

Delegated Report		Analysis sheet	Expiry Date:	10/02/2015
			Consultation Expiry Date:	14/01/2015
Officer			Application Number(s)	
Jonathan McClue			2014/7567/P	
Application Address			Drawing Numbers	
14A Carlingford Road London NW3 1RX			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Conversion of a 3 bedroom self-contained flat on the lower ground and ground floors into a 2 bed unit and a 1 bed unit. Single storey rear extension to lower ground floor.				
Recommendation(s):		Grant conditional permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	16	No. of responses	01	No. of objections	00
Summary of consultation responses:	<p>Advertised in the Ham & High on 24/12/2014. Site Notice displayed from 19/12/2014.</p>					
	<p><u>Occupier at 16A Carlingford Road, comments:</u></p> <ol style="list-style-type: none"> 1) Would like to ensure that the roof area above the rear extension would not be used as a terrace. 2) Supports there being no side windows on the rear extension. 3) Requests that adequate soundproofing be incorporated into the flats. 4) Construction should be limited to weekdays to the works should be carried out in a considerate fashion. <p><u>Officer Response:</u></p> <ol style="list-style-type: none"> 1) A planning condition would be attached to any approval restricting the use of the roof to maintenance only. 2) There are no side windows proposed and windows in this location would not be possible under Building Regulations as the side walls are located along the boundary. 3) This is covered under Building Regulations and it would be onerous to condition such details under the planning application as the use of the building is not changing or materially intensifying. 4) Construction times are governed by Environmental Health. The developer would be able to construct during the weekend over restricted times. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p><u>Pilgrim's to Willoughby Residents Association, objection:</u></p> <ol style="list-style-type: none"> 1) The proposal represents an overdevelopment of the site and would lead to sub-standard residential accommodation. 2) Would result in the loss of a 3 bedroom family unit. <p><u>Officer Response:</u></p> <ol style="list-style-type: none"> 1) See Section 2.0 Quality of Residential Accommodation 2) The proposal would result in the loss of a medium priority market 3 bed unit and the creation of a very high priority 2 bed unit and a lower priority 1 					

	bed unit. This is in accordance with Policy DP5.
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Site Description

The application site relates to a 4-storey mid-terrace building located on the north side of Carlingford Road, within the Hampstead Conservation Area. The building is not listed but has been identified as a positive contributor to the character and appearance of the conservation area.

The property is divided into three flats. This application relates to the lower ground and ground floor 3 bedroom unit. The area is predominantly residential in character.

Relevant History

2013/4420/P: A single storey rear extension at lower ground floor level to enlarge the existing self-contained 3 bedroom flat. **Granted** 16/09/2013.

2013/3355/P: Front and rear dormer extensions with rear balcony and reinstatement of a second floor window. **Granted** 17/07/2013

PWX0103877: External garden staircase at rear upper ground floor level and minor alterations to the rear elevation. **Granted** 10/12/2001.

8533: Conversion of dwelling into three self-contained units. **Granted** 04/08/1959

Relevant policies

NPPF

The London Plan 2011

LDF Core Strategy and Development Policies 2011

Core Strategy

CS5 Managing the impact of growth and development

CS6 Providing Quality Homes

CS11 Pedestrians and cycling

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP5 Homes of different sizes

DP6 Lifetimes homes and wheelchair housing

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP19 Impact of parking

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (CPG)

CPG1 Design

CPG2 Housing

CPG6 Amenity

Hampstead Conservation Area Statement 2001

Assessment

1.0 Proposal

1.1 Planning permission is sought for the conversion of a 3 bedroom flat on the lower ground and ground floors of the building into a 2 bedroom unit on the lower ground floor and a 1 bedroom unit on the ground floor. A single storey rear extension is proposed at lower ground floor level with a depth of 3.5m; a width of 6.1m and a flat roof with a height of 3.1m. The extension would have a rooflight and be constructed out of matching brickwork.

Revisions

1.2 Revised plans were submitted on 05/03/2015 to make internal alterations to the 1 bedroom flat on the ground floor. The chimney breasts were removed and a WC was added under the stairwell to give the new unit a gross internal floor area of 49.1sq.m.

2.0 Quality of Residential Accommodation

2.1 The host property currently contains 3 self-contained flats and the surrounding area contains converted properties with a variety of units and bedroom sizes within them. The principle of subdividing the property further is considered acceptable and would be compatible with the locality.

2.2 Policy DP5 (Homes of Different Sizes) seeks to ensure that new residential developments have an appropriate mixture of unit sizes. The dwelling priorities table for market housing has 2 bed units as very high priority; 3 and 4+ bed units as medium priority and 1 bed and studios as low priority. The proposed development would result in the conversion of a 3 bed unit (medium priority) and the creation of a 2 bed (very high priority) and a 1 bed (medium priority) unit. It is considered that the proposal would be in accordance with the housing priorities of the borough.

2.2 The resulting residential units would need to conform to table 3.3 of the London Plan which requires at least 70sq.m of gross internal area (GIA) for a 2 bedroom 4 person flat and 50sq.m for a 1 bedroom flat. The lower ground floor 2 bed unit would provide 77.9sq.m to comfortably exceed the requirements of the London Plan. The 1 bed unit on the ground floor would have a GIA of 49.1sq.m which is a shortfall of .9sq.m or 1.8%. This minor shortfall is considered acceptable as the unit would provide a good functional layout with habitable rooms which exceed the minimum standards within the London Plan. In addition, both of the units would be dual aspect with north and south facing windows. A rear garden area is provided for the 2 bed flat.

2.3 The details have indicated that the proposed units comply with Part M of the Building Regulations in the context of Lifetime Homes. A full Lifetime Homes assessment has been provided and would be secured by way of a planning condition.

3.0 Design and Character and Appearance of the Conservation Area

3.1 The proposed rear extension has been approved under 2013/4420/P. It is therefore considered that this element of the proposal would be acceptable. As per that decision, it would be in keeping with the character and appearance of the surrounding properties as a number of similar rear extensions exist. The single store rear element is of an appropriate design, scale and form that would be subordinate to the host and neighbouring buildings.

4.0 Residential Amenity

4.1 While an extra household would be introduced the number of bedrooms would remain the same and the replacement of a 3 bed unit with two smaller ones would not be likely to attract a materially harmful level of noise to neighbouring occupiers.

4.2 As part of the approval under 2013/4420/P it was considered that the single storey rear extension would not result in any undue harm to the adjacent occupiers by way of a loss of light, outlook or an overbearing effect. The rear element would have a modest depth of 3.5m along the adjoining boundaries and due to it being partially sunken would only have a height of 2.25m above ground level.

4.3 A condition would be attached to the approved development ensuring that the flat roof of the rear extension could not be used as a terrace. This would prevent any overlooking and loss of privacy issues.

5.0 Transport

5.1 The host property is located in a Controlled Parking Zone (CA-H) and has a good accessibility to public transport with Hampstead and Hampstead Heath stations within a 6 minute walk and a number of bus routes close by. Policy DP18 and CPG7 expects development to be car-free in Town Centres that are easily accessible by public transport. Therefore, the proposed additional unit would be car-free and this would be secured through a Section 106 Legal Agreement. The applicant has stated that they are willing to enter into such an agreement.

5.2 Cycle parking details have not been submitted. Given the size of the 2 bed unit and its large rear garden it is considered that cycle parking could be easily accommodated in a safe and covered location. The 1 bed unit would be able to accommodate a cycle parking space within its large kitchen/dining/living area or the area below the stairs could be converted into storage space if needed. It is noted that none of the existing units have cycle parking provision.

6.0 CIL

6.1 A new residential unit would be created as part of the proposal. Therefore, the additional floorspace created by way of the lower ground floor extension would be CIL liable.

7.0 Conclusion

7.1 The proposed development would be of an acceptable design and appearance that would not harm the residential amenities of the surrounding occupiers. The density and mix of the units is acceptable and would provide a good standard of living accommodation. The proposal is therefore considered acceptable.

Recommendation: Grant Conditional Planning Permission Subject to a Section 106 Agreement for a car-free development.