

1B Old Brewery Mews, Hampstead High Street, London, NW3 1PZ

Planning and Design & Access Statement in support of planning application for change of use from artist's studio to self-build mixed use dwelling with studio space

September 2024

Introduction

1. This Statement accompanies a planning application regarding the change of use of the above property to a single dwelling with studio space. Planning permission was granted on 20 February 2023 for the change of use of the property to an artist's studio (Class Eg) and external changes (ref. 2022/5144/P). That permission has been implemented but not occupied.
2. However, due to a change in personal circumstances for the owner of the building she now finds a need for a mixed residential and studio space accommodation in the area. The costs for the implementation of the artist's studio have escalated, whilst the family and living circumstances for the applicant means she is looking to live at the property. Hence this application seeks to use the property as a studio flat with studio space, as a self-build dwelling, which will enable the owner to live and work from home in the area.
3. This proposal has been the subject of pre-application discussions with the Council (re. 2024/2478/PRE, August 2024), and this formal submission responds to matters raised in those discussions.
4. The proposals are shown in the enclosed drawing and the OS plan, and the package of images and photos. A Personal Statement is also enclosed.

Planning policy issues

5. The provision of an **additional dwelling** in the area is consistent with Policy H1 of the Camden Local Plan 2017, and Policies GG2 and GG4 of the London Plan 2021. This dwelling is to be a **self-build scheme** for the owner of the building, and the provision of a range of housing choices and mixes is consistent with Policy H6 of the Local Plan and H10 of the London Plan.
6. Paragraph 70 of the NPPF further states that local planning authorities should seek opportunities to support small sites coming forward for self-build housing. Self-build is recognised as a type of housing provision to be encouraged in Camden, with the Local Plan commenting that there is a little as 2.1% of housing of this type in London, and that there are opportunities for this in the northern parts of the Borough through infill sites (paragraphs 3.175-177).
7. The owner of the property has had primary input into the layout of the dwelling now proposed, and this is shown in the submitted drawings and visualisation pack. This shows a studio flat that provides the **space and layout** required by the owner. The GIA would be 34.5 sq m. Whilst this is slightly below the London Plan standard of 37 sq m, the layout of the property satisfies the other requirements London Housing Design Standards

(HDS): built-in storage is shown, the kitchen/dining/living area is in excess of HDS best practice and the width of the living area satisfies HDS guidance. The space and layout have been drawn up to satisfy the requirements of the applicant, as explained in the accompanying Personal Statement. The property would be used as a dwelling, but would be sufficient for use as her artist's studio as an activity ancillary to the main dwelling use.

8. The quality of the internal space is high due to the large rooflight that is part of the property, giving good natural light (see photos). The good layout of the dwelling and high degree of natural lighting mean that a high standard of accommodation would be provided, and at the pre-application stage it was agreed that the small (under 10%) shortfall in the London Plan floorspace figure would not be significant.
9. No amenity space is provided, which is considered acceptable for a mews site in the centre of the town, where many small properties do not have private amenity space.
10. The dwelling is below 100 sq m so there is no requirement under Policy H4 for **affordable housing** provision.
11. The Council cannot currently demonstrate a **five-year housing land supply** and was deficient in the Housing Delivery Test. Hence there is a presumption in favour of sustainable development and the 'tilted balance' applies: any adverse impacts must significantly and demonstrably outweigh the benefits of the scheme, namely the provision of additional housing.
12. As noted earlier, the intention of the owner of the property was to use the building as an artist's studio for her own use, with a restricted Class Eg use. However, a change in personal circumstances means this is now not possible and she needs living accommodation alongside an ancillary artist's use and seeks this new use. This is explained in the accompanying Personal Statement. The property has not been occupied as the artist's studio and there has not been any Class Eg use to date. Thus, there would not be a loss of **employment space provision** in the Borough and it is considered no conflict with the aspirations of Policy E2, particularly in the context of the shortfall in housing. This matter was agreed at the pre-application stage.
13. It is important to note in addition that the proposal is to create a dwelling and studio space combined, in order to allow working from home for the applicant. This will satisfy her requirements more than the approved sole studio space, as explained in the Personal Statement. Policy E2 states that, in particular, premises for small businesses and services that provide employment for Camden residents will be supported. Paragraph 5.53 further states that

It is recognised that combined live/work units can provide a valuable contribution to the range of business premises and may enable certain sites to remain in employment use. The Council will allow live/work developments where they do not result in the loss of sites that are suitable for continued business use or the loss of permanent housing

14. The provision of a dwelling with the ability for the applicant to use it as her studio space is therefore consistent with this policy objective. The supporting Personal Statement explains this further.

15. The property lies in a controlled parking zone and **no car parking** is proposed in the scheme. A legal agreement on this matter would be acceptable. The site is within an area very well connected for walking and public transport, with a PTAL rating of 4.
16. The constraints of the site – opening directly to the mews – means that **cycle parking** provision is provided within the proposed dwelling with a hanging bike space (see image in drawings). Various options were examined in this regard, and this solution provides the best location for the property. This is located within the corner of the building in what would be otherwise an underuse area, with the hanger being able to tilt against the wall.
17. At the pre-application discussions it was queried if cycling space could be provided outside the property, but unfortunately there is no such area within the applicant's control. However, there are rentable 'Cyclehoop' bike storage areas within close distance of the site. The Council are in fact currently consulting on a further such facility very nearby on Willoughby Road. In addition to these local bike storage areas there is a main hire bike and scooter rental area within 100m of the property on Hampstead High Street. This contains all the main rental bike brands (see information in submitted drawings).
18. The site is, of course, close to the centre of Hampstead and within easy walking distance of shops and services. There are good public transport options of underground station and bus routes in Hampstead and on the High Street. When combined with the bike storage and rental facilities, these matters largely negate the need to own a bike and store it within smaller dwellings such as this. The proposal is thus consistent with the objectives of Policies T1 and T2 of the Local Plan.
19. There are no changes to the property in terms of extensions or alterations to windows, and this would ensure no change to **amenity** for adjoining residents and hence no conflict with Policy A1 of the Local Plan.
20. **Servicing and bin storage** for the proposed dwelling would be kept within the property in normal domestic arrangements, as was the case with the approved permission.
21. The building will be **accessible** with level access. The internal layout is on one level only, allowing access across the dwelling. There is sufficient space within the dwelling for full accessibility and adaptability of the dwelling.
22. The existing **access for fire brigade** is unchanged, where there is easy access directly to the building at the front.

Heritage matters

23. The site lies within Hampstead Conservation Area and adjoins the Grade II listed building of 9 and 9A Hampstead High Street. Paragraph 194 of the NPPF states that applications for consent affecting heritage assets should be accompanied by a description of the significance of the heritage asset affected and their contribution to their setting of that significance. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

24. Hampstead Conservation Area covers a large area of the Borough based on the streets of the High Street, the Willoughby Road area and open spaces. The character is described in the Council's Conservation Area Statement (2001), and reference is made to the entrance to Old Brewery Mews from High Street, which passes beneath 9/9A Hampstead High Street. Nos. 9/9A are listed Grade II, with the list description describing the front elevation and vehicle archway to the old brewery. The listing states that 1 and 2 Brewery Mews to the rear have been rebuilt and are not listed
25. The significance of the conservation area as a heritage asset lies in the historic street pattern and open spaces of Hampstead, and the quality and variety of buildings fronting those areas. The significance of 9/9A High Street derives from the appearance and historic connection with the former brewery. No external changes are proposed as part of this application, and so there would not be any effect on significance and hence no conflict with Policy D2 of the Local Plan.

Summary

26. The intended use of the converted premises solely as an artist's studio has not been possible due to a change in circumstances for the owner. Rising costs and new personal living requirements means she now needs to use the premises as a dwelling with ancillary studio use, and has established a layout for the property that would meet her needs for a small studio flat in this central location. The quality and layout of the dwelling is acceptable and meets the applicant's specific requirements for this dwelling, with good quality for the accommodation that would be provided.
27. The absence of other options for self-build in the Borough and the good location of this site means the building is ideal for the applicant's needs. There would not be any conflict with policies relating to the retention of employment land since the intention for the approved use was always as the applicant's own artist's studio; she now has a different use intention. As there are no conflicts with other policy aspects, and in the context of a shortfall of housing, there is a presumption in favour of the development. We therefore trust that this application can be considered favourably, which follows the previous pre-application submission.

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