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Design and Access Statement

115 Priory Road, NW6 3NN

Agent: Paul Duffy, BetterPAD

Date of Submission: 28 October 2024

Introduction

Overview

This Design and Access Statement has been prepared on behalf of the applicant to accompany the planning application to the London Borough of Camden in respect of the proposed development at 115 Priory Rd, London NW6 3NN. The description of development is as follows:

Amalgamation of two flats to create a single dwellinghouse (C3), and minor alterations to side elevation.

Proposal

Planning permission is sought to amalgamate the two self-contained flats at the property to create a single-family dwelling house. The proposed development does not comprise any extensions, but does include minor alterations to the lower ground level side elevation of the property.

The proposed development has taken into consideration all relevant planning policies to ensure that the principle of development is acceptable and complies with the adopted development plan.



Introduction (continued)

Purpose of the Statement

The purpose of this Statement is to explain the design principles and concepts of the proposed development. Design and Access Statements (DAS) are required for most planning applications to assist the Decision Maker and the public in understanding the scheme in terms of the design itself but also the narrative and story of the scheme.

As noted in para 029 of the National Planning Practise Framework, a Design and Access Statement is:

'A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.'

In terms of the relevant guidance about the preparation of Design and Access Statements, attention has been given to the 'Design and Access Statement: How to Write, Read and Use Them' (CABE 2006).

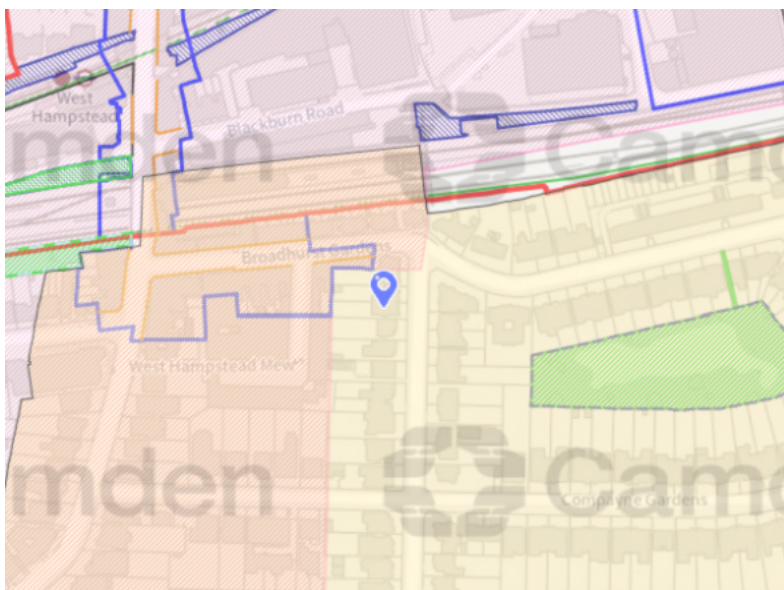


Site Context

The application site is located on South Hampstead, which is a quiet residential area located within the administrative area of the London Borough of Camden. The application site comprises a three-storey with a loft, semi-detached property. The property has been subdivided into two self-contained residential flats. The ground floor flat benefits from a large rear garden.

The property is located on the northern end of Priory Road, and it is adjacent to the intersection of Priory Road and Broadhurst Gardens. The Property is the boundary by No. 113 Priory Road to the south and 117 Priory Road to the north. The rear of the site is bound by the gardens of the residential properties on Hamstead Mews.

Whilst residential use prevails as the more predominant use in the area, there are also some community and retail facilities near the site. In terms of the street scene, the immediate area is characterised by three-storey detached and semi-detached residential buildings. The site is located within the South Hampstead Conservation Area. It is not a listed building.





Relevant Planning Policies

National Planning Policy Framework (DCLG, July 2019)

- Chapter 12: Achieving well-designed places
- Chapter 16: Conserving and enhancing the historic environment

The London Plan (2021)

- Policy D4: Delivering good design
- Policy D5: Inclusive design
- Policy H1: Increasing housing supply
- Policy H10: Housing Size and Mix

Camden Local Plan (2017)

- Policy H1: Mixing Housing Supply
- Policy H3: Protecting Existing Homes
- Policy D2: Heritage



Relevant Planning History

The LPA's online planning registry shows that the property was originally a single family dwelling with a certificate of lawfulness application submitted to regularise the use of the property as flats in 1993. A full list of the planning history is provided below:

Application Number	Site Address	Development Description	Status	Date Registered	Decision
<u>PWX0103920</u>	115 PRIORY ROAD LONDON NW6 3NN	Retention of metal stair and French doors at rear ground floor level, as shown on drawing numbers; 115/10c; 10e; 13c; 13d; 15c; and 15d.	FINAL DECISION	21-11-2001	Grant Full Planning Permission (conds)
<u>9360059</u>	115 Priory Road NW6	Partial demolition of the rear roof in connection with the insertion of 2 dormer windows. as shown on drawing numbers 115/PR 01-04 05A 06A.	FINAL DECISION	04-05-1993	Grant List.Build. or Cons.Area Consent
<u>9300538</u>	115 Priory Road NW6	Conversion of the first and second flats to two self- contained flats the replacement of an existing rear dormer and the construction of a second rear dormer. as shown on drawing numbers 115/PR - 01-04 inc; 05A 06A revised on 02.07.93.	FINAL DECISION	04-05-1993	Grant Full or Outline Perm. with Condit.
<u>9300537</u>	115 Priory Road NW6	Existing use for one house as four dwellings. (Plans submitted).	FINAL DECISION	04-05-1993	Grant Established Use Certificate
<u>9293210</u>	115 Priory Road NW6	To lop a tree in front garden.	FINAL DECISION	01-09-1992	Agree to pruning of Trees



Assessment

Principle of Development

The proposed development comprises the amalgamation of two flats to form one single-family dwelling house. The principle of residential accommodation on the site is already established. However, this section demonstrates the acceptability of re-converting the property back to a single house.

Policy H3 'Protecting Existing Homes' part (c) states that the LPA will resist 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.

In the supporting text of Policy H3, the Local Plan states that the Council recognises that there are situations where the loss of individual homes may be justified. Policy H3 indicates that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling. Such developments can help families to deal with overcrowding, to grow without moving home, or to care for an elderly relative. Within a block of flats or apartments, such a change may not constitute development. However, the Council will resist the incremental loss of homes through subsequent applications to combine further homes within the same building or site.



Assessment (continued)

Principle of Development (continued)

According to the LPA's planning registry, it appears that the property had originally been used as a single-family dwelling but was converted into flats with a retrospective certificate of lawfulness granted in 1993. There have subsequently been numerous applications for various extensions and internal alterations. The applicant has sought permission to amalgamate the two existing flats in order to re-convert the property back into its original use as a large single-family dwelling. It is considered that the proposed development complies with the criteria set out in part (c) Policy H3 as the property would create a large home in a part of the borough with a relatively low proportion of large dwellings.

Design Characyer and Appearance

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended states that, with respect to buildings or other areas of the conservation area, special attention shall be paid to the desirability of preserving and enhancing the character or appearance of that area. In addition to this section 16 'Conserving and enhancing the historic environment of the NPPF also emphasise the need for preservation and enhancement.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority about development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. The application site is located within the South Hamstead Conservation Area. Whilst it is noted that the proposal is considered to be 'development', it should be noted that the proposal include pny very minor external alterations which would be visible from within the conservation area. The majority of the proposed alterations will be internal and, therefore, have no impact on the character and appearance of the heritage asset.



Conclusion

The proposed development comprises the amalgamation of two flats to create a single-family dwelling house. The proposed development is essentially a reconversion of the property back to its original use as a single home. As this Statement has demonstrated the proposed development accords with the relevant policies of the Development Plan. It also accords with relevant guidance; any departure is outweighed by the quality of the scheme and in turn compliance with planning policy that takes precedence.