate self-contained flats

Existing Arrangements

Flat 1 – 2 bedroom maisonette – 120 sqm

- 2 bedroom maisonette at ground floor level. The floor accommodates a lounge, kitchen and dining room to the front, and two bedrooms to the rear. The rear garden (190sqm approx.) is solely attached to this unit.

Flat 2 – 1 bedroom – 78sqm

- 1 bedroom unit would be located within the entire first floor area. This would contain a lounge to the front and a kitchen with a double bedroom to the rear leading out onto a flat roof terrace (20sqm approx.).

Flat 3 – 4 bedroom – 129sqm

- A 3 bedroom unit is located to the second and third floors. A lounge, dining room, bedroom and bathroom are contained to the second floor whilst two bedrooms and a bathroom are contained to the upper floors.

Proposed Arrangements

Flat 1 – 4 bedroom maisonette at ground, first, second and third floors – 279 sqm

- Enlarged living room and enlarged kitchen at ground floor level. Bedrooms and bathrooms to upper floors. The rear garden (190sqm approx) would be solely attached to this unit.

Flat 2 – 1 bedroom – 48 sqm

- 2 bedroom unit would be located to the rear addition to first and second floors. The first floor would contain a combined kitchen and dining room whilst the first floor would contain a bedroom. The flat would lead out onto the existing terrace at first floor level (20sqm approx)

Proposed Alterations

- There are no external configurations proposed. The internal configurations proposed involve the removal of non-load bearing walls and internal partitions and construction of internal partitions as well as a new staircase to facilitate the conversion.

Amendments:

- Amendments include the substitution of the previous scheme which consisted of the combination of three existing self-contained flats into one family unit, with the current scheme (3 into 2).

2.0 Assessment

The key considerations for assessment are:

- Principle of conversion
- Mix of proposed units, standard of accommodation and lifetime homes
- Amenity of neighbours
- Transport

Note: The proposal does not involved any external alterations hence does not require to be assessed in terms of design.

3.0 Principle of conversion

- 3.1** Although one unit is being lost, Policy DP2 nevertheless affords the loss of 1 residential unit in such instances. The original scheme involved the conversion of the 3 residential units into 1 family home. This was analysed in accordance with Policy DP2, however it was considered that the Swiss Cottage ward is not an area in need of additional family homes, hence the alteration to the proposal to form 2 units. There is no objection to this conversion in accordance with DP2. Furthermore given the current dilapidated condition of the building and its non occupation, the refurbishment and reconfiguration is viewed as being an enhancement.

4.0 Mix of units

- 4.1** Policy DP5 identifies the need for a mix of large and small homes in all residential developments in the borough. The current scheme provides a large 4 bedroom unit and a compact 1 bedroom 2 person unit following the spirit of DP5 in providing a mixture of large and small units. Furthermore a family sized unit positioned to the ground, first, second and third floors with an adequate configuration and a sizeable back garden. The Priorities Table identifies 4-bed units as having a medium to very high need in the borough. Although the need for a 1 bed units is not as great, given the reasonable living conditions offered including reasonable amenity space, allowing the 1 bed unit in this instance is considered to be an acceptable compromise. Therefore the flats proposed would be in general compliance with policy DP5 in providing an acceptable mix of dwellings.

5.0 Standard of Accommodation

- 5.1** The proposed accommodation would incorporate a 4 bedroom maisonette flat from ground to top floor (third floor) to the front of the unit, whilst the 1 bedroom flat to first and second floors would be contained to the rear addition of the building. All flats and habitable rooms would have a good configuration and good levels of light and outlook. The larger flat would gain full use of the garden area whilst the first and second floor 1 bedroom flat would benefit from a substantial roof terrace. The larger flat measures 279sqm considerably in excess of the minimum requirements. The smaller unit measures 48sqm which is marginally short of the required level of 50sqm. Although this is not an ideal scenario, nevertheless considering the overall configuration and good levels of light and outlook, the living conditions offered to this unit are considered to be reasonable. Furthermore the unit is offered an existing 20sqm approx. roof terrace which will enhance the liveability of the unit and supplement the kitchen/dining area during good weather. The terrace and rear garden have been part of separate self-contained properties for a considerable period of time, hence the element of mutual overlooking and invasion of privacy is not considered to be an issue.
- 5.2** On balance the proposed accommodation is considered to be acceptable as although the one bedroom unit to the first and second floors would fall 2sqm short of the required standard for a 1 bedroom 2 person unit, compliance is achieved in all other respects, offering acceptable living conditions.

6.0 Lifetime homes

6.1 The ground floor unit has been designed and configured to meet the terms of Policy DP6 supporting accessible living and proper wheelchair access. In the context of these constraints; it is considered that the proposals have adequately met the terms of policy DP6.

7.0 Amenity of neighbours

7.1 The introduction of new residential units to the building can create the potential for overlooking and loss of privacy to neighbouring dwellings. However, the alterations do not introduce any new openings. It is considered that the conversion would not create any impacts on the residential amenity of nearby dwellings, both in terms of privacy, overlooking and loss of daylight/overshadowing to the neighbouring buildings. Therefore, the proposal would be considered acceptable on amenity grounds.

8.0 Transport

8.1 The site is not located with located a town centre, controlled parking zone (CPZ), albeit is relatively close to Finchley Road. Notwithstanding this, given the property is being reduced by one residential unit (for which all existing permits would be retained) and for which a dedicated disabled parking bay (part of a separate application to Transportation) would be provided for, it is not considered necessary to introduce car-capping in this instance. The proposal is generally compliant with Policy DP18 and Policy DP19 in this respect.

8.2 The proposals include relatively modest construction works which are all internal. Any occupation of the Goldhurst Terrace such for skips or temporary placement or storage of materials, will require a licence from Highways Management and this, along with the existing on-street waiting and loading controls. This is considered to be sufficient to ensure the work is carried out in such a way as to not adversely affecting the safety or operation of the public highway. Given the overall size and scale of the works, the imposition of a condition requiring a Construction Management Plan is not considered reasonable in this instance. Should blockage of the public highway occur or excessive noise and disturbance (as discussed below) Highways and Environmental Services legislation are available to affected parties.

9.0 Waste and recycling

9.1 The front forecourt area contains ample space for the storage of refuse and has existed as such over the course of time, hence a condition securing design details, and implementation/retention is not considered to be necessary, especially as the number of units in the building is being reduced.

10.0 Noise and Disturbance

10.1 In terms of noise and disturbance, the proposal including one larger and one smaller unit is not considered to create any adverse noise issues for residential properties in the surrounding area over and above the current situation. Should any noise or disturbance issues occur either during the construction phase or thereafter, Environmental Health Legislation is always available to affected parties.

11.0 Other Matters

11.1 In respect of points raised regarding potential damage during construction works, this is a

building control matter and therefore not a material planning consideration in the decision making process. Should a building control certificate/notice be submitted to the council in respect of the works proposed, the council's building control department will assess the implications. For the purposes of clarity, any financial implications as a result of the works including the repair of damage or recuperation via property insurance is a civil matter and not a planning matter and therefore not a material consideration in the decision making process.

11.2 In respect of concerns raised regarding the poor soil quality and unstable foundations to No.87, the works proposed are all internal and all above ground level hence the effects are likely to be negligible. Furthermore this is not a planning matter in this instance. Should a building control certificate/notice be submitted to the council in respect of the works proposed, the council's building control department will assess the implications

Recommendation: Grant conditional permission.