

24th April 2025

Change of use of a family dwelling house (Class C3) to a 9-bedroom HMO (Sui Generis) with minor external alterations including erection of bike storage and associated landscaping (Part Retrospective).

20 Busby Pl, London NW5 2SR, UK

DESIGN AND ACCESS STATEMENT



INTRODUCTION

This application seeks part-retrospective approval for change of use of a single dwelling family home C3 to a Sui Generis Use for a 9 rooms HMO. The conversion requires only minor internal layout adjustments and associated bike parking and landscaping externally.

LOCATION

This application refers to the single dwelling at 20 Busby Place, in Camden. The property is an end of terrace property.

The site is not listed and is not situated within a conservation area.

The site is situated on the South side of Busby Place, west of the junction with Oseney Crescent and East of Torriano Avenue.

SITE ANALYSIS

The 6 bedroom brick house with 2 basement levels was re-built in 2003-2006 and it is situated at the end of a terrace. The property comprises a 3-storey building with dormer roof extension and a 2 storey basement.

The existing use is a C3.

The house comprises on the east side a single storey with roof extension, and on the west side a taller part of the building aligned with number 18 Busby Place, which itself is a 3 storey building plus roof extension. The two storey basement extends under both parts of the building and both basement levels have direct access to the rear patio/garden.

The building was built between 2003-2006 with a brick facade and slate pitch roofs with skylights and dormers.

The application is part retrospective and follows a previous planning application on the site for the change of use of the property to an 11-bedroom HMO (LPA ref. 2022/1143/P). Planning permission was refused on 11 September 2024 due to the lack of affordable housing, the failure to provide an acceptable standard of accommodation for residents, the visual appearance of the proposed bike store to the front of the property and the absence of a legal agreement to secure a car free development. Application ref. 2022/1143/P was subsequently appealed under appeal ref. APP/X5210/W/24/3354215 and the appeal was dismissed on 14 April 2025. The dismissal found that the development is not contrary to policies designed to deliver low-cost or affordable housing, or those policies designed to ensure that developments are car-free, however the development was considered to fail to provide acceptable living conditions for occupants in terms of the outlook from habitable rooms within the development. The proposals have therefore been revised to address the Council and the Inspector's concerns about outlook in this application.

DESIGN PROPOSAL

The application includes only minor interior layout modifications to adapt the building to the new proposed use as an HMO.

It also includes some landscaping at the front of the property and associated bike storage.

SCALE

No alterations to the scale of the existing building are proposed.

ACCESS

The access is directly off Busby Road via a gate within the boundary fence. The property presents a rear patio garden and a patio at the front. The access is retained and no changes are proposed.

LANDSCAPING

There are no existing landscaping features and there is now some landscaping proposed to the front patio

BIKE PROVISION

The proposal addresses comments to the bike storage proposed in the latest application and in a discrete location, provides 9 secure single bike lockers and one single rack for visitors.

USE

The original use was a C3 single dwelling family home. With this application we are proposing to change it to be Sui Generis to be used as a 9 person HMO.