

L.B.

COPY.

MINISTRY OF HOUSING AND LOCAL GOVERNMENT
WHITEHALL, S.W.1

Ref. 676/40621/384
AB/MEC

Tel. VIC. 3540

6th February, 1956

Gentlemen,

Town and Country Planning Act, 1947
Town and Country Planning (Housing Accommodation) Direction 1952
No. 130, Maida Vale, Hampstead

I am directed by the Minister of Housing and Local Government to say that he has now considered the representations of the parties regarding the application dated 2nd June, 1955, made on behalf of your clients, Independent Milk Supplies, Limited for permission to change the use of premises at No. 130, Maida Vale, Hampstead, from light industrial storage, and residential to use for office purposes and caretaker's quarters.

This application was referred to the Minister for decision under the provisions of the Town and Country Planning (Housing Accommodation) Direction, 1952.

The Minister notes that your clients, who are distributors of milk throughout the Greater London area, have increased their business recently and, in order to maintain their standard of service, additional office accommodation is needed. For this purpose the property under consideration is considered to be well suited as it adjoins their existing offices in No. 132, Maida Vale, and would thus provide a compact administrative unit. It is contended that the proposed use would in no way cause any loss of amenity to the area, as the premises, which are situated on a major traffic road, are adjacent to other office uses and commercial and industrial uses predominate in the area to the north-west.

It was also submitted that the proposal did not involve any loss of residential accommodation because the rooms now used for residential purposes on the first floor of the building and in the basement would merely be concentrated on the second floor, and would thus form a more desirable and compact unit. The housing situation in Hampstead generally would not be affected as, in view of the existing rights for industrial and storage uses attaching to the premises there was little possibility of the house reverting to wholly residential use if permission were refused.

The Council of the Metropolitan Borough of Hampstead in their representations stated that the proposed use would be contrary to the zoning for the area and would involve a loss of residential accommodation. As Housing Authority they were very heavily burdened with a long waiting list and were, therefore, very concerned at the loss of any residential accommodation and they did not consider that any exceptional circumstances existed in this case such as would justify a departure from the Development Plan.

The London County Council took the view that, having regard to the existing use rights, and to the similar rights for non-residential uses attaching to the adjoining premises, and to the advantages of concentrating the residential accommodation on the top floor, it was desirable that permission should be granted.

Messrs. G. W. Hearn and Partners

The Minister has given careful consideration to the facts of the case, the representations made, and the report of his Inspector, Mr. L. G. Hulstrode, A.R.I.B.A., following his inspection of the premises and, while he remains of the opinion that the ultimate redevelopment of this area should be for residential purposes, he is satisfied that the house, as existing, is outmoded and is too large for single family occupation and that it would not be practicable to sub-divide it into self-contained residential units. Moreover, the Minister is satisfied that the Company's proposal will not, in fact, involve any loss of residential accommodation, and he thinks that the proposed use as offices is more acceptable in a residential zone than the industrial and storage uses for which rights exist in respect of the major part of the premises. He has come to the conclusion, therefore, that permission should be granted for the temporary use of the lower part of the building as offices pending redevelopment, subject to a condition designed to preserve so far as possible the residential appearance of the building.

Accordingly, the Minister hereby grants permission for:-

(1) The use of the basement, ground and first floors of No. 130, Maida Vale, Hampstead, for any of the purposes of C of the Schedule to the Town and Country Planning (Use Classes) Order, 1955, subject to the following conditions:-

(i) The windows of the said premises shall be curtained and shall not be used for the purpose

(ii) the said use shall cease on the 31st

(2) The use of the second floor of No. 130, Maida Vale, Hampstead, for residential purposes.

I am, Gentlemen,
Your obedient Servant

(std.) R. BRAIN
Authorised by the Minister to sign in