

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>06/03/2014</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>06/02/2014</b>
<b>Officer</b>			<b>Application Number</b>	
Aysegul Olcar-Chamberlin			2014/0139/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat 2 & 5 11 Netherhall Gardens London NW3 5RN			See decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal</b>				
Conversion of 2 x 3 bed flats on ground and first floor levels to 1x 5 bed maisonette.				
<b>Recommendation:</b>		Grant conditional permission		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>
<b>Informatives:</b>	

### Consultations

<b>Adjoining Occupiers:</b>	No. notified	<b>21</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
			No. electronic	<b>02</b>		

<b>Summary of consultation responses:</b>	<p>A site notice was displayed from 15/01/2014 to 05/02/2014. A press notice was published on 16/01/2014.</p> <p>Two neighbouring properties objected to the proposal on the grounds that the proposed construction works noise nuisance and disturbance.</p>
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<b>CAAC/Local groups comments:</b>	<p><b>Fitzjohns/Netherhall CAAC</b> raised no objection but made the following comment:</p> <p><i>'We always regret the loss of smaller units to larger units, which may be less affordable.'</i></p>
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### Site Description

The application site is located on the western side of Netherhall gardens in the Fitzjohns/Netherhall Conservation Area. It is identified in the conservation area statement as making a positive contribution to the Conservation Area.

The site has recently been redeveloped to provide 1 x 1-bedroom, 3 x 2-bedroom and 5 x 3-bedroom self-contained flats.

### Relevant History

2010/3183/P – Planning permission was granted on 28/01/2011 for the additions and alterations including a full width rear extension at ground level, a rear extension at first and second floors, a roof extension with dormer windows and an enlarged basement excavation to comprise 1 x 1-bedroom, 3 x 2-bedroom and 5 x 3-bedroom self-contained flats to the existing residential building, following substantial demolition of the existing property.

2010/3568/C –Conservation area consent was granted on 16/12/2010 for the substantial demolition of the existing property.

2011/3471/P – Planning permission was granted on 27/03/2012 for the erection of building comprising basement, ground and first to third floor plus roof to provide 1 x 1-bedroom, 3 x 2-bedroom and 5 x 3-bedroom self-contained flats (following demolition of the existing building except party wall to 9 Netherhall Gardens).

2011/3477/C – Conservation area consent was granted on 27/03/2012 for the demolition of existing building (with the exception of the party wall with 9 Netherhall Gardens).

2011/5653/P – Permission was granted on 20/07/2012 for the amendments to planning permission granted 27/03/12 (2011/3471/P) for namely alterations to the rear in association with replacement of leisure suite with habitable accommodation and enlargement of basement towards front and north

elevations.

2013/0752/P – Planning permission was granted on 22/04/2013 for the erection of an enclosure containing plant equipment on rear boundary for residential use (Class C3).

### **Relevant policies**

#### **LDF Core Strategy and Development Policies**

Core Strategy:

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

CS14 – Promoting high quality places and conserving our heritage

Development Policies:

DP2 – Making full use of Camden's capacity for housing

DP5 - Homes of different sizes

DP6 – Lifetime homes and wheelchair housing

DP24- Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

#### **Camden Planning Guidance 2011**

CPG2 – Housing

#### **Fitzjohns and Netherhall Conservation Area Appraisal and Management Strategy 2001**

### **Assessment**

#### **Proposal**

The existing 3 bed ground floor flat and 3 bed first floor flat would be combined to form a five bed maisonette. The entrance door of the existing ground floor flat would be the main entrance of the proposed maisonette via the new internal staircase and through floor lift. The existing entrance doors would serve the proposed maisonette. No external alterations are proposed.

#### **Land Use**

Policy CS6 seeks to maximise the supply of homes and minimise their loss. In detail, according to policy DP2 the Council will resist developments that would involve the net loss of two or more homes unless they comply with the set criteria (in page 22 of Camden Development Policies 2010). Given the proposal will only result in the loss of one self-contained residential unit it is considered to comply with the aims of policies CS6 and DP2 and acceptable in principle.

#### **Mixes of units**

As existing there are 1 x 1-bedroom, 3 x 2-bedroom and 5 x 3-bedroom self-contained flats in the building. "Dwelling Size Priorities Table" of policy DP5 (Homes of different sizes) identifies the 2 bedroom units as a higher priority than 3 or more bedroom units. The proposal would retain the existing 2 bed units but would result in loss of the 2 x 3-bed units for one large 5 bed unit. The application site is located on a primarily residential road and benefits from a large garden space and therefore the proposed maisonette would be likely to attract demand from varying households including large families. On the basis of that, the proposal is considered to comply with the aims of this policy.

#### **Living Standards**

The proposed unit would be approximately 384 sqm and could accommodate 10 people comfortably

in accordance with the Council's floorspace standards for self-contained dwellings on page 54 of Camden Planning Guidance (CPG2).

During the progression of this application the applicants submitted a Lifetime Homes Statement referring to all 16 criteria of Lifetime Homes stated in pages 63 and 64 of CPG2. The proposal would not change the existing communal access arrangements. Given the building exists and the site is in a conservation area it would be unreasonable to expect the compliance with all Lifetime Homes criteria. According to the statement through floor lift, staircase with clear flight width to install a chair lift, adequate door widths and circulation space and entrance level WC and shower rooms would be provided. It is considered that the applicants made reasonable effort to comply with the aims of policy DP6.

### **Other concerns**

As the proposal would result in the reduction of self-contained units in the building there would be no impact on the existing transport conditions.

Given the proposal would not increase the existing residential floor space the Mayor's CIL is not applicable in this case.

There would also be no adverse impact to the residential amenities of the neighbouring properties. An informative is also attached to the decision notice for the control of Noise from demolition and construction works under the Control of Pollution Act 1974.

**Recommendation:** Grant conditional permission.