



17 June 2015

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Dear Sir Madam

CAMDEN: 7 LYNCROFT GARDENS WEST HAMPSTEAD LONDON NW6 1LB

Please find enclosed a planning application which seeks consent to change the use of the above property from 1x studio flat and 7x bedsits to a single family dwelling. The application constitutes the following:

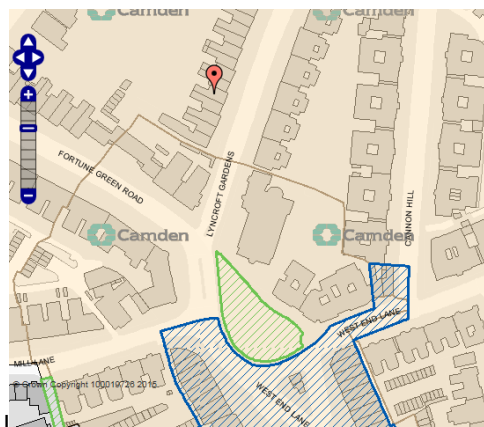
- A copy of the following application plans:

| Dwg. No. | Dwg. Title |
|-----------|-------------------------------|
| • 318/002 | Ground floorplan as existing, |
| • 318/003 | First floorplan as existing, |
| • 318/004 | Second floorplan as existing, |
| • 318/101 | Basement plan as proposed, |
| • 318/102 | Ground floorplan as proposed, |
| • 318/103 | First floorplan as proposed, |
| • 318/104 | Second floorplan as proposed, |

- A cheque for £385 being the appropriate application fee.

1.0 The Site

1. The application site is located about 65m to the north of West End Green town centre. The area is bounded by Finchley Road to the north, the West Hampstead Thameslink Station to the south, Hampstead Cricket Club Sports Ground to the east and housing to the west.



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- No. 7 is a two-storey late Victorian house c. 1890 with a painted façade and 2-storey bay with a gable. It is raised on a basement with rooms in the roof and is setback about 4.75m from the road. It has a large 193 sqm rear garden.



- It is identified by the Council as making a positive contribution to the West End Green Conservation Area.

2.0 Planning History

- The site has no relevant planning history as far as we can establish.
- We understand from the Council's Private Sector Housing Team that it was first registered as a HMO in July 2004 and was first granted a licence in 2006 when the regulations came into force.
- The Valuation Office Agency has confirmed it was listed as an eight bed terrace home (G Band) up to 29 March 2015. It has been vacant from March 2015.

3.0 The Proposal

- This seeks consent to change the use of the property back into a single family dwelling. No operational development requiring planning permission is proposed.

4.0 Relevant Planning Policy

- Policy DP 9 (Student housing, bedsits and other housing with shared facilities)** says the Council will *resist development that involves the net loss of self-containment of bedsit rooms or of other housing with shared facilities unless...: m) it can be demonstrated that the accommodation is incapable of meeting the relevant standards for houses in multiple occupation, or otherwise genuinely incapable of use as housing with shared facilities...*

Where the Council is satisfied that a development involving the loss of bedsit rooms is justified, they will expect the development to provide an equivalent amount of residential floorspace for permanent housing in use class C3, including an appropriate amount of affordable housing, having regard to Policy DP3.

- Para 9.15** recognises current standards for bedsits and other housing with shared facilities are more demanding than those operating prior to the introduction of the Housing Act 2004 and consequently, some of this accommodation is unlikely to meet current standards, and may require extensive and costly works refurbishment or conversion to meet them. Where it can be demonstrated that accommodation with shared facilities is incapable of meeting the minimum standards, the Council will not resist its development for an alternative form of housing.
- Policy DP3** is not applicable because fewer than 10 units are proposed.

5.0 Planning Issues

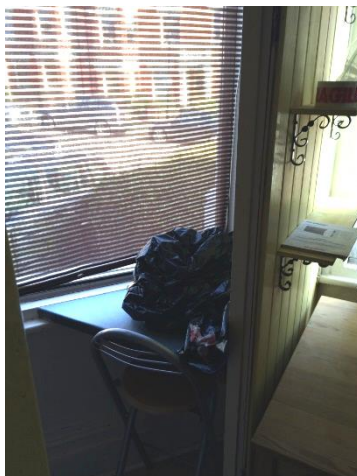
11. The property at present comprises 7no.bedsits and 1 self-contained studio flat.

Bedsit Standards

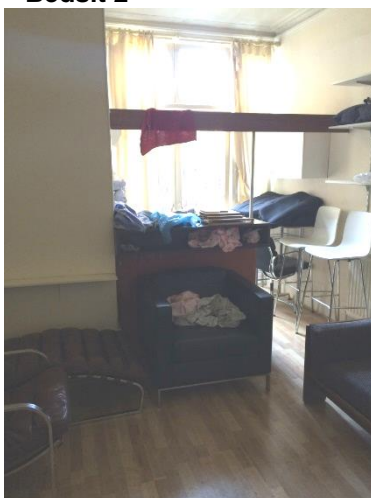
12. The photographs below clearly demonstrate the kitchen facilities in the bedsits are substandard on the basis of Camden's Minimum HMO Standards (November 2008):

- the facilities are not in a properly designed area, laid out to allow for the safe and hygienic preparation and cooking of food,
- they do not have adequately sized tables and chairs,
- they do not have adequate sized kitchen sinks with practical sized drainers,
- the cookers are located beside exit doors and windows,
- the units do not have two ring, conventional oven and grills,
- the worktops fail to meet 600mm deep x 800mm width requirements,
- the units lack a refrigerator with freezer compartment,
- the units lack sufficient power sockets and refuse storage,
- there is no kitchen ventilation,
- they do not have suitable non slip, impervious and readily cleansable floor covering,
- the walls and ceilings in the kitchenette areas are not readily cleansable and do not have impervious splash backs

Bedsit 1



Bedsit 2



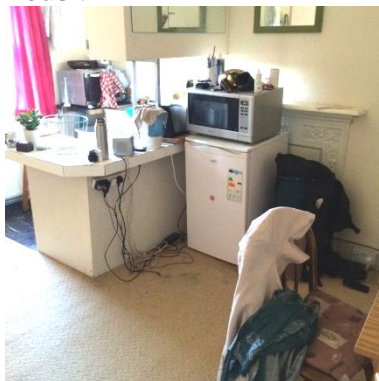
Bedsit 4



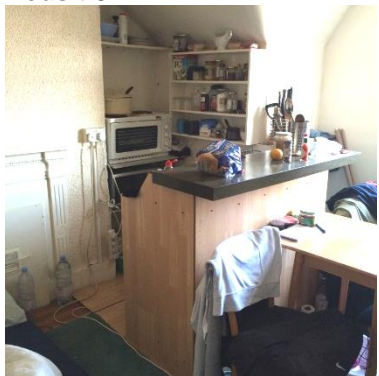
Bedsit 5



Bedsit 7

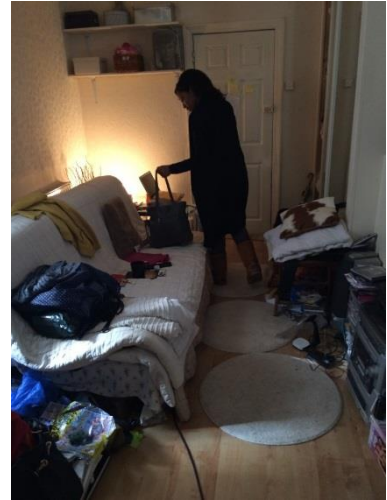


Bedsit 8



Studio Flat Standards

- 13. The studio flat, identified as Room 2 at rear ground floor level, is 24.8sqm in total which is well below the 37sq. m requirement set out in the London Plan Housing SPG.



- 14. The proposal satisfies exception (m) to **Policy DP 9** as the accommodation is incapable of meeting the relevant HMO and London Plan standards and is incapable of use as housing with shared facilities.
- 15. There are also further benefits of the proposal

Environmental Benefits

- 16. The internal layout of the building precludes improvement without very significant additional work. There is thus a plain environmental benefit in the proposed change of use back into a single family dwelling.

Street Scene Benefits

- 17. The proposal will have a beneficial effect on the local character of the Conservation Area. In contrast it is inconceivable that a planning application for change of use from a single family dwelling into a substandard studio flat and 7 no. bedsits would be permitted in the building under present circumstances.
- 18. The front of the building is generally run down and would benefit greatly from refurbishment.



19. The rear garden is also unkempt.



20. The multiple bell pushes and notices should be particularly noted on the front door which is sometimes left open. There are multiple refuse bins in the front forecourt.



21. The West End Green Conservation Area Appraisal and Management Strategy (February 2011) recognises there is scope to improve the area by improving materials and removing clutter.
22. All of this is harmful to the character and appearance of the Conservation Area and would be remedied by conversion to a single family dwelling, which will have a similar appearance and standard of maintenance to the adjoining single family houses.

Parking Benefits

23. The plot does not have adequate space to meet the car parking needs of the occupiers of the building.
24. Lyncroft Gardens falls within CA-P (Fortune Green), which operates Monday to Friday 8.30am to 6.30pm. There is no parking in LyncroftGardens at any time and so parking is confined to the side streets. Most spaces in the side streets are controlled by permit with a number of free time limited bays.

25. The West End Green Conservation Area Appraisal and Management Strategy (February 2011) recognises there is great pressure for car parking in the area. The occupiers of the flats were entitled to residents parking permits and exacerbated the already high level of on-street parking.

Housing Supply

26. Finally it should be noted that loss of bedsits resulting from the proposed conversion would not materially conflict with the Council's housing targets. Camden is on track to meet its targets for new housing over the plan period. Its five-year supply of deliverable sites for housing amounts to 7,072 homes (or circa 1,414 homes per year), significantly exceeding the annual target of 889 homes as set out in the London Plan 2015.
27. I look forward to discussing the application with the allocated Case Officer in due course.

Yours faithfully

Emma McBurney
Michael Burroughs Associates