

PLANNING STATEMENT

Incorporation of the ancillary basement area into the Ground Floor Flat for use as non-habitable floor space.

Site Address: 3 Belsize Crescent London NW3 5QY

September 2018

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Image 1: Application Site

1. Introduction

- 1.1. The Urban Planning Practice (UPP Consultants Limited) have been instructed by Cubhill Limited to prepare and submit a planning application to incorporate the ancillary basement area into the ground floor flat for use as non-habitable floor space.
- 1.2. This application should be read in conjunction with approved applications 2015/6811/P for the change of use of ground and first floor premises from office (Class B1a) to residential (Class C3) to provide x2 self-contained flats and 2015/6826/P for erection of mansard roof extension and the addition of a second-floor rear window. The application has since been implemented as demonstrated by image 2 below.



Image 2 – Completed Office to Residential Conversion

2. Application Site Description and Context

- 2.1. The site comprises an attached property and lies on the southern side of Belsize Crescent. The property provides office accommodation at ground and first floor level, with ancillary storage space in the basement and a 1 bedroom flat located at second floor level. The existing flat is accessible via the main front entrance and communal hall/stairs.
- 2.2. The building extends up to the back edge of the pavement and is attached to the arch of Burdett Mews to the south east and 5 Belsize Crescent to the north west. The front elevation retains much of its original architectural integrity and is defined by London stock brick and stucco detailing. The rear elevation has been subject to alterations over the years and does not benefit from the architectural detailing evident on the front façade. The building benefits from a raised front and rear parapet, behind which is a flat roof.
- 2.3. The site lies within the Belsize Park Conservation Area (CA) and specifically within Sub Area 2, Belsize Village. The property is not listed.
- 2.4. The immediate area is predominantly residential in character and comprises a range of mid to late 19th Century buildings. The levels along Belsize Crescent fall from west to east. 1.6 The properties along the Crescent are typically grand in scale and extend to three and four storeys. The terrace to the west (5 – 19 Belsize Crescent, odds) is stepped back from the back edge of the pavement and many of the properties benefit from roof extensions and alterations. Burdett Mews lies to the east and is attached to the application site by an arch that leads through to the Mews at the rear, the latter of which is also partially attached to the application property. A mansard roof is located over the arch that forms part of Burdett Mews.
- 2.5. Further information on the accessibility of the site can be seen via the sites public transport accessibility level as desk based search of the application site confirms a PTAL rating of 4 which is regarded as being good. This data shows that the sites location is sustainably located and well connected in terms of access to modes of public transport.

3. Planning History

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

Application No.	Description	Decision
2018/1592/P	Details of condition 3 (ground investigation) of prior approval ref: 2015/6811/P for the change of use of ground and first floor premises from office (Class B1a) to residential (Class C3) to provide 2x self-contained flats.	Awaiting Decision
2016/1815/P	Change of use of basement, ground and first floors from office (B1) to residential (C3) to create 2x 1-bed flats, including excavation at basement level to increase ceiling height and enlarged window on rear elevation	Withdrawn
2015/6826/P	Erection of mansard roof extensions and the addition of a second floor rear window	Granted
2015/6811/P	Change of use of ground and first floor premises from office (Class B1a) to residential (Class C3) to provide x2 self contained flats	Granted subject to legal agreement.
2015/6826/P	Erection of mansard roof extension and the addition of a second floor rear window.	Granted
P9602335	Metal staircase to link 2nd floor with roof and use of the roof as a terrace	Refused

4. Proposal

4.1. Planning permission is sought to incorporate the ancillary basement area into the Ground Floor Flat for use as non-habitable floor space. The property benefits from an existing basement which is accessible and functional, benefitting from an internal ceiling height of 2.1m (in compliance with CPG2 'Housing').

- 4.2. The previously withdrawn application was accompanied by a BIA Screening Report and Ground Investigation report. These reports highlighted no issues that required any further attention.
- 4.3. Historically, the basement area served as storage and ancillary space associated with the former office use at ground and first floor. The proposal seeks to utilise the basement area to create a study / playroom; utility / storage room and a bathroom accessed via an internal staircase from the living room at ground floor.
- 4.4. In addition, fixed obscure glazed floor panels are proposed to the ground floor to provide secondary daylight to the non-habitable rooms at basement level.

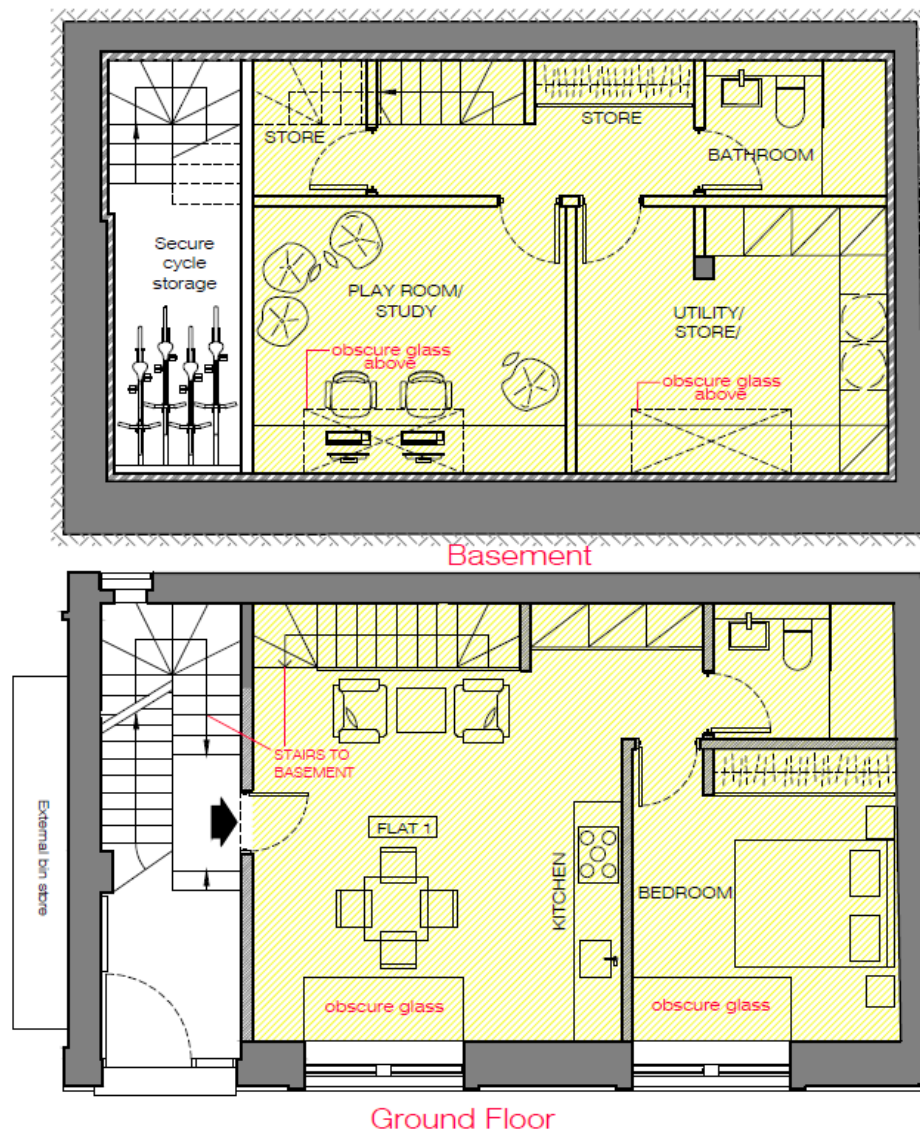


Image 3: Proposed Ground and Basement Floor

- 4.5. Condition 2 of 2015/6811/P requires the provision of cycle parking spaces within the basement floor. These spaces have been retained within the proposal and are accessible via the communal staircase. The staircase has been modified from the approved scheme, to provide access to the cycle storage area as proposed.
- 4.6. No changes are proposed to the external building so the appearance would from Belsize Crescent will remain unchanged.

5. Conclusion

- 5.1. Planning permission is sought to incorporate the ancillary basement area into the Ground Floor Flat for use as non-habitable floor space, following the granting and implementation of planning permission (Ref. 2015/6811/P) for the change of use of the ground and first floor premises from office to residential to provide x2 self-contained flats
- 5.2. The basement was historically used as ancillary storage space for the commercial use which is no longer relevant. The cycle storage requirement will be met under the current proposal.
- 5.3. Accordingly, the Council are respectfully requested to approve this application.