

DESIGN & ACCESS STATEMENT

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A R C H I T E C T S

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PROJECT NO. 1433

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1.0 Site

No.3 Greville Place is a Grade II listed building located within the terrace of 5 properties on the northern side of Greville Place, between the junctions with Greville Road to the east and Maida Vale to the west. The site is located within the St Johns Wood Conservation Area.

The surrounding area predominantly contains residential buildings with varying heights and architectural styles. Greville Place is typically characterised by two to four storey semi-detached dwelling houses with basements. There is no clear pattern of architectural style or materiality within the surrounding area. In fact, the diversity of architectural styles contributes to the area's character.

2.0 The Existing Building

No. 3 Greville Place is a Grade II listed building currently containing three dwellings arranged as flats.

The building is three storeys plus a lower ground floor. The building currently contains three flats spread across the four floors. The lower ground floor and ground floor each contain a single flat, with one further flat arranged across the first and second floor levels.

3.0 Proposals

The proposal involves the de-conversion of the building at ground, first and second floor levels, from two separate flats back to a single dwelling. The existing flat at lower ground floor level is unaffected.

The proposal involves the amalgamation of two existing flats (one at ground, and one at first and second floor levels) into a single residential dwelling. The proposal will retain the one bedroom self-contained flat located on the lower ground floor level. The amalgamation will result in one 3 bedroom and one 1 bedroom flat being converted into one five bedroom flat. The proposal maintains the existing site access and external elevations. The proposal involves internal works to the property which will require both planning permission and listed building consent.

Principle of Development

Policy CS6 of Camden's Core Strategy (2010) relates to providing quality homes. This policy states that the Council will aim to make full use of Camden's capacity for housing by maximising the supply of additional housing. The policy contains other themes, but relevant to this proposal is policy text at paragraph (e) which states that the Council will seek to minimise the net loss of existing homes.

Policy DP2 of Camden's Development Policies document (2010) expands upon the themes of Policy CS6 and relates to making full use of Camden's capacity for housing. The second part of the policy states that;

The Council will seek to minimise the loss of housing in the borough by:

d) *protecting residential uses from development that would involve a net loss of residential floorspace, including any residential floorspace provided:*

- within hostels or other housing with shared facilities; or*
- as ancillary element of another use, wherever the development involves changing the main use or separating the housing floorspace from the main use.*

e) *protecting permanent housing from conversion to short-stay accommodation intended for occupation for periods of less than 90 days;*

f) *resisting developments that would involve the net loss of two or more homes, unless they:*

- create large homes in a part of the borough with a relatively low proportion of large dwellings,*
- enable sub-standard units to be enlarged to meet residential space standards, or*
- enable existing affordable homes to be adapted to provide the affordable dwelling sizes that are most needed.*

Relevant to the assessment of the proposals are parts D and F.

The proposals comply with part D since although the proposal involves the net loss of one dwelling, though there would be no net reduction in overall residential floorspace. In relation to part F, the proposals would also comply since the policy wording states that the Council will resist developments that would involve the net loss of two homes or more. However, there may be circumstances where the net loss of two homes is acceptable such as *"the creation of large homes in a part of the Borough that has a relatively low proportion of existing large dwellings."* The proposal only involves the net loss of one home. Para 2.23 of the policy document provides that *"The Council does not seek to resist schemes combining dwellings that involve the loss of a single home."*

Also relevant to the assessment is Policy DP5 regarding homes of different sizes which states that *"the Council will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes."* The proposals comply with this aspiration.

The Dwelling Size Priorities Table shows that 1-bedroom market flats are of lower priority in Camden. This indicates that there is a high number of 1-bedroom flats available, and in the borough's future housing supply. The table provides that larger dwellings of three and four bedrooms are of medium priority. The proposal will result in the loss of a single 1-bedroom flat, expressed as having low priority and there would still remain one other 1-bedroom flat within the building. It is considered that the loss of a single 1-bedroom unit will not be harmful to the housing needs of the Borough.

It is also relevant to note that Policy H3 – Protecting existing homes contained within the draft Camden Local Plan maintains the Council's current policy position in relation to the net loss of dwellings, providing that the Council will only seek to resist proposals resulting in a net loss of two dwellings or more.

The Council's most recently published Annual Monitoring Report (2014/15) provides that the Council has met, or is on target to meet all of its housing trajectory targets and has a 5-year housing land supply. This further demonstrates that in the context of the borough's housing policies, the proposal is acceptable.

The proposed development will bring the upper floors of the building back into its former use as a large single family dwelling house. London's increasing land values have resulted in many of these larger dwelling houses being converted into self-contained flats, as was the case here. This has implications for the mix of housing available to meet the varying housing needs of communities across London.

4.0 Materials

All materials to match existing.

The new staircase and balcony to the rear will be black painted wrought iron.

5.0 Access

No changes are proposed to the existing access arrangement.

6.0 Summary + Conclusion

The proposed development involves the de-conversion of two residential flats into a single five bedroom dwelling. Although the proposal will result in the net loss of a dwelling, the proposal is acceptable in planning policy terms, having regard to the adopted Development Plan and the Council's Annual Monitoring Report. A pragmatic approach should therefore be taken.

In addition to the planning merits, there are additional heritage justifications as to why the proposal would be acceptable in planning terms, subject to achieving listed building consent. Please refer to the Heritage Statement for further details.

This application reflects the pre-application advice provided in the report ref: 2016/5029/PRE by the planning officer Laura Hazelton. In particular the door to the first floor Living Room is to remain in the current position.

It is considered that the proposal will not result in detriment to either the character or appearance of the property as it will stay consistent with the existing materials and will match these like for like.

We therefore request that Planning Permission and Listed Building Consent is granted for the proposals as described above and as detailed on the supporting drawings and documents.