



View from street

1 Location

33 Aberdare Gardens is a very late Victorian semi-detached, gable fronted, house located in the South Hampstead Conservation Area (formerly the Swiss Cottage Conservation Area). The existing usage class is C3 Dwelling House.

The property is located on the north side of the street and forms part of a pair with number 35 on its east side. To the west it is neighboured by number 31 on the west. The rear garden abuts the rear garden of 85 Greencroft Gardens.

2 Brief

Following refurbishment and extension works carried in 2020-21, our clients are seeking to reconnect the upper floor apartment with the ground and first floor, converting the property from two residential units to a single family dwelling.

This could be achieved with no external alterations and without any change to the amount of floor space at the property. No change is proposed to the usage class

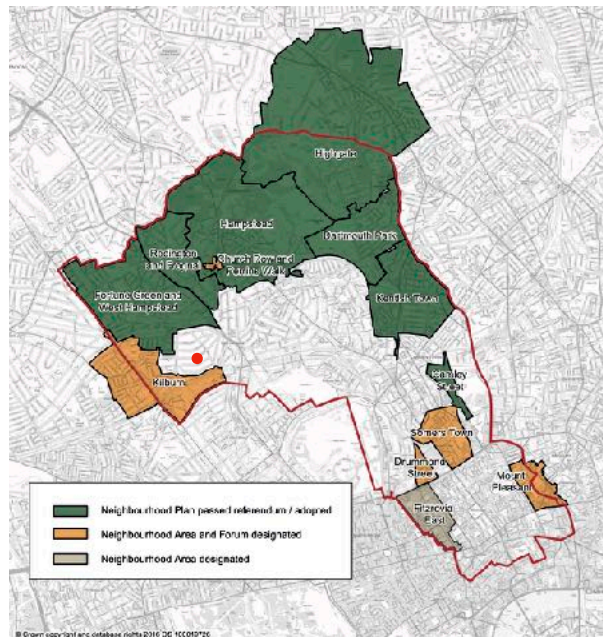
3 Planning History

The planning history of the property documents the alterations to the roof line and the separation of the property into three dwellings and the subsequent change back to two dwellings. A 2013 application to construct a large Victorian-style conservatory extension was refused consent.

TP21910/47581	Application permitted (1938)
	Alterations to insert a north facing studio window and remove wall between two rear rooms at second floor level.
CTP/H5/8/1/SNH	Development permitted (1965)
	Conversion into 3 self-contained flats. This application appears to cover the construction of the rear extension at ground floor level and a small toolshed that is now the cupboard at the back of the room. It includes a side entrance
8700473	Refused (1987)
	This application sought to extend at the rear to provide a self-contained dwelling unit at ground level and first floors including a roof terrace at first floor level. The application was refused as the terrace would “give rise to unreasonable overlooking of the neighbours” and because the proposed extension would “obstruct the light to adjoining properties to the detriment of their amenities”. The online records do not include drawings.
8703142	Outline permission granted (1987)
	This application sought alteration and extension at the rear to provide a conservatory and additional residential accommodation. The online records do not include drawings or supplementary information but the application would appear to be contemporaneous with the eventual modification of the internal layout and a change from 3 dwelling units to 2.
TC9706693	Applications to prune acacia tree in front garden in 1997 and 2001. No objection to either.
TCX0106341	
PWX0302165	Refused (2013)
	Demolition of the existing bedroom extension and construction of an almost full-width victorian style glazed timber conservatory structure. The application was refused in the grounds that it would “dominate the rear elevation of the building and substantially alter its form and character, contrary to policies EN1, EN13, EN21 and EN31 of the Unitary Development Plan 2000, the Council’s Supplementary Planning Guidance and the Council’s advice on rear extensions contained in the Swiss Cottage Conservation Area Statement 1995. As such it fails to preserve or enhance the character and appearance of the Swiss Cottage Conservation Area. Unusually this application appears to completely misrepresent the size of the existing rear extension.
2004/3224/T	Applications to prune (2004) and subsequently replace (2007) Robina tree in front garden. No objection to either.
2007/1556/T	
2020/1110/P	Granted (2020) Erection of single storey rear extension (following removal of existing); erection of outbuilding within rear garden; installation of replacement windows, new bin store and cycle storage to front.

4 Planning Policy

Aberdare Gardens is not currently in a Neighbourhood Plan designated area.



Both dwellings at 33 Aberdare Gardens are subject to Article 4 (1) directives issued in 2010.

Policy documents relevant to this application include:

The London Plan 2015

- Camden Local Plan
 - Policy H3 Protecting existing homes
 - Policy H6 Housing choice and mix
 - Policy H7 Large and small homes
 - Policy A1 Managing the impact of development
 - Policy A3 Biodiversity: Trees and vegetation
 - Policy D1 Design
 - Policy D2 Heritage
 - Policy CC2 Adapting to climate change
- Draft New Camden Local Plan (Regulation 18 Consultation Version January 2024)
 - Policy H3 Protecting existing homes (D.i)
- Camden Planning Guidance : Altering and extending your home, March 2019
- Camden Planning Guidance : Housing, May 2016 (amended March 2019)
- Camden Planning Guidance : Amenities, March 2018
- Camden Planning Guidance : Trees, March 2019
- Camden Planning Guidance : Design, March 2019
- Swiss Cottage Conservation Area Design Guide, 2010
- South Hampstead Conservation Area Character Appraisal and Management Strategy, 2011

5 Appraisal

Both neighbouring properties and many of the properties in Aberdare Gardens are single dwelling houses. No. 31 was converted from two self contained flats into a single dwelling house in 2017 (Application reference 2007/1926/P).

In preparing this application we have assessed the proposals against relevant policies in the Camden Local Plan (2017) and the Camden Planning Guidance: Housing (2021). In particular:

Policy H3: Protecting Existing Homes

While Policy H3 discourages the net loss of housing units, Camden's guidance (CPG Housing 2021, pp. 129–130) clarifies that: "The Council will generally not resist the loss of a residential unit where the loss is of one unit only and the proposal would result in the creation of a large family home."

These proposals meet these criteria involving the loss of just one unit. Furthermore, since the current configuration predates 2006, the proposed change does not conflict with Policy H3.

Policy H6: Housing Choice and Mix

The reversion supports a diverse housing mix by contributing a much-needed family home in an area increasingly dominated by subdivided flats.

South Hampstead Conservation Area Appraisal

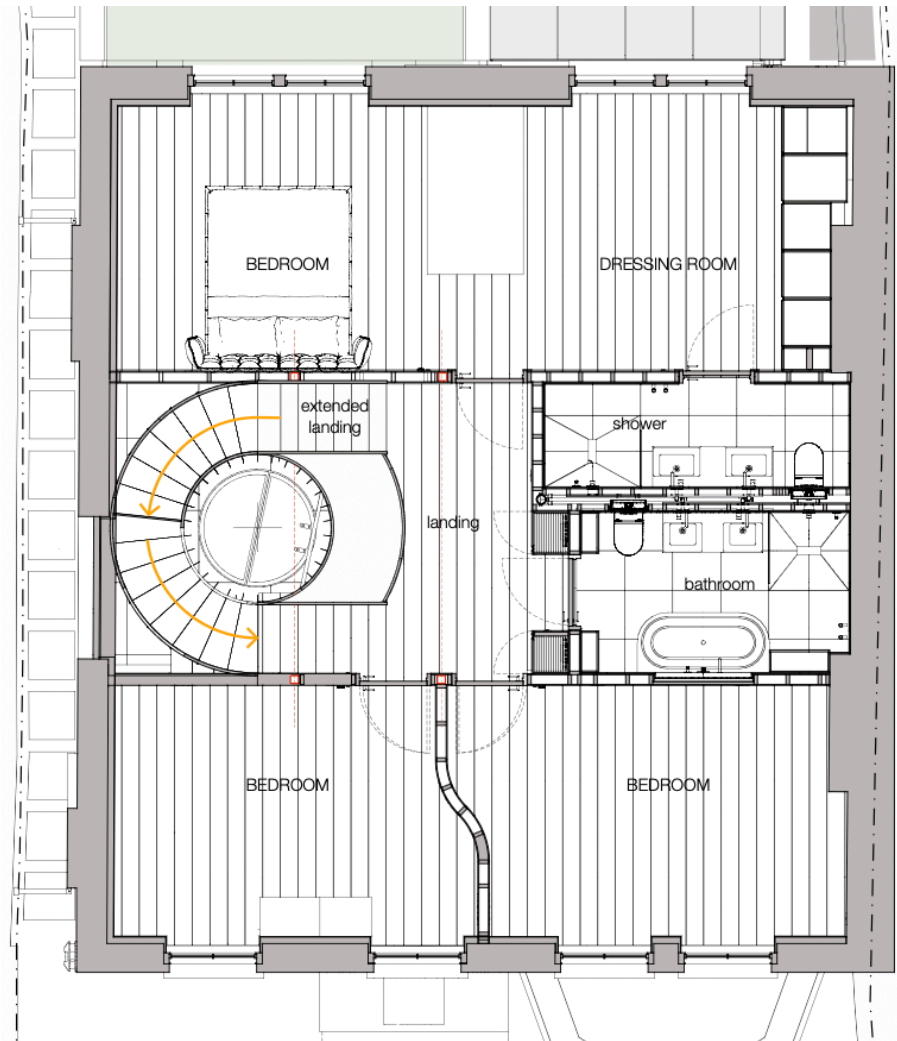
The appraisal document notes with concern the increasing subdivision of larger homes into multiple smaller units, which often leads to overuse of front gardens, increased parking demand, and service clutter. The return of 33 Aberdare Gardens to a single home directly addresses these issues and reinforces the original design intent of the area.

Additionally, under Policy H3 section C of the Camden Local Plan (2017), an exception is made in cases where large homes are created in areas with a relatively low proportion of large dwellings. This applies directly to the South Hampstead Conservation Area and further supports the proposed reversion to a family home.

The use of the home as a single family residence is likely to reduce intensity of use, occupancy turnover, and wear on shared infrastructure.

6 Amount

No change is proposed to the amount of floor space at the property. Internal alterations will provide a new connection between the first floor landing and the stairs to the second floor.



First floor plan.

7 Access

No change is proposed to the access arrangements on site. The side entrance door will be retained as a secondary entrance from the pathway to the side of the house.

8 Impact

There will be no adverse impact on neighbours as all works are internal.

9 Existing photographs



View from garden



View of garden