

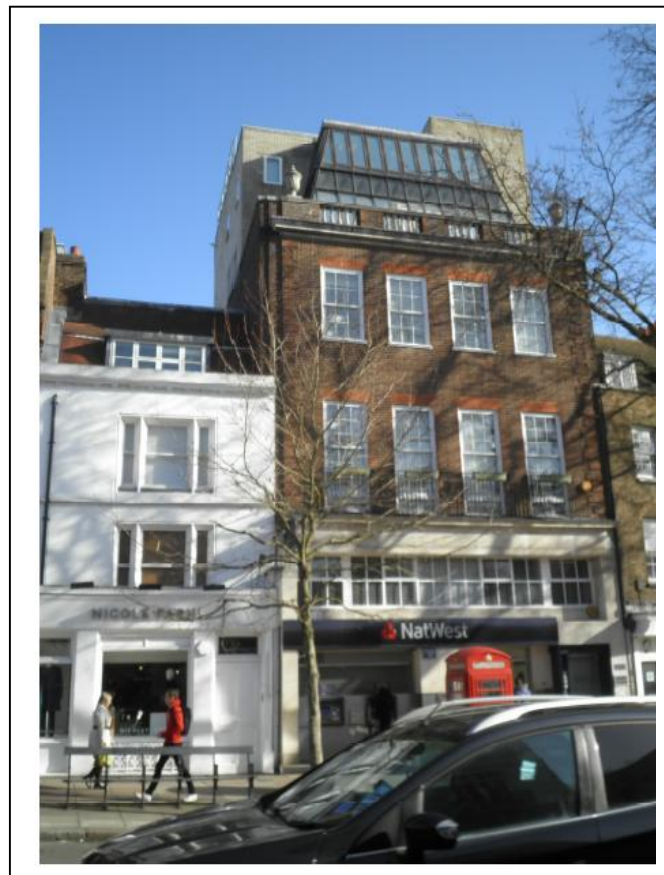
October 2014

Planning Statement

25-26 Hampstead High Street, London, NW3 1QA

Prepared by Savills UK

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1. Introduction

- 1.1 This Planning Statement has been prepared by Savills and is submitted in support of a full planning application on behalf of CIP (Hampstead) LLP for a number of external alterations following a recent prior approval application for the change of use from office (Class B1a) to residential (Class C3).
- 1.2 On 14 March 2014, the London Borough of Camden determined that the prior approval of the Council for the conversion of the upper floors from office (Class B1a) to residential use (Class C3) was not required (LPA Ref: 2014/0609/P). There is therefore the lawful ability to convert the upper floors to residential use without requiring the express consent of the LPA. Parking spaces were also agreed for the residential units within the existing rear car parking space.
- 1.3 It considered that the appearance of the building could be improved under a full planning application. Therefore, this planning application seeks to apply for a number of external alterations which will improve the appearance building making it more suitable for residential use and positively enhance the character and appearance of the Conservation Area.
- 1.4 The description of development is as follows:
- “External alterations in association with the residential conversion of the building following recent prior approval application for the change of use from office (Class B1a) to residential (Class C3) (LPA Ref: 2014/0609/P, dated 14 March 2014), including: replacement windows, removal of rear fire escape, replacement balconies and construction of footbridge linkage from rear yard area to rear elevation ground floor access and new fence. Construction of a roof terrace area at first floor level”.***
- 1.5 This report has been prepared following research into the planning history of the property and an examination of the relevant policy documents.

Supporting Documentation

- 1.6 This planning application is accompanied by the following documentation:
- Application Forms and Certificates;
 - CIL Form;
 - Site Location Plan;
 - Drawing Set 1 prepared by BB Partnership: Existing set of office floorplans, elevations and sections
 - Drawing Set 2 prepared by BB Partnership: Approved set of permitted development plans (LPA Ref: 2014/0609/P)
 - Drawing Set 3 prepared by BB Partnership: Existing set of office floorplans, and then elevations and sections showing the proposed amendments on top of an office overlay

- Drawing Set 4 prepared by BB Partnership: Proposed set of residential floorplans, elevations and sections showing the proposed the proposed amendments to the windows/ doors on top of a residential overlay
- Detailed drawings showing the proposed windows prepared by BB Partnership
- Design and Access Statement prepared by BB Partnership

1.7 This document is divided into the following sections:

- **Section 2** describes the existing premises and surrounding area;
- **Section 3** outlines the planning history of the site;
- **Section 4** provides a brief description of the proposed development;
- **Section 5** analyses the main planning considerations in the determination of the application;
- **Section 6** draws our conclusions in respect of the overall proposals.

2. Site and Surroundings

- 2.1 The application site is located on the north side of Hampstead High Street. It comprises a mid terrace property of basement, ground and five upper storeys. The upper floors are vacant, but most recently in office use. As detailed above, the LPA determined that the prior approval of the LPA for the conversion of the upper floors from office to residential use was not required (LPA Ref: 2014/0609/P).
- 2.2 A bank (Use Class A2) is located at ground and basement level, which is not included as part of this planning application. To the rear is a shared car parking area used by both the offices and the bank.
- 2.3 The existing building is of extremely low architectural quality and appearance and considered to detract from the Hampstead Conservation Area. It currently has an unsightly two storey mansard roof extension. On the rear elevation there is also an unattractive rear concrete fire escape.



Figure 1: Site Location Plan

Site Specific Designations

2.4 The site is subject to the following policy designations, as detailed on LB Camden's Policies Map (extract below).

- Located in the Hampstead Conservation Area;
- Located within the Hampstead Archaeological Priority Area;
- Located within the Hampstead Town Centre (Core retail frontage in CPG 5).

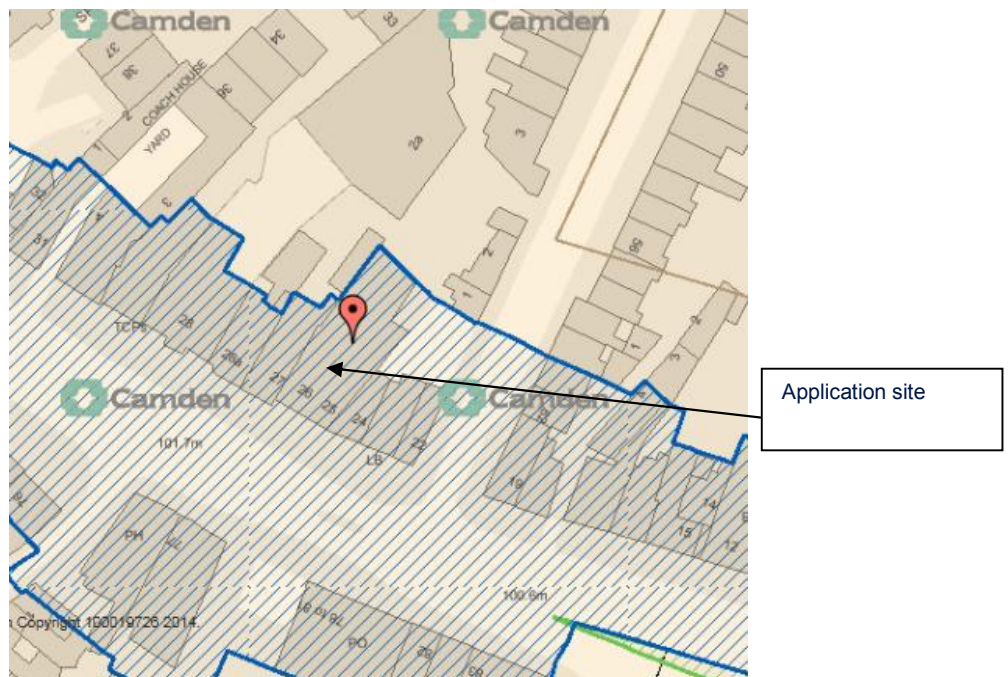


Figure 2: Extract from London Borough of Camden's Policies Map

2.5 The site is not statutory or locally listed.

2.6 The site has a PTAL rating of 4. The closest underground station is Hampstead Station which is approximately a six minute walk from the station.

2.7 In the Hampstead Conservation Area Appraisal (October 2001), Hampstead High Street (Sub Area One) is described as the principle public street of the Conservation Area and has the character of a small town shopping centre. In the document, the building is described as follows:

- Page 13, "A towering two storey glass mansard roof extension to Nos. 25-26 spoils an otherwise handsome building, and its rear elevation looms over Gayton Road, and is also visible in long views from Well Walk/New End Square."

- On page 17, the roof of 25/26 is described as a “Buildings or features which detract from the character of the area and would benefit from enhancement”.



Image 1: View from Hampstead High Street of site



Image 2: Review view of site



Image 3: Side of view of site

3. Planning History

3.1 We have undertaken a review of the London Borough of Camden's online planning history record in respect of the site and consider the following applications to be of particular relevance:

Application Number	Description	Date of Decision	Decision
2014/5530/P	External alterations in association with the residential conversion of the building following recent prior approval application for the change of use from office (Class B1a) to residential (Class C3) (LPA Ref: 2014/0609/P, dated 14 March 2014).	-	Pending
2014/0609/P	Prior approval for the conversion of the upper floors to residential use.	14 March 2014	Prior Approval Not Required
PWX0102117	Certificate of lawfulness for existing use or development for: use of fifth floor as Class B1 offices	22 January 2002	Granted

4. The Proposed Development

- 4.1 Following the recent prior approval application which determined that the change of use would benefit from permitted development it is proposed to undertake a number of amendments to improve the quality of residential accommodation. It is proposed to replace a number of windows at first, second, third, fourth, fifth and roof level; remove the unsightly rear fire escape and introduce new balconies. A further terrace area is proposed at first floor level. It is also proposed to construct a small glazed extension on the side elevation to accommodate a new flight of stairs between fourth and fifth floor level and construct a new footbridge linking the rear yard area to the rear elevation ground floor access and install a new fence.

Windows

- 4.2 As shown on the accompanying drawings, it is proposed to replace a number of windows on the building. On the rear elevation it is proposed to replace all existing windows with PPC aluminium windows with either a pivoting outward opening vent and side fixing; a side hung windows with side fixed panels; a tilt and turn window with side fixed panel or a top hung outward opening vents with triple or double glazing.
- 4.3 On the front elevation, from first to third floor level, the windows will remain as existing. At fourth and fifth floor levels it is proposed to replace the existing windows and cladding with a curtain wall system with top hung opening vents on the front elevation.
- 4.4 On the side elevation at fourth and fifth floor level five smaller windows will be replaced with PPC aluminium tilt and turn windows.
- 4.5 The window detail is shown on drawing numbers FGF 301 and 302. The replacement windows are marginally wider and longer than the existing windows to increase the amount of light into the property. The window systems will have slimmer sight lines with a wider spacing among the mullions, on the rear this will be approximately 850mm (from approximately 550 mm, as existing) and on the front elevation to 750mm (from approximately 600 mm, as existing).
- 4.6 At roof level, it is proposed to remove three existing rooflights and replace with one new frameless glass rooflight. It is also proposed to introduce one new rooflight above the new flight of stairs to the fifth floor level for smoke control and access to the roof area.
- 4.7 Please refer to accompanying drawings for the specification details of the windows.

Removal of Rear Fire Escape and Introduction of Balconies

- 4.8 It is proposed to remove the existing rear concrete fire escape and construct lightweight balconies to the rear. The balconies will be constructed of galvanised steel with glass infill panels and located at second, third, fourth and fifth floor levels. The balconies will be accessed via existing openings, which will be widened and new PPC aluminium door introduced.

First Floor Level Terrace

- 4.9 It is proposed to construct a decked terrace area at first floor level which will provide private amenity space to the first floor flat. The terrace will have a screen for privacy and safety, constructed of galvanised steel with glass infills. To accommodate the new terrace area it is proposed to remove the existing a/c units.
- 4.10 The balconies and terrace area which provide residential amenity space for the flats.

Fifth Floor Glazed Extension

- 4.11 At fourth floor level the existing spiral stair is to be removed and new stairs constructed leading up to the fifth floor level. It is proposed to construct a frameless glazed extension on the side elevation to accommodate new stairs to the fifth floor level and flat roof extended and new access to the roof provided (detailed above). The existing Perspex structure will be removed.

Link from Car Park to Rear Building Entrance

- 4.12 It is proposed to construct a new footbridge which links the rear yard (car park) area to the ground floor access on the rear elevation. The purpose of the footbridge is to negotiate the difference in floor level between the car park and ground floor access. The footbridge will be constructed with a galvanised steel fence and gates with slatted timber infill panels. It is also proposed to install a new galvanised steel framed fence with slatted timber infills on the edge of the site, to match the height of the existing fence.

Residential Mix

- 4.13 There are no alterations proposed to the mix/ number of residential units. This will remain as per those under the permitted development scheme.

5. Planning Policy Framework

5.1 The application takes account of relevant national, regional and local planning policy. This section of the Planning Statement sets out the relevant national, regional and local policies, and demonstrates the support of the adopted and emerging policy framework for the proposals.

Adopted Planning Policy Framework

5.2 In accordance with Section 38(6) of The Planning and Compulsory Purchase Act (2004), planning applications should be determined in accordance with the development plan unless other material considerations indicate otherwise.

5.3 In this instance, the development plan comprises:

- London Plan (adopted July 2011) and Revised Early Minor Alterations to the London Plan (REMA) (October 2013)
- The London Borough of Camden Core Strategy and Development Policies (both adopted November 2010)
- Site Allocations Plan (September 2013)

5.4 In considering the development proposals, material consideration should be given to the published National Planning Policy Framework (NPPF) (March 2012), the draft Further Alterations to the London Plan (January 2014) and the relevant supplementary planning documents (detailed below).

5.5 The National Planning Practice Guidance (2014) (PPG) provides advice on the implementation and interpretation of the NPPF. It has revoked the guidance previously set out in the Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs).

5.6 Relevant local Supplementary Planning Documents, including Camden Planning Guidance is also considered where appropriate.

National Planning Policy Framework

5.7 The Government published the National Planning Policy Framework (NPPF) in March 2012. The NPPF provides an overarching framework for the production of local planning policy documents and the consideration of development proposals.

5.8 Within the NPPF there are a set of 12 core land use principles which should underpin plan making and decision taking which planning should achieve.

- 5.9 Paragraph 14 sets out that at the heart of the framework is a presumption in favour of sustainable development which should be seen as the 'golden thread' running through both plan making and decision taking.
- 5.10 For decision taking, this means that Local Planning Authorities should approve development proposals that accord with development plans without delay.
- 5.11 Paragraph 213 states that plans may need to be revised to take account of the NPPF. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF.
- 5.12 The NPPF places great importance on the promotion of high quality design; paragraph 56 states that good design is a key aspect of sustainable design and better place making.
- 5.13 With particular reference to heritage matters, paragraphs 132 to 134 of the NPPF are also relevant to this application, together with the PPG.

6. Planning Assessment

- 6.1. This section sets out the considerations for the development proposals against the key planning policy considerations contained within the local planning policy framework.

Design Considerations

- 6.2. The principle of residential use has been accepted through the Council confirming that planning permission is not required for the change of use from office to residential under Prior Approval application reference: 2014/0609/P (dated 14 March 2014). It is considered that the appearance of the site could be improved through a number of minor external alterations. For ease, we have include four sets of drawings which show the existing layout (as offices); the permitted development approved drawings (as residential); and then the proposed changes (in this application) on an office overlay and on a residential overlay. It is not proposed to change the residential mix approved under the permitted development scheme, however, the permitted development had not been implemented at the time of this submission hence the requirement to show the amendments on both office and residential floorplans. In summary, the alterations are entirely compatible with the building in office use, or should the permitted development rights be implemented for the permitted residential use.
- 6.3. The site is located within an Archaeological Priority Area and within the Hampstead Conservation Area. It is well documented that the existing building fails to make a positive contribution to the Conservation Area. In the Hampstead Conservation Area Appraisal (October 2001) the building is described as follows:
- Page 13, *“A towering two storey glass mansard roof extension to Nos. 25-26 spoils an otherwise handsome building, and its rear elevation looms over Gayton Road, and is also visible in long views from Well Walk/New End Square.”*
 - On page 17, the roof of 25/26 is described as a “Buildings or features which detract from the character of the area and would benefit from enhancement”.
- 6.4. Core Strategy Policy CS14 sets out the Council’s strategy on promoting high quality design, requiring development of the highest standard of design that respects local context and character. The policy also sets out the need to preserve or enhance heritage assets (including listed buildings and Conservation Areas) and their settings.
- 6.5. Development Policy DP24 which seeks to secure high quality design and notes that proposed developments should consider the character, setting, context and form of neighbouring buildings as well as the quality of materials to be used.

- 6.6. Development Policy DP25 provides further guidance on the Council's approach to the protecting and enhancing the Borough's historic environment.
- 6.7. On the basis that the Hampstead Conservation Area Appraisal clearly states that the application site is of low architectural quality and appearance and it is considered to detract from the Hampstead Conservation Area, particularly the mansard roof extension. We consider the sensitive upgrading of the building will significantly improve the appearance of the building and therefore enhance the character and appearance of the Hampstead Conservation Area.
- 6.8. The demolition of the existing unsightly and fire escape (shown below) and construction of glass balconies will significantly improve the appearance of the rear façade of the building, whilst providing amenity space for the residents. This level of demolition would be considered minimal and will therefore not result in harm to the Conservation Area.
- 6.9. The existing concrete staircase has a dominant presence on the side and rear elevations of the building. It is visible in a number of long views of the building and presents cluttered appearance on this elevation, detracting from the Conservation Area. The new balconies have a smaller in size than the existing fire escape and will be constructed of materials that would further enhance the appearance of the building, making a positive contribution to the Hampstead Conservation Area.



Image 4: View of Rear Fire Escape



Image 5: View of Rear Fire Escape

- 6.10. In turn, the replacement windows will be made from PPC aluminium throughout, which will significantly improve the aesthetics of the building, whilst making the property more suitable to use as residential accommodation. The materials proposed will not cause harm to the architectural style and character of the building and would be more in keeping with the wider Conservation Area.
- 6.11. The small glazed extension to the side of the property is required to house a new stair to the fifth floor level as the current arrangement is unsatisfactory for the new residential units as it is unsuitable in terms of fire regulations. It has been sensitively designed to correspond to the visual appearance of the building and the wider Conservation Area.
- 6.12. The roof terrace at first floor level will provide private residential amenity to the residential flat at first floor level. It will be constructed of timber decking with glass and metal balustrade to enhance the appearance of the building.
- 6.13. The purpose of the footbridge link is to negotiate the difference in floor levels between the car park and ground floor access, as shown below, providing disabled access to the property. The footbridge will be constructed of materials which are in keeping with the character and appearance of the building. It is also proposed to replace the existing sliding gate and fence with a new galvanised steel framed fence with slatted timber infills on the rear boundary, which will complement the appearance of the building. The replacement fence will be a significant visual improvement over the existing unsightly sliding fence with metal grill above, shown below.



Image 6: View of existing access to car park



Image 7: View of existing fence and gate

- 6.14. The principal elevation of the property is largely unaltered, save for the windows on the mansard addition, which is considered unsightly in appearance in any event (Hampstead Conservation Area Appraisal). We consider the alterations to the windows would be welcomed to this part of the building, enhancing its appearance and the Conservation Area.
- 6.15. Furthermore, the development proposals will not impact the setting of the neighbouring Grade II listed properties at No. 24 and 27 Hampstead High Street.
- 6.16. Replacing and upgrading the windows throughout the property, will also significantly improve the environmental performance of the building, in accordance with Policy DP22.
- 6.17. In summary, it is considered that the alterations to the building will enhance the character and appearance of the building nor its context or the wider Conservation Area, in accordance with Policy CS14 and DP24.

Residential Amenity

- 6.18. Part (d) of Core Strategy Policy CS5 seeks to ensure that the impact of developments on their occupiers and neighbours is fully considered.
- 6.19. Development Policy DP26 refers to the impact of development on occupiers and neighbours and also to the standard of amenity for future occupiers. Further CPG 6 sets out the Council's approach to providing buildings and spaces that are accessible to everyone.
- 6.20. In accordance with the requirements of Policy CS5 and DP26, there will be no negative impact on residential amenity as the windows will be in the same place as existing windows. Nor will any harm arise from the proposed terraced area and balconies to the rear of the property. The balconies and terrace at first floor level have been designed to limit noise and disturbance of other occupiers and so not to unacceptably reduce the privacy of other occupiers and neighbours.
- 6.21. In addition, in accordance with part (k) of Policy DP26, the balconies and terrace at first floor level will provide private amenity space for the residents, a significant benefit to the new residents. There will be no negative impact in terms of privacy on to neighbouring properties as there are no direct facing relationships to habitable rooms in close proximity to these elements. In any event, the proposed 1.7 metre high screen will provide privacy to the terrace.
- 6.22. Furthermore, there will be no impact on residential amenity from the rear glazed extension as this will be on to a stairwell.
- 6.23. On the above basis, the proposed development is considered to be acceptable in residential amenity terms.

7. Conclusion

- 7.1. This Planning Statement has been prepared by Savills and is submitted in support of a full planning application for the following:
- “External alterations in association with the residential conversion of the building following recent prior approval application for the change of use from office (Class B1a) to residential (Class C3) (LPA Ref: 2014/0609/P, dated 14 March 2014), including: replacement windows, removal of rear fire escape, replacement balconies and construction of footbridge linkage from rear yard area to rear elevation ground floor access and new fence. Construction of a roof terrace area at first floor level”.**
- 7.2. The alterations are required to improve the appearance of the building to make it more suitable for residential use and positively enhance the character and appearance of the Conservation Area, following the determination by the council that prior approval for the conversion of the upper floors from office to residential use was not required in March 2014.
- 7.3. The demolition of the existing rear fire escape and construction of balconies will significantly improve the appearance of the rear elevation of the building. The level of demolition can be considered minor and will therefore not harm the character and appearance of the Hampstead Conservation Area.
- 7.4. The replacement windows, new glazed structure and introduction of balconies will significantly improve the appearance of the building. The principal elevation of the property is largely unaltered, save for the windows on the mansard addition, which is considered unsightly in appearance in any event.
- 7.5. The materials proposed will positively correspond to the architectural style and character of the building and would not harm its appearance.
- 7.6. The development proposal will have no negative impact on the residential amenity currently enjoyed by neighbouring properties. The introduction of private residential amenity spaces will be a significant benefit to the new residents of the building.
- 7.7. The footbridge is required to improve disabled access from the car park to the rear elevation. It will be constructed of materials that will respect the appearance of the building.
- 7.8. In summary, we consider that the sensitive upgrading of the building will significantly improve the appearance of the building and therefore enhance the character and appearance of the Hampstead Conservation Area.

7.9. For the reasons set out above, the proposed scheme is considered to accord with the London Borough of Camden's development plan policies.