

**PLANNING
STATEMENT**

for

14 DALEHAM MEWS, NW3 5DB

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1.0 INTRODUCTION

- 1.1 This Statement has been prepared and submitted in support of a planning application for a change of use of part of ground floor from vehicle repair garage (B2 Use) to ancillary residential use (C3 Use) ("the Proposal") at 14 Daleham Mews, NW3 5DB ("the Site").

The Application Site and its Context

- 1.2 The Site comprises a mid-terraced two storey property located on the western side of Daleham Mews. The ground floor is currently used as a vehicle repair garage (B2 Use) and ancillary residential use associated with the first floor residential use. The commercial use benefits from double doors on the frontage.
- 1.3 The application relates to 18.8sqm of existing commercial floor space.
- 1.4 The site lies within the Belsize Park Conservation Area (CA) and specifically within Sub Area 2, Belsize Village. The property is not listed.
- 1.5 Daleham Mews has a history of mixed use, with commercial at ground floor and residential use above. The area is now predominantly more residential in use at ground and first floor level.

Planning History

- 1.6 The planning history for the site is summarised in Table 1 below.

Application Number	Development	Decision
2011/5035/P	Erection of timber screen fence to rear boundary of existing flat (Class C3)	Granted
2013/5859/P	Rear extension at first floor level, in connection with the change of use from garage for motor vehicle repairs (Class B2) with residential flat above to a single dwelling	Refused

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(Class C3)

2014/1909/P	Change of use of part of ground floor vehicle repair garage (Class B2) to utility/store room ancillary to first floor flat (Class C3) and erection of first floor rear extension to flat	Refused Appeal Allowed
2015/3844/P	Conversion of garage to habitable accommodation	Granted

Schedule of Works

- 1.7 Planning permission is sought for the conversion of 18.8sqm of floor space currently used for Class B2 purposes to residential accommodation (C3) to be occupied in association with and as part of the existing ground and first floor residential use of the premises.
- 1.8 No external changes are proposed. Access to the retained workshop would be via the existing doors on the front elevation. Internally, a new wall would be formed to separate the retained workshop space from the floor space used in association with the existing ground and first floor residential floor area in residential use.
- 1.9 Full details of the proposal are shown on the submitted drawings that comprise part of this submission.

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2.0 PLANNING POLICY FRAMEWORK

National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development which lies at the heart of decision making. Paragraph 14 makes it clear that development that accords with an up to date Local Plan should be approved without delay and where the development plan is absent, silent or out of date, permission should be granted unless any adverse impact of doing so would significantly outweigh the benefits or specific NPPF policies indicate development should be restricted.
- 2.2 The NPPF encourages design to secure the optimal and efficient use of a site whilst responding to local character and history.
- 2.3 Paragraph 126 recognises that heritage assets are an irreplaceable resource and seeks to conserve them in a manner appropriate to their significance. It is appropriate to consider the desirability of new development making a positive contribution to the local character and distinctiveness.

Development Plan

- 2.4 The relevant policies of the Core Strategy & Development Policies include:
- CS1 Distribution of growth
 - CS5 Managing the implication of growth and development
 - CS8 Promoting a successful and inclusive Camden economy
 - CS14 Promoting high quality places and conserving our heritage
 - DP13 Employment premises and sites
 - DP22 Promoting sustainable design and construction
 - DP24 Securing high quality design
 - DP25 Securing Camden's Heritage
 - DP26 Managing the impact of development on occupiers and neighbours
- 2.5 Camden Planning Guidance, updated in 2013, is also relevant and in particular CPG1 'Design', CPG2 'Housing', CPG3 'Sustainability' and CPG6 'Amenity'.

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- 2.6 The Belsize Conservation Area Statement is also a material consideration in respect of this proposal.

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3.0 THE HERITAGE ASSET AND ASSESSMENT

Belsize Conservation Area

- 3.1 The application site forms part of a Mews located on the western side of Daleham Mews and within the Belsize Conservation Area (CA). The CA was designated in 1973 and subsequently extended in 1984, 1985, 1988, 1991, 1994 and most recently in 2002.
- 3.2 The Site lies within Sub Area 2 of the CA, known as Belsize Village. The CA Management Appraisal states that the areas of mews to the north of Belsize Lane and either side of Belsize Crescent were developed initially by Tidey (1850-1870) and later by Willett in the 1870s. The properties are generally uniform in their simple elevational treatment providing a rhythm and consistency to the terrace. The pitched roofs are generally slate, with the party walls between the properties expressed as upstands at roof level and having shared chimney stacks at the ridge. Many of the properties have large ground floor openings and a number retain the original vertically boarded garage doors with glazed upper panels.
- 3.3 The Appraisal goes on to note that Daleham Mews is a particularly charming and consistent street of mews houses and garages retaining many original features. It specifically refers to Nos. 20-22 which provide good examples of sensitive contemporary insertions into the Conservation Area.

Significance Findings

- 3.4 The significant findings are;
- The significance of this part of the CA (The Mews area) is defined by the relationship between the built form and narrow roads, the rhythm of the built form and the retention of garage openings/original features.

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4.0 PLANNING POLICY COMPLIANCE

NPPF

- 4.1 The NPPF notes that heritage assets should be conserved in a manner appropriate to their significance. The proposed change of use would not involve any external changes to the property, with the existing window and door openings retained. It would not result in the loss of the commercial unit. The ancillary residential use would be in keeping with established character of Daleham Mews and would not cause harm to the significance of the CA.
- 4.2 The proposal would optimise the use and function of the property without compromising the ability of future generations to come. The proposal therefore comprises sustainable development, consistent with the NPPF and for which there is a presumption in favour.

DEVELOPMENT PLAN

- 4.3 Consideration has been given to the prevailing development plan policies. The proposals do not harm the commercial viability at ground floor level, enhance the quality and standard of residential accommodation, protect the architectural quality and integrity of the existing building and ensure that the significance of the conservation area is not compromised. To that end, the proposed change of use would be executed to a very high standard as part of a comprehensive programme of works to upgrade the function of the property, maintaining employment generating use at ground floor, respecting townscape character and local distinctiveness, all in accordance with policies Core Strategy and Development Policies, the Council's Planning Guidance and the objectives of the CA Appraisal and Management Strategy.

PRINICPLE – LAND USE

Retained B2 Use

- 4.4 Policy DP13 seeks to maintain a range of sites and premises across the Borough to suit the different needs of businesses. In pursuit of this, it states that the Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business unless specific criteria are met.

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- 4.5 This proposal does not involve the loss of business premises per se. The commercial vehicle repair workshop, with its own entrance onto Daleham Mews, is to be retained. In this regard, the purpose and objective of Policy DP13 is not compromised.

Viability of Retained B2 Use

- 4.6 The vehicle repair use extends to approx. 88.1sqm and the proposal relates to only 18.8sqm. The loss of floorspace is not significant and would not undermine the viability of the commercial use, a matter confirmed by Heywoods Estate Agents who have assessed the proposal and advised:

“Based on our long experience of the local market, the proposed change of use would not, in our view, undermine the potential interest in this commercial unit.”

- 4.7 It is further noted that the Site has limited access and no customer parking. As such, the use of the garage for the repair of vehicles is limited to working on a single vehicle at any time. The premises, as proposed, would provide sufficient space to accommodate working on a single vehicle and for equipment associated therewith.
- 4.8 The Proposal seeks to convert the ancillary ‘office’ space to ancillary residential use. The existing ‘office’ is disproportionately large in relation to the workshop it serves. The loss of this administration area would not compromise the viability of this B2 Use for the purposes of vehicle repairs.

Alternative Business Use of Retained Commercial Floorspace

- 4.9 Notwithstanding the above, 14 Daleham Mews is considered a “Category 3” site (CPG 5) by reason of its small and isolated position, poor access, lack of servicing space and its incompatibility with neighbouring uses. Planning Guidance 5 (Town Centres, Retail and Employment) recognises that such sites are heavily compromised and may not be suitable for continued industrial use. As such, it is relevant to consider whether the Proposal would prejudice the viability and supply of alternative business uses.
- 4.10 The commercial unit could be used for office (B1(a)) or light industrial workshop (B1(c)) purposes by virtue of Class I, Part 2 of Schedule 2 of the General Permitted Development Order (2015). Given the lack of servicing facilities and restricted access, an office use is considered the only realistic alternative commercial use of the Site. It is

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therefore relevant to consider the principle of whether a loss of potential office floorspace is acceptable.

Loss of potential office floorspace

- 4.11 The supporting text of paragraph 8.8 of Policy CS8 of the Core Strategy acknowledges that the future supply of office space in the Borough can meet projected demand by virtue of the extent of modern purpose built office space that has been granted consent at Kings Cross and other sites. In view of this, Policy DP13 states:

“Where it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential uses or community uses...”

- 4.12 As stated above, the existing B2 use is incompatible with neighbouring residential uses and B1(c) Use is not suitable by reason of its restricted access, lack of servicing and relatively isolated position. The Site is not therefore suitable for any business use other than B1(a). Whilst the Proposal would not, in any event, prejudice the use of the premises for such purposes, given the Council’s ability to meet future demands for office space in purpose built accommodation, the partial conversion of this unit for residential purposes would not offend Policy DP13.

Compatibility of Uses Proposed

- 4.13 The premises currently comprise a mix of residential and B2 Use and this remains unchanged by the Proposal. No objections can be raised or sustained in this regard.
- 4.14 In summary, the proposal would neither result in the loss of a commercial unit nor the viability of its continued use for B2 or B1 purposes. There is no policy conflict with Policy DP13.

QUALITY OF ACCOMODATION

- 4.15 The existing ancillary office would be converted to ancillary residential floorspace and would be served by the existing window on the front elevation. This room would benefit from good levels of natural light and ventilation.

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- 4.16 The floorspace towards the rear would provide an internal lobby area and a lightwell, the latter of which would provide natural light to the approved utility/store room (2014/1909/P).
- 4.17 The Proposal would enhance the quality and standard of residential accommodation associated with the lawful residential use at ground and first floor level.
- 4.18 The relationship between the existing commercial (B2 Use) and the residential property (C3 Use) would not be materially impacted and has co-existed for a number of years. There can be no objections in this regard.

DESIGN AND IMPACT ON THE CONSERVATION AREA

- 4.19 The Proposal neither requires nor involves any external alteration to the premises. The property would continue to provide commercial and residential use at ground floor level, a mix that reflects the historic use of the Mews and is a characteristic of this part of the CA. The Proposal would not cause harm to the significance of the CA and would fully comply with national advice and development plan policies DP24 and DP25.

NEIGHBOURING AMENITY

- 4.20 The change of use of 18.8sqm of floor space to residential use is wholly compatible with neighbouring residential uses.
- 4.21 No external alterations are proposed as part of this Proposal and the use of part of the ground floor for ancillary residential purposes would not lead to overlooking or other harm to neighbouring occupiers.

TRANSPORT, HIGHWAYS and SERVICES

- 4.22 The proposed residential floor space would be occupied in association with the exiting property, the service arrangements for which are not impacted upon. No additional traffic generation would accrue by the modest increase in floorspace for the property.
- 4.23 The proposal would not offend the requirements of Policies DP18 or DP19.

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5.0 CONCLUSIONS

- 5.1 The proposed change of use of 18.8sqm from B2 Use to ancillary residential use (C3) would meet the needs of the occupiers without compromising future generation to meet their own needs.
- 5.2 It would not result in the loss of the existing commercial use at ground floor nor compromise the viability of the retained commercial use.
- 5.3 The proposed change of use would enhance the quality of accommodation for the existing residential property and would not cause harm to the amenities of neighbouring occupiers.
- 5.4 No external works are proposed and the mixed use of the Site would be retained. No harm to the significance of the CA would result.
- 5.5 The proposal complies with all relevant development plan policies and with central government advice. In our judgment no other material considerations weigh against it.
- 5.6 Accordingly we trust the Council will determine that the application for planning permission can be approved.

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