

Your Ref: 2017/5913/P & 2017/6335/L
Our Ref: HPD/DSP/002/Keats
Date: 08 August 2018

Ms N Constantinescu
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Dear Ms Constantinescu,

RE: 4 KEATS GROVE, LONDON, NW3 2RT – 2017/5913/P & 2017/6335/L

On behalf of Mr & Mrs J Rosefield, the freehold owner occupiers of 3 Keats Grove (situated immediately adjacent to the abovementioned application site), we write to provide further observations in relation to the abovementioned applications, and to raise an additional objection on these grounds.

The application site comprises of a main dwellinghouse, together with a separate 'Studio' dwelling toward the front of the property. The 'Studio' has been used as its own separate dwelling since at least 1993 (as evidenced by the Council Tax Rating for the site), and has acquired its own planning history (e.g. 2003/1531/L); being its own planning unit.

In 2015, planning permission was approved for the use of the main property as two separate flats (2014/7932/P), whilst the existing 'Studio' would remain as existing. This is demonstrated within the Member's Briefing Pack and approved planning drawings, including the 'Existing Site Plan' (Dwg. 603 002), which specifically excludes the 'Studio' from the redline plan (being edged in blue). Accordingly, it is apparent that the 'Studio' property is a separate unit of accommodation for planning purposes, and therefore cannot be considered as an ancillary building to the main property.

In light of the above, the current application proposal, which seeks to convert the lower ground floor of the 'Studio' into a communal swimming pool for the residents of all flats at 4 Keats Grove, will result in the loss of residential floorspace for this existing and entirely separate dwelling, as the swimming pool will be for the benefit of other persons than just the occupiers of the 'Studio' dwelling in which it will be located. The loss of residential floorspace contravenes Policy H3 of Camden's Local Plan, which states that existing housing will be protected by resisting development that would involve a net loss of residential floorspace.

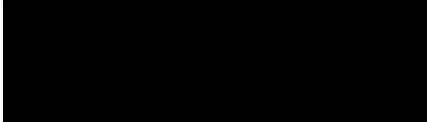
Being located within a separate dwelling, the new swimming pool use cannot be considered ancillary to the residential use of the properties in the main dwelling, and therefore also results in a material change of use of the lower ground floor of the 'Studio'. The use of a non-ancillary swimming pool would fall within Class D2, a town centre use, for which no consideration has been given to the Sequential Test, as required at Policy TC1.

By way of this change of use, the resultant dwelling within the 'Studio' will also be a cramped and unacceptable form of residential accommodation, being smaller than the National Space Standards for 1B1P dwellings (at only 34 sq. m), with much of this floorspace being less than 2.3m in height due to the sloping nature of the Studio roof. As such, the proposed change of use will result in a poor quality form of accommodation, in contradiction of Local Plan Policy H6.

This change of use has been concealed by the Applicants, and not included within the description of development, such that the true nature of the proposal has not correctly been advertised to the public.

Accordingly, we trust that the above provides sufficient reasoning to refuse the current application. However, should the Council be minded to proceed with the application, an additional period of consultation should be allowed.

Yours sincerely,



Danielle St Pierre BSc (HONS) AssocRTPI
DIRECTOR

cc: Mr & Mrs J Rosefield, 3 Keats Grove, London, NW3 2RT