

Agenda Item 10

Supplementary Information

Planning Committee on 24 May, 2017

Case No.

17/1000

Location	19 Christchurch Avenue, London, NW6 7QP
Description	Conversion of single dwelling into 5 self-contained flats (2 x studio, 1 x 1bed, 1 x 2bed and 1 x 3bed), with associated refuse storage and cycle parking

Agenda Page Number: Item 9, pp 163-176, 17/1000, 19 Christchurch Avenue,

Revisions received:

Drawings added 15/5/17:

15026 PJ 02.00 rev B (supersedes rev A)- adds details of landscaping, boundaries, refuse and cycle stores. This was requested by officers to clarify details of appearance of these features.

15026 PJ 02.02 rev B (supersedes revA)- adds detail of front boundary. This was requested by officers to clarify the appearance of the boundary on the streetscape.

Objection received 23/5/17:

An objection was received from a member of the public on the 23/05/2017 that raised the following matters:

1. A request for two specific conditions have been made concerning the following:

- i. Removal of permitted development rights for the building
- ii. Removal of the existing outbuilding

2. The outbuilding has not been shown on the submitted plans

Officers response to matters raised:

1. Request for conditions

i. The proposal would see the building converted to self-contained flats. As such if this permission is implemented in the future this would immediately remove permitted development rights including alterations and extensions to the flats and building as only single family dwellinghouse benefit from permitted development rights that are considered against Schedule 2 Part 1 of the General Permitted Development Order 2017 (as amended). Imposing a condition to remove permitted development rights would therefore not be correct in planning terms as the building would not benefit from permitted development rights anyway.

ii. The outbuilding already benefits from a lawful development certificate obtained following an appeal which has been discussed in the main body of the committee report. As the structure is considered to be lawful it would not be correct in planning terms to impose a condition requiring its removal. Informative and suitable conditions regarding its lawfulness and use have already been added and are discussed in the committee report.

2. The outbuilding is shown on plan No. 15026 PJ 02.00 rev B. It was also shown on a revision of the same drawing which has been publicly available since 5th May 2017.

Objections from Cllr Shaw and Cllr Ward:

Request received 23/5 from Cllr Ward to have their objections formally recorded.

Cllr Shaw objection (general, no content) already received and on file, 19/4/17.

Cllr Ward objection (parking) received 23/5/17- already covered in report sections 5.1 to 5.3

Recommendation: Remains as set out in the Committee report

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