

Location 149 Chatsworth Road, London, NW2 5QT
Description Erection of a single- and two-storey rear extension, installation of a rear dormer window with juliet balcony, two front rooflights, 4 side rooflights, installation of new first-floor side window, 2 ground-floor side windows, installation of additional front door and conversion of extended dwellinghouse into 2 self-contained flats

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Two additional representations have been received since the Agenda was published. They raise a number of points, some of which have already been dealt with in the main body of the report:

- surprised that approval recommended given that it reduces small stock of family houses contrary to Government guidance. It would destroy a family area, replacing it with flats and a transient population.
- having a flat split over two floors, on the same level as the other unit, is not acceptable.
- roof should not be infilled and there would be insufficient lighting to the flats.
- lack of internal storage.
- there should be a landscaping scheme submitted for the rear garden.
- no vent pipes should pass through the front elevation and the gas/electric meters should be installed on the side elevation.

For clarity, there is no objection in principle to the conversion of houses into flats providing that it meets a number of quality and impact tests. One of those policy considerations in the future will be the resistance of schemes that result in the loss of a family unit. However, this application includes a ground floor 3 bed flat and, consequently, it would be difficult to resist the proposal on this specific point. As set out in the report, the Council have previously refused schemes that are considered to be over-intense.

There is a condition requiring a landscaping scheme (see page 49) and it is considered that none of the other points raise any new issue that requires any additional comment.

Recommendation: Remains approval.

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