

Our ref: LG-WHM-001

Your ref:



Mr Tendai Mutasa
Planning Department
5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

29th March 2015

Dear Tendai,

**APPLICATION FOR SUBDIVISION OF GROUND FLOOR AND EXCAVATION OF PART-BASEMENT
TO CREATE TWO RESIDENTIAL UNITS**

GREENE HOUSE, 1A WEST HAMPSTEAD MEWS, LONDON NW6 3BB

Further to the change of use to C3 residential from B1(a) office established through prior approval ref: 2014/0729/P) we submit on behalf of our client Mr B Jacob Green, a full application for conversion of the existing ground floor unit into two self-contained maisonettes. This conversions is enabled through the subdivision of the ground floor and excavation of a part-basement to create two residential units at 1A West Hampstead Mews.

The current Residential Minor Alterations application (reference: 2015/1201/P) seeks planning permission for replacement of the existing glazed screens to the front façade with more traditional openings, windows and doors more suited to a residential use. That application has also been submitted pursuant to the above prior approval application for the building's change of use to C3 residential from B1(a) office.

The Existing Building

The current proposal relates to number 1A, which sits between 1B to the left and 2 to the right. 1A West Hampstead Mews is at ground floor and was most recently in use as an office, now having been stripped out to prepare for its conversion to residential use. The first floor residential use at 1 West Hampstead Mews is accessed via a door at ground floor on the front elevation and is not affected by this planning application.

The rear of the building backs onto a garden at a lower level for the use of the ground floor occupants. This garden sits adjacent to the long back garden of numbers 113 and 113a Priory Road; also residential properties. The window to window distances between the properties is approximately 27 metres.

The Proposal

This application seeks planning permission to convert the ground floor, along with a newly excavated part-basement floor, into two self-contained duplex residential units. The two new units will be accessed via a front door onto the mews as detailed under current planning application 2015/1201/P. The layout of each unit will comprise an entrance hall, single bedroom, cloakroom and open-plan kitchen / living / dining room at ground level, and a master bedroom and bathroom at

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lower ground floor level. Each unit will be 62 sq m, in accordance with London Plan standards for 2-bed 3-person units.

A patio garden will be created at a half level below the rear garden of number 113 Priory Road providing privacy but at the same level as the adjacent garden at number 115. Direct access is provided to the garden from the rear stairs, and a new timber fence and trellis will provide privacy to the dwellings and the surrounding private gardens. Each of the maisonettes will have access to a private patio garden of 14 sq m, with storage space for two bicycles in each.

Submitted Plans and Documents

This application is submitted via the Planning Portal under reference: PP-03184824 and is accompanied by the following:

- completed planning application form and certificates
- Site Location Plan
- Existing and Proposed Drawings
- Design & Access Statement
- Basement Impact Study

Three new windows are proposed to the rear elevation; for the living area, the master bedroom and for the bathroom. The main window is full height in order to allow maximum light into the living area, and as such ensure an excellent standard of amenity for future occupiers. The bathroom and master bedroom windows will also allow natural light to enter those rooms, and will be openable to assist ventilation. These windows can be seen on Proposed Garden Elevation D-WHM-A3 02. As shown on Proposed Section D-WHM-A2 01 whilst there will be a large window created in the rear elevation of the residential dwelling, there will be no loss of privacy for users of neighbouring gardens or properties as a result of the new timber trellis erected above the existing 2 metre high fence. The plan shows the aspect of a user of one of the two units and demonstrates that their use of the patio area will not harm others' enjoyment of their own respective amenity spaces. Please see the accompany plans for greater detail relating to neighbouring properties and the configuration of the proposed external space.

The site lies within the South Hampstead Conservation Area and the buildings along this terrace of mews are regarded as positive contributors. The application for the improvements to the front of the building are considered to improve the buildings' appearance within the Conservation Area, similarly to the other residential properties at ground floor within the mews. In any event, its effects have been considered against the Council's guidance on development in Conservation Areas, and the proposal has been designed to preserve and enhance the heritage asset.

The development has been considered in detail in terms of exterior design, interior layout and indeed the impact of the part-basement excavation. In accordance with your validation and construction requirements a full Basement Impact Study has been completed by Symmetrys Limited, which examines the structural, hydrogeological, ground movement and soil implications of the development. The Basement Impact Study makes clear recommendations as to the construction of the basement and summarises the further work required in maintaining the integrity of neighbouring structures. This will be reviewed in detail with your Building Control colleagues prior to commencement.

A cheque for the requisite fee has been sent to the Council under separate cover and has been acknowledged by your Validations Team. This application has been submitted on the Planning Portal with the reference number: PP-03184824.

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I trust you have everything you need to determine the application. Please do let me know on the contact details above if you require anything further.

Yours sincerely,



Alexandra Webster
Andmore Planning

