



GL Hearn

Part of Capita Real Estate

Planning Statement

SIG Dennington Park Road

Extensions at lower ground and roof
levels in association with use as an HMO

**11 Dennington Park Road
London
NW6 1BB**

November 2016

Prepared by

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Quality Standards Control

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This document must only be treated as a draft unless it is has been signed by the Originators and approved by a Business or Associate Director.

DATE

November 2016

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Limitations

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

1 INTRODUCTION

1.1 This Planning Statement has been prepared by GL Hearn on behalf of SIG Dennington Park Road in support of an application for use of the building as a House in Multiple Occupation (HMO) and associated lower ground and dormer roof extensions at 11 Dennington Park Road.

1.2 The description of development is:

“Use of the building as an HMO (16 bedrooms) and associated lower-ground extension, front dormer and rear infill roof extensions.”

1.3 The property was purchased by our client in July 2016, prior to which it was marketed for two months. For the avoidance of doubt, the site is currently vacant but was last used as a House in Multiple Occupation (HMO). This has been supported by licensing evidence provided by the Council and submitted with this planning application.

1.4 The proposed extensions will facilitate the use of the building as an HMO, and will bring back into use the existing vacant building providing much needed affordable rental housing to the borough.

1.5 In addition to this Planning Statement, this planning application comprises the following:

- Planning Application Form and Certificates
- Cover Letter
- A suite of plans prepared by Seed Property Consultants, as detailed in the cover letter
- Design and Access Statement (Prepared by Seed Property Consultants)
- Daylight/Sunlight Report (Prepared by GL Hearn)
- Evidence of Licencing as an HMO 2007-2012
- Evidence of Licencing as an HMO 2013-2018

2 SITE AND SURROUNDINGS

- 2.1 The site is located at 11 on Dennington Park Road, in the local area of West Hampstead within the jurisdiction of the London Borough of Camden. Specifically the site is situated on the road which curves from West End Lane (B510) on the east side to Sumatra Road on the south west side. To the rear of the site are properties which front Kingdon Road to the south. An Aerial view of the site is detailed at Figure 1.

Figure 1: Aerial View of the site



- 2.2 The site comprises a three storey building plus lower ground level which provides access to the rear garden at lower ground, which then steps up to a higher level extending out to a grassed area. The building is set within the middle of a terrace of properties. Access to the existing site is via Dennington Park Road through a single front door which serves the whole property and there is also a stairwell leading to lower ground level from the front of the property.
- 2.3 The site is served by good public transport links and benefits from a high PTAL rating of 5, being located within walking distance from West Hampstead Thameslink and Underground Stations as well as a number of bus routes.
- 2.4 The immediate surrounding area can be described as an urban settlement which is distinctly residential in character. However in the wider vicinity to the east, along West End Lane within the designated Town Centre, the character of the area can be described as being mixed use, with a strong retail presence at ground floor, and residential uses above.

- 2.5 The site is not subject to any heritage constraints as there are no statutorily listed nor locally listed buildings in the immediate vicinity or view of the site. The West End Green Conservation Area includes the first block on the eastern part of Dennington Road, however this is not visible from the site, and the site itself is not located in the Conservation Area.
- 2.6 The site is not located within a Flood Risk Zone nor is it subject to any other physical constraints as defined by the Council's Planning Policy Map.

3 PLANNING HISTORY

- 3.1 A desk-based search of the Council's planning history has uncovered limited planning history relating to the application site, however has uncovered a number of other planning applications relating to other sites within the borough whose history is relevant to this planning application. The relevant applications are detailed below:

Application Site- 11 Dennington Park Road

- **2014/7593/P-** Replace single glazed timber framed window with double glazed UPVC to front elevation (Approved - 27 January 2015)

- 3.2 The planning history does not confirm the lawful use of the site, and the site is currently vacant. Nonetheless, the last known use of the site was as an HMO, and this has been confirmed by evidence of licencing provided by the Council (and submitted with this planning application). Licences were granted by the Council from October 2007 to October 2012 and from October 2013 till October 2018. On this basis, and despite the lack of planning history it is reasonable to conclude that the site already benefits from lawful use as an HMO.

Other Sites

- 3.3 There are a number of sites along Dennington Park Road with planning history relating to extensions at lower ground and first floor level as well as for roof terraces. These are detailed below:

- **8 Dennington Park Road- 2014/5515/P-** Erection of single storey rear extension (Approved 29/09/2014)
- **60 Dennington Park Road - 2011/2932/P-** Erection of single-storey rear lower ground floor level extension with roof terrace over and change of use from maisonette at lower-ground/ground floor level to two self-contained residential flats (Class C3) (Approved 2011)
- **39 Dennington Park Road- 2007/2471/P-** Erection of single-storey rear lower ground floor level extension with 2 rooflights, plus relocation of existing retaining wall in rear garden and replacement of window at rear basement level all in connection with existing lower ground floor level flat. (Approved September 2007)

- 3.4 The above planning history shows precedent for both roof terraces and lower-ground extensions on Dennington Park Road. In addition to the above, it should be noted that there are a number of units along Dennington Park Road which have dormer extensions, presumably many of which were secured under permitted development rights and therefore did not require planning permission.

- 3.5 There are also a number of other examples within the ward of granted permissions for roof terraces, demonstrating the acceptability of this form in the borough. These are detailed below:

- **26 Loveridge Road- 2016/1394/P-** Erection of rear dormer and creation of rear roof terrace on top of second floor outrigger (Approved 09/06/2016)

- **Flat B, 463 Finchley Road- 2015/6615/P-** Erection of rear dormer and metal balustrade to create roof terrace (Approved 03/03/2016)
- **158 Iverson Road- 2015/4387/P-** Erection of a single storey rear extension and infill, cration of a roof terrace at rear first floor and installation of light well on the front elevation. (Granted 12/01/2016)
- **Flat D, 22 Woodchurch Road- 2015/4343/P-** Use of part of the existing flat roof of main building as a roof terrace for top floor flat (Approved 05/10/2015)

4 THE PROPOSAL

4.1 The application seeks full planning permission for:

“Use of the building as an HMO (16 bedrooms) and associated lower-ground extension, front dormer and rear infill roof extensions.”

4.2 The proposal seeks to provide an extension at lower ground floor level to the rear of the premises, as well as a dormer to the front and an infill roof extension to the rear. These extensions will be provided in conjunction with the reconfiguration of the property internally to provide a total of 16 rooms comprising a range of single and double occupancy rooms.

4.3 The existing GIA of the building is 300sq m. It is proposed that following the extensions and internal reconfiguration that the total GIA of the HMO property will be 363.6sq m.

4.4 The lower-ground floor extension will provide 4no. additional HMO rooms at lower-ground level and will extend to the rear of the property.

4.5 There will be a flat roof over the lower ground extension, which will not be accessible for access by residents, however will include two skylights to provide light into the rooms at lower ground level.

4.6 It should be noted that the garden area to the rear will be landscaped so as to ensure that the rooms at lower ground level receive as much daylight as possible. A Daylight/Sunlight report (prepared by GL Hearn) has been submitted with this application and assesses this in more detail.

4.7 The proposed dormer to the front and the roof infill extension to the rear will allow for additional rooms at second floor level without adding a complete additional storey to the building.

4.8 The roof extension to the rear will raise the height of the building to be in line with the building line of the adjacent properties which adjoin the site, and therefore will ‘infill’ the existing gap.

4.9 The layout of the internal configuration of the building is detailed within the Design & Access Statement.

4.10 There is existing access to the property at ground floor level from Dennington Park Road via steps leading up to the front door. The access to the lower ground floor as existing is via stairs from ground level. It is proposed that the entrance at lower ground will be repositioned to allow new windows to be installed. Residents will have access to a refuse area on the ground floor level to the front of the properties within the site boundary.

4.11 The development will provide a total of 71.5sq m of outdoor amenity space. This will include a garden area to the rear totalling 39sq m, which will be landscaped in light of the extension at lower

ground level. The amenity space on site also provides a terrace at second floor level totalling 32.5sq m.

- 4.12 The development will provide a bicycle store at ground floor level with space for 16no. bicycles for use by the residents.
- 4.13 A refuse area will be located to the front of the premises, outdoors at ground floor level, and will be accessible to all residents within the property.

5 PLANNING POLICY

- 5.1 Section 38(b) of the Planning and Compulsory Purchase Act 2004 requires that:

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material consideration indicate otherwise”

- 5.2 The following section of the statement has been formulated with due regard to the policies as set out in the National Planning Policy Framework (2012), the London Plan (2011)

- 5.3 In this section we outline the planning policy framework against which the proposal has been development and confirm that the scheme is in compliance with the policies of the development plan.

National Planning Policy Framework (March 2012)

- 5.4 The National Planning Policy Framework (NPPF) was published on 27th March 2012 and replaced all previous national planning guidance in Planning Policy Statements and Planning Policy Guidance documents. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is material to consideration in planning decisions.
- 5.5 The NPPF confirms that the purposes of the planning system is to contribute to the achievement of sustainable development where sustainable means ‘*ensuring better lives for ourselves don’t mean worse lives for future generations*’ and where development means growth implying the need for housing of a ‘*rising population, which is living longer and wants to make new choices*’.
- 5.6 There is a presumption in favour of sustainable development, in both decision making and plan-making. The NPPF encourages local authorities to approve development proposals that accord with up to date development plans unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against policies in the NPPF or specific policies in the NPPF indicate development should be restricted (Paragraph 14).
- 5.7 With regard to decision-taking, councils are advised to do this in a positive way to foster the delivery of sustainable development, and highlights local authorities should look for solutions rather than problems and that local authorities should work proactively with applicants to secure developments that improve economic, social and environmental conditions of the area. Proposals that can demonstrate an evolving design that takes into account of the views of the community should be looked on more favourable
- 5.8 The NPPF sets out 12 Core Planning Principles of which the most relevant to this proposal are considered to be:

- Proactively drive and support sustainable economic development to deliver the homes and business (...) that the country needs;
- Always seek high quality design and a good standard of amenities for all existing and future occupants (...) of the buildings
- Encouraging the effective use of land by reusing land that has been previously developed; and
- Conserving heritage assets in a manner appropriate to their significance

5.9 Local authorities are encouraged to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Specifically paragraph 49 of the NPPF states "*housing applications should be considered in the context of the presumption in favour of sustainable development...*" It also highlights that empty properties should be brought back into use.

5.10 The NPPF attaches great importance to good design of the built environment. The key design requirements in determining planning applications are set out within section 7 of the NPPF.

The London Plan (MALP 2016)

5.11 The London Plan sets out planning policy and guidance for Greater London. It sets an annual target for the provision of 32,210 net additional dwellings across London. A target of 8,892 is set for the plan period for Camden and an annual target of 889.

5.12 All housing should be of high quality internally and externally, whilst consideration of the local character, density, tenure should be given (**Policy 3.5**). In continuing this theme, **policy 3.8** provides for a genuine choice of homes in terms of affordability.

5.13 **Policy 3.14** requires the efficient use of the existing housing, whilst reducing the number of vacant buildings.

London Borough of Camden – Local Development Framework (November 2010)

5.14 The London Development Framework (LDF) comprises:

- Camden Core Strategy 2010-2025
- Camden Development policies 2010-2025

5.15 In addition to the above the Council is in the final stages of preparation of its Local Plan which was submitted for examination on 24 June 2016. On this basis the emerging Local Plan planning policy has been considered as part of this planning application.

Camden Core Strategy (2010)

- 5.16 **Paragraph 1.8** specifies that housing is considered to be the priority land use of the Core Strategy and the Council's other LDF documents. The Council aims at delivering 12,250 new homes between 2010/11 and 2024/25 including over 20% located within highly accessible areas.
- 5.17 **Policy CS6** seeks to maximise the supply of additional housing across the whole of the plan period and will aim to secure high quality affordable housing for households that are unable to access market housing. As well as minimising social polarisation by providing mixed and inclusive communities across Camden.
- 5.18 In the preamble to Policy CS6, **Paragraph 6.5** identifies that the Policy relates to a number of different forms of housing which are suitable for different individuals and households including, bedsit rooms that share facilities such as toilets, bathrooms and kitchens, known as HMOs.

Camden Development Policies (2010)

- 5.19 **Policy DP2** states that the Council will seek to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing, by expecting the maximum appropriate contribution to supply of housing on sites that are underused or vacant, taking into account any other uses that are needed on the site.
- 5.20 **Policy DP9** identifies that the Council will support development of housing with shared facilities provided that the development:
- “a) will not involve the loss of permanent self-contained homes;*
b) will not prejudice the supply of land for self-contained homes, or the Council's ability to meet the annual target of 437 additional self-contained homes per year;
c) does not involve the loss of sites or parts-of-sites considered particularly suitable for affordable housing or housing for older people or for vulnerable people, particularly sites identified for such provision in our Camden Site Allocations Local Development Framework document;
d) complies with any relevant standards for houses in multiple occupation (HMOs);
e) will be accessible to public transport, workplaces, shops, services, and community facilities;
f) contributes to creating a mixed and inclusive community; and
g) does not create an over-concentration of such a use in the local area or cause harm to residential amenity or the surrounding area.”
- 5.21 **Policy DP24** seeks to secure high quality design and the Council will require all developments including alterations and extensions to existing buildings to be of the highest standard of design and will expect developments to consider character setting context, character and proportions of the

existing building, the quality of materials to be used, existing natural features, appropriate hard and soft landscaping, the provision of appropriate amenity space and accessibility.

Minimum HMO & Hostel Standards

- 5.22 The Council sets out minimum floorspace standards for HMO's and hostels for HMO units including their individual rooms (kitchens/bathrooms) etc.

Local Plan (Emerging)

- 5.23 **Policy H10** seeks to ensure that there is continued provision of housing with shared facilities to meet the needs of small households with limited incomes and modest space requirements. The Council identify that they will support development of housing with shared facilities provided that the development:

“a. will not involve the loss of two or more self-contained homes; b. will not involve a site identified for self-contained housing through a current planning permission or a development plan document, unless it is shown that the site is no longer developable for self-contained housing; c. complies with any relevant standards for houses in multiple occupation; d. contributes to creating a mixed, inclusive and sustainable community; e. does not create a harmful concentration of such a use in the local area or cause harm to nearby residential amenity; and f. is secured as a long-term addition to the supply of low cost housing, or otherwise provides an appropriate amount of affordable housing, having regard to Policy H4.”

6 PLANNING ASSESSMENT

6.1 This planning application proposes extension to the existing building at 11 Dennington Park Road in association with the use of the building as an HMO. Considering the planning history, national and local planning policy, the main planning considerations in this application are set out in this section:

- Principle of development
- Principle of HMO use (Sui Generis)
- Design
- Internal Layout
- Security
- Transport

Principle of Development

6.2 The site is located within an urban area close to the town centre, and the proposed development includes small extensions to the existing property at roof and lower ground level which will provide additional living space and bring back into use an existing vacant building. On this basis the principle of development is considered to be acceptable.

Principle of HMO use

6.3 It is proposed that the alterations to the building will be provided in conjunction with the use of the building as an HMO. It should be noted that the Council supports the use of buildings as HMO's in accordance with **Policy DP9** and emerging **Policy H10**. The Council states that it will support the provision of shared facilities as long as the development complies with a set of conditions. These conditions are detailed below as well as details of how the development accords with them. The development will be supported as long as it:

a) will not involve the loss of permanent self-contained homes;

- On the basis of evidence provided by the Council and as detailed in the planning history section of this report, the last known use of the premises has been established as an HMO use.

b) will not prejudice the supply of land for self-contained homes, or the Council's ability to meet the annual target of 437 additional self-contained homes per year;

- The existing use has been established as an HMO and therefore the development does not result in the loss of self-contained homes.

c) does not involve the loss of sites or parts-of-sites considered particularly suitable for

affordable housing or housing for older people or for vulnerable people, particularly sites identified for such provision in our Camden Site Allocations Local Development Framework document;

- The site is not identified as a site suitable for housing older or vulnerable people, however provides an affordable option for those unable to access market housing

d) complies with any relevant standards for houses in multiple occupation (HMOs);

- As is detailed on the plans provided with this planning application the floorspaces of the rooms are in accordance with the minimum standards set out in the Council's Minimum HMO & Hostel Standards Document.

e) will be accessible to public transport, workplaces, shops, services, and community facilities;

- The site is located within walking distance of the town centre on West End Lane which has a number of shops and services. The site also benefits from a PTAL level of 5, meaning it has very good accessibility to public transport.

f) contributes to creating a mixed and inclusive community;

- The proposal will provide much needed housing for the borough in the form of affordable rented housing. This will ensure that the development is accessible to a range of occupiers.

g) does not create an over-concentration of such a use in the local area or cause harm to residential amenity or the surrounding area.

- The surrounding area is characterised by predominantly residential uses, including single family dwellinghouses (C3 use), HMO's (C4 and Sui Generis) as well as commercial A-class uses within the nearby town centre. Due to the mixed use nature of the area, the HMO will be complementary to the existing provision of land uses and will not harm residential amenity.

6.4 The site has been in use as an HMO for a number of years, and therefore the retention of this use (and provision of additional bedrooms) will keep a valuable accommodation type in the borough. In addition, the development is in keeping with the character of the local area. There are good public

transport links as well as access to local shops and services, and on this basis the principle of HMO development in this location is acceptable.

Design

- 6.5 The development will provide an extension at lower-ground level as well as a front dormer and rear infill extension at roof level. These aspects of the proposal have been carefully designed so as to respect the existing building as well as the pattern of development along Dennington Park Road and the terrace that it is part of.
- 6.6 Considering the lower-ground floor extension, this has been designed in such a way with rooflights as well as landscaping works to the garden to ensure sufficient daylight levels and outlook are achieved to the rooms to the rear of the property. This has been supported by the Daylight/Sunlight report submitted with this application. It should be noted that as identified within the report, bedroom LG1 achieves lower light levels however this is no lower than the existing light levels, and to improve the levels it is proposed that this bedroom will be painted white to maximum daylight in the room. On this basis the proposed extension at lower-ground will protect amenity of the occupiers at this level.
- 6.7 The roof infill extension proposed to the rear of the property, has been designed to mirror the pattern of development on the adjacent buildings. The development will match the roof line of the adjoining properties once it is filled in, creating a continuous view across, and therefore respecting the existing form of the terrace. The dormer to the front will mirror in position and style the adjoining property to the west therefore respecting the existing building form and creating an improved and more symmetrical design than currently exists. The development therefore will provide a sympathetic design to complement the overall street scene.
- 6.8 In addition there are a number of examples of recently granted planning permissions for similar extensions at lower ground level as well as terraces at roof level, in the local area. Some of these have been detailed in the planning history section and demonstrate that the proposed development is acceptable. There are also a number of examples along Dennington Park Road of both the rear infill and dormer extensions which it is understood have been undertaken through Permitted Development Rights which apply to residential properties. The proposed design of the extensions will therefore respect the existing character of the area.

Internal Layout

- 6.9 The proposed internal layout has been configured to accommodate a total of 16 HMO rooms. The majority of these rooms have their own kitchenette unit with their own bathroom facilities. The three units that do not have their own kitchenette and bathroom facilities have access to the shared facilities at ground floor level. These have been designed in accordance with the standards set out

in the Council's HMO & Hostel's Standards document. The development provides a range of single and double occupancy rooms, giving scope for a range of tenants, either couples or individuals, in line with rental market needs in the borough.

Security

- 6.10 There will be an access point to the property at ground and lower ground levels. All residents will have access to the lower ground floor where the bicycle store. In addition, each of the rooms will come with their own secured locks so as to ensure privacy and security between occupiers. The property will therefore be secure throughout.

Transport

- 6.11 The development will be sustainable by not provide any car parking for the residents on the basis that the development is located in an area with a high PTAL rating of 5 and therefore there are very good public transport links in close proximity to the site. The development will however provide cycle parking, and it is proposed that a total of 16 spaces will be provided to allow for 1no. spaces per room. The development will therefore provide a sustainable development in accordance with both local and London Plan principles.

7 CONCLUSIONS

- 7.1 Planning permission is sought for use of the property as an HMO with lower ground extension, rear infill roof extension to form a terrace area as well as front dormer at 11 Dennington Park Road.
- 7.2 This Planning Statement has set out the proposals in the context of local and national planning policy and shown them to be policy compliant. The key attributes of the scheme are detailed below:
- Development in a sustainable location, within walking distance from the town centre.
 - Provides affordable rented, HMO accommodation in accordance with Policy DP9.
 - Brings back into use an existing vacant building.
 - In keeping with the character of Dennington Park Road.
 - Proposed lower ground and roof extension maximise occupancy on site.
 - Proposed dormer extension and roof terrace in keeping with the form of the adjacent buildings.
 - Provides a sustainable car-free development with internal cycle storage provided.
 - Complies with the Council's local guidance for space standards for HMO's.
 - Provides sufficient shared amenity space for all flats.
- 7.3 The scheme will bring back into use an existing vacant building and will provide a positive housing contribution to the local area, serving the needs of those who cannot access the buyers or market rented accommodation. It has been shown to comply with local and national planning policy, and on this basis it is requested that the Council grant planning permission.