

Delegated Report		Analysis sheet		Expiry Date:		26/10/2021	
		N/A / attached		Consultation Expiry Date:		12/12/2021	
Officer				Application Number(s)			
Fergus Wong				2021/4219/P			
Application Address				Drawing Numbers			
37 Estelle Road London NW3 2JX				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amalgamation of three flats to a single family dwellinghouse and insertion of new window to side elevation at ground floor level.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining occupiers and/or local residents/groups		No. notified	0	No. of responses	0	No. of objections	0
Summary of consultation responses:							
CAAC groups comments:		No response received to date.					
Site Description							
This application relates to a three-storey plus loft extension, mid-terrace property situated on the west side of Estelle Road. It is currently in use as three separate flats.							
The site is not listed, however it lies within the Mansfield Conservation Area.							
Relevant History							
2018/5855/P – Granted May 2019 Conversion of HMO unit, spare room and communal bathroom (Sui Generis) at first floor level to self-contained flat (Class C3) (to a total of 3x self-contained flats in the building); replacement windows to front.							

Relevant Policies

The National Planning Policy Framework (NPPF) 2021

London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy H1 Maximising housing supply

Policy H3 Protecting Existing Homes

Camden Planning Guidance

CPG Amenity (2018)

CPG Home Improvements (2021)

CPG Housing (2021)

Assessment

Proposal

The application site is in use as three self contained flats, being arranged as a two-bedroom flat at ground floor level, a one-bedroom flat at first floor level and a two-bedroom flat over the second floor and loft. The proposal is to amalgamate the three units to form a three-bedroom single family dwellinghouse. It is also proposed to insert a new window to the side elevation at ground floor level and erect a bike store within the front garden.

Land Use

The conversion from three flats to one single family dwelling would result in a net loss of two housing units.

Part C of Local Plan Policy H3 states:

'The Council will aim to ensure that existing housing continues to meet the needs of existing housing continues to meet the existing and future households by resisting development that would involve the net loss of two or more homes (from individual or cumulative proposals), unless they:

- Create large homes in a part of the borough with a relatively low proportion of large dwellings;
- Enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed; or
- Enable sub-standard units to be enlarged to meet residential space standards.'

With reference to the first point, section 3.76 under policy H3 states that the amalgamation of three or more dwellings is acceptable within four wards within the borough (Bloomsbury, King's Cross, Holborn and Covent Garden and Kilburn) where there is a low proportion of large dwellings. The application site is not situated within one of the four wards and therefore would not be acceptable under the guidance above.

The existing units are not affordable units, therefore the second point does not apply. The proposal is to convert all three units into one single family dwelling, therefore the third point does not apply. Regardless, two of the three units comfortably exceed nationally described space standards and therefore there would be no strong argument for the conversion of the flats to meet space standards.

As such, the proposed change of use is contrary to a fundamental policy of the Local Plan and would result in a reduction in housing numbers, and would be at odds with the Council's aim of preserving and increasing the boroughs housing stock.

Design

The insertion of a new window to the side elevation at ground floor level is considered acceptable in design terms. Similarly, the principle of the new bike store within the front garden is acceptable, however the drawings do not show any materials or the detailed design of the bike store. Had the proposal been otherwise acceptable, a condition would have been included for further details and drawings showing the detailed appearance of the bike store to be submitted.

Amenity

The proposed works would not have any negative impact on the residential amenity currently enjoyed by neighbouring residents.

Conclusion

The proposed development would result in the loss of two residential units which would undermine the Council's aim of securing sufficient supply of homes to meet the needs of existing and future households, contrary to Local Plan Policies H1 and H3. The proposal is therefore recommended for refusal.

Recommendation: Refuse Planning Permission