



**6 and 7 Gainsborough House, Frogna! Rise, London, NW3 6PZ**

**Planning Statement**

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## **1. INTRODUCTION**

1.1 This Planning Statement has been prepared by DP9 Ltd to accompany an application for planning permission. The application is submitted on behalf of Mr Mouskos (hereafter referred to as the ‘Applicant’) for the proposed development at Flats 6 and 7 Gainsborough House, Froggnal Rise, London, NW3 6PZ (hereafter referred to as ‘the Application Site’).

### ***The Planning Application***

1.2 Detailed planning permission is sought for the amalgamation of 2no. dwellings at Flats 6 and 7 Gainsborough House to form 1no. dwelling house. The Application Site is located within the administrative area of London Borough of Camden (“LBC” or “the Council”).

1.3 The Description of Development proposed is as follows:

*“Formation of a single residential unit”*

1.4 This Statement assesses the planning considerations associated with the Proposed Development and considers the Development in the context of relevant planning policy and guidance.

### ***Application Structure***

1.5 This Statement should be read in conjunction with the documents and plans submitted to accompany the planning application, as set out below.

### ***Planning Application Documents***

1.6 The following documents are submitted to accompany the planning application:

- Cover Letter
- Application Form and Certificates
- CIL Additional Information Form
- Planning Statement
- Site Location Plan
- Drawings – Existing & Proposed Floor Plans

***Structure of this Statement***

1.7 This document provides an overview of the Application Site and the Proposed Development and sets out a justification for the development. The Planning Statement takes the following form:

- Section 2 provides a description of the Application Site and surrounding context;
- Section 3 sets out a summary of the Proposed Development;
- Section 4 assess the Proposed Development against relevant planning policy;
- Section 5 sets out the overall conclusions.

## **2. APPLICATION SITE AND SURROUNDINGS**

- 2.1 The Application Site is situated within the administrative area of London Borough of Camden.
- 2.2 The Application Site comprises Flats 6 and 7 Gainsborough House. Gainsborough House forms part of the wider Mount Vernon residential development, alongside Pavilion Court and Highgrove Point. The Mount Vernon residential development was completed 15 years ago (circa 2003) and benefits from gated underground parking, 24hr concierge, leisure facilities and communal gardens.
- 2.3 The Site is bordered by Frognaal Rise to the east, Frognaal to the north and west, and Mount Vernon to the south. The Site is accessed by both pedestrians and vehicles via Frognaal Rise.
- 2.4 The surrounding area is predominantly residential, with Hampstead Town Centre located south-east of the Site providing commercial, retail and leisure uses.
- 2.5 In terms of relevant planning designations, the Application Site is located within an Archaeological Priority Area. The Application Site is located within Hampstead Conservation Area. According to the Environment Agency (EA) online flood mapping the Application Site is situated within Flood Zone 1 and as such as very low risk of flooding.
- 2.6 From a transport perspective, the Application Site has a Public Transport Accessibility Level (PTAL) of 3, meaning it has good public transport accessibility. The Application Site is located approximately 100m north-west of Hampstead Underground Station, which is served by the Northern Line. In terms of bus services, the Application Site is located approximately 100m north-west of a bus stop on Heath Street, with services to Finchley Road and Swiss Cottage, and 200m north-west of bus stops on Hampstead High Street, with services to Lancaster Gate, Golders Green, Finchley Road and St Bart's Hospital.

2.7 The location of Gainsborough House is shown below:



***Planning History***

2.8 A search of LBC's online planning search function indicates the Application Site has no relevant planning history.

2.9 LBC's online planning search function also indicates there have been no similar developments within the wider Mount Vernon residential development.

### **3. THE PROPOSED DEVELOPMENT**

- 3.1 This section details what is being applied for in the full planning application for the Proposed Development.

#### *Description of Development*

- 3.2 The planning application seeks full planning permission for:

*“Formation of a single residential unit”*

#### *The Proposed Development*

- 3.1 This development seeks the amalgamation of 2no. dwellings, Flats 6 and 7 Gainsborough House, to create 1no. larger single dwellinghouse.
- 3.2 As existing, Flat 6 has 2-bedrooms whilst Flat 7 has 3-bedrooms. The proposal seeks to maintain the existing amount of residential floorspace and amalgamate the 2no. flats to create a larger 5-bedroom dwelling.
- 3.3 This development proposes internal alterations only. No external alterations are proposed as part of this development.
- 3.4 This Application is submitted on behalf of our client who is the owner of both apartments, Flat 6 and Flat 7, and currently occupies Flat 6. The reason for the proposed works is to enable Flat 6 to be joined with the neighbouring apartment, Flat 7, in order to provide additional accommodation which can be used by the Applicant’s elderly mother. The submitted floorplans show how this will provide a bedroom, plus further bedroom potentially required for a carer, together with associated bathrooms and a living/dining area which will be accessible to and shared with Flat 6. Both existing doors to the common parts are proposed to be retained in order to allow for fire escape.

#### **4. PLANNING ASSESSMENT**

4.1 The National Planning Policy Framework (NPPF) was adopted on 27 March 2012 and provides planning policy at a national level. The Planning Practice Guidance (PPG), which was first published on 6 March 2013, provide accompanying guidance and is regularly updated. Both the NPPF and PPG are material considerations in the determination of planning applications, and are referenced in the section below where relevant.

4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) states that the determination of planning applications should be in accordance with the development plan unless material considerations indicate otherwise.

4.3 The statutory development plan for the Application Site comprises:

- The London Plan (Consolidated with Alterations since 2011);
- Camden Local Plan (July 2017) and Policies Map (June 2017).

4.4 There are also a number of supplementary guidance documents published by both the Greater London Authority and LBC which have been taken into account during the course of design development and the preparation of the planning application. Of particular relevance to this application is the Camden Planning Guidance 2 (CPG2) Housing (as amended March 2018).

4.5 In terms of emerging planning policy, the draft revised NPPF was published in March 2018 and seeks to update the adopted NPPF, incorporating previously consulted on Government documents, such as the Housing White Paper (February 2017). Alongside the draft revised NPPF, the Government are also revising the PPG. The draft revised NPPF and PPG are at consultation from 5 March to 10 May 2018.

4.6 The Draft New London Plan was published in November 2017 and details the way London will be shaped over the next 20-25 years; the Plan is set to replace the existing London Plan 2016 once adopted. The Draft London Plan was consulted upon from 1 December 2017 to 2 March 2018 and is anticipated to be



adopted in winter 2019/2020 following an EiP in November 2018 to March 2019. The Draft London Plan is also a material consideration.

- 4.7 The Proposed Development has been assessed against relevant development plan policies, grouped into key topic areas as set out below.

### ***Land Use and Principle of Development***

#### *National Planning Policy*

- 4.8 At the heart of the NPPF is a presumption in favour of sustainable development, as set out in paragraph 14. As such, local planning authorities should positively seek opportunities to meet the development needs of their area and approve development proposals that accord with the development plan without delay.
- 4.9 The NPPF is underpinned by 12 core principles as outlined in paragraph 17. These include proactively driving and supporting sustainable economic development to deliver the homes that the country needs, where every effort should be made objectively to identify and meet the housing needs of an area.
- 4.10 To deliver a wide choice of suitable homes, housing applications should be considered in the context of the presumption in favour of sustainable development. As such, local planning authorities must identify the size and type of housing that is required, reflecting local demand.

### **The Development Plan**

#### *Loss of Residential Dwelling*

- 4.11 Policy 3.14 of the adopted London Plan and emerging Policy H10 of the Draft London Plan state that the loss of housing should be resisted unless the housing is replaced at existing or higher densities with at least equivalent floorspace.
- 4.12 In relation to Local Planning Policy, Policy H3 of the Camden Local Plan aims to ensure that existing housing continues to meet the needs of existing and future households. The Policy states that the Council will resist development that would involve the net loss of two or more homes from individual or cumulative proposals,

however paragraph 3.74 recognises that the loss of individual homes may be justified and acceptable in certain situations; paragraph 3.75 indicates the net loss of one home is acceptable when two dwellings are being combined into a single dwelling, especially where such development enables families to deal with overcrowding, to grow without moving homes or to care for an elderly relative. However, the Council will resist the incremental loss of homes through subsequent applications to combine further homes within the same building or site.

- 4.13 Similarly, CPG2 clarifies that the Council “*does not generally seek to resist schemes combining dwellings where they involve loss of a single home*” as such developments provide “*some scope for growing families to expand into an adjoining property*”.

### ***Evaluation***

#### *Loss of Residential Dwelling*

- 4.14 The Proposed Development seeks permission for the amalgamation of 6 and 7 Gainsborough House from 2no. dwellings to create 1no. dwelling. The Proposed Development therefore will result in the loss of two dwellings for the creation of an amalgamated larger single dwelling.
- 4.15 Whilst LBC seek to resist the loss of residential units, the amalgamation is proposed to create a larger single dwelling to enable the occupants of Flat 6 Gainsborough House to expand their family and ensure the occupant’s elderly mother can move into the family home from her existing residence where she currently resides alone, enabling the family to care for her as necessary. This justification is considered acceptable for the loss of a residential unit in accordance with the Local Plan and CPG2.
- 4.16 As existing, Flat 6 Gainsborough House is a 2-bed flat whilst Flat 7 Gainsborough House is a 3-bed flat. The Proposed Development therefore involves no loss of residential floorspace but will result in the loss of one dwelling unit by the creation of an amalgamated larger single dwelling.

- 4.17 The Proposed Development will not result in the loss of any existing residential floorspace, or creation of any new residential floorspace; the proposals are for the amalgamation of the two existing flats only.
- 4.18 Within the wider Gainsborough House development, it is understood there have been no other instances of the amalgamation of two units to create a larger single dwelling. As such, it is understood the Proposed Development will not result in any detrimental cumulative impacts upon both Gainsborough House and the wider Mount Vernon development.

### ***Design***

- 4.19 The Proposed Development will not result in any external alterations and will therefore not have any impact on the exterior of Gainsborough House and the wider Hampstead Conservation Area, in accordance with Local Plan Policy D2.
- 4.20 The internal alterations proposed as part of the amalgamation will ensure high quality residential accommodation with excellent levels of residential amenity, in accordance with Local Plan Policy D1.

### ***Transport, Servicing and Waste***

- 4.21 The Proposed Development will not have a detrimental impact on the existing servicing and waste facilities, or increase the demand for parking, due to the nature of the Proposed Development.

## **5. CONCLUSION**

- 5.1 This Planning Statement has been prepared by DP9 Ltd to accompany an application for planning permission submitted on behalf of Mr Mouskos for the proposed amalgamation of Flats 6 and 7 Gainsborough House, London, NW3 6PZ to create a larger 5-bed single dwellinghouse.
- 5.2 The Application Site is for the amalgamation of 2no. residential units to create 1no. larger residential unit only. The Proposed Development will not result in the increase or decrease of existing residential floorspace and will not result in any external alterations, as such preserving the exterior of Gainsborough House located Hampstead Conservation Area.
- 5.3 The Proposed Development complies with relevant national, regional and local policy in respect of land use, design and transport.
- 5.4 The Proposed Development will allow the occupying family of Flat 6 to increase the size of their home without moving houses, allowing them the opportunity to expand their family in the future and enabling their elderly mother to move in with them for necessary care. In relation to Local Policy, this justification should enable LBC to consider the proposed loss of a residential unit to be acceptable.
- 5.5 Overall, the Proposed Development complies with relevant planning policy at national, regional and local level, and represents sustainable development. On that basis, the planning application should be strongly supported.