

**'Hampstead Manor'  
Former King's College London  
Hampstead Residence,  
Kidderpore Avenue,  
London NW3**

**Supporting  
Planning Statement  
S73 Application –  
Kidderpore Hall**

**December 2018**

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## 1.0 INTRODUCTION

- 1.1 This Statement has been prepared on behalf of Mount Anvil (Kidderpore) Ltd (the applicant) in support of an application for a Minor Material Amendment (MMA) to the Planning Permission granted on 7 November 2018 with reference number 2018/2020/P, incorporating changes previously approved under references 2016/2914/P, 2016/4743/P, 2017/4299/P and 2017/5835/P. This application is made under Section 73 of the Town and Country Planning Act 1990 (as amended) (TCPA 1990). The s73 application is accompanied by an application for listed building consent for the conversion of Kidderpore Hall.

- 1.2 The description of the approved development is as follows:

*"Variation of condition 2 (approved plans) of planning permission 2015/3936/P dated 06/04/2016 and amended by 2017/5835/P dated 26/03/2018 (for development of the site to provide 156 residential units and associated works) namely to reconfigure the arrangement of flats within Queen Mother's Hall to merge 2 units to 1, resulting in 149 units in total."*

- 1.3 The Planning Permission granted with reference 2018/2020/P is itself an amendment of an amendment (2017/5835/P) to the original Planning Permission granted on 6 April 2016 with reference 2015/3936/P. The description of development for the original Planning Permission is as follows:

*'Development of the site to provide 156 residential units involving demolition of Queen Mothers Hall, Lord Cameron and Rosalind Franklin buildings and replacement with flats in three 4 and 5 storey buildings, seven houses to the northern boundary, a single townhouse to the north western boundary and three houses between The Chapel and Queen Mothers Hall; relocation and refurbishment of the Summerhouse; alterations and extensions to retained buildings, including listed buildings; excavation of 2-storey basement to the western part of the site and a 1-storey basement to the replacement buildings for Lord Cameron and Rosalind Franklin, lower the level of lower ground floor of Bay House; provision of 97 car parking spaces, associated cycle parking, refuse/recycling facilities, plant equipment and landscaping works including tree removal across the site.'*

- 1.4 The original grant of Planning Permission was accompanied by six separate applications for Listed Building Consent that were granted on the same date. The Planning Permission and one of the separate Listed Building Consent applications, that relating to The Summerhouse, were approved subject to a s106 agreement.

- 1.5 The recent planning history background is set out in more detail at **Section 3.0** of this statement.

### **The Proposals**

- 1.6 This application made under s73 of the 1990 Act seeks to vary the drawings listed under Condition 2 of the Planning Permission (2018/2020/P) and any of the relevant supporting material listed at Condition 3, incorporating changes previously approved under references

2016/2914/P, 2016/4743/P, 2017/4299/P and 2017/5835/P. The proposed change arises because of a new proposal for Kidderpore Hall for which listed building consent is being sought in tandem with this s73 application.

- 1.7 The changes to the drawings capture amendments to the internal arrangements of the consented layout of Kidderpore Hall which have been implemented. The contents of this application have previously been discussed between Ms Seonaid Carr and Mr Charles Rose (London Borough Camden) and Mount Anvil, the applicant.
- 1.8 The proposed changes to the layout of the residential units in this building will result in a change to the mix of accommodation and a change in the total number of proposed residential units from 149 to 148. The background to the application and a comparison of the approved and proposed proposals are set out in the Design and Access Statement submitted with the application.
- 1.9 As the proposals relate to market housing only, the affordable housing provision will not be affected by the proposals.
- 1.10 **Section 2.0** of this statement sets out a short description of the site. **Section 3.0** provides the most recent planning history of the site. **Section 4.0** summarises the proposals and **Section 5.0** considers those proposal against the relevant planning policy requirements. **Section 6.0** summarises our conclusions on this application.

### **The Application Submissions**

- 1.11 This Planning Statement forms part of a short suite of documentation which has been prepared in support of the application, comprising:
  - a **Site Location Plan (PL-ST-010 Rev 4)** – for information and as consented Ref. 2015/3936/P;
  - a **Statement on the proposed changes to the consented scheme** prepared by AQP Architects;
  - a **Design Statement** prepared by A&Q Partnership Architects;
  - **Existing and Proposed drawings** prepared by A&Q Partnership Architects and as detailed in the drawing schedule prepared by A&Q Partnership; and
  - **A statement on the external condensers** prepared by Sol Acoustics;

## 2.0 SUMMARY OF THE SITE & THE SURROUNDING AREA

### The Application Site

- 2.1 The site that is the subject of this application is on the northern side of Kidderpore Avenue, London, NW3. The extent of the site that was the subject of the original Planning Permission (2015/3936/P) and the s73 amending applications (2017/5835/P and 2018/2020/P) is outlined in red on the map at **Figure 2.1**.

**Figure 2.1 – Site Location**



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- 2.2 The site extends to approximately 1.22 hectares and there are eleven buildings or structures on the site of which five are on the national list of buildings of special architectural or historic interest.
- 2.3 The buildings are summarised in **Table 2.1**. The location of the buildings is shown in **Figure 2.2**. It should be noted that the photograph at **Figure 2.2** was taken prior to the redevelopment of the site. The site is currently under construction. Kidderpore Hall, the building that is the subject of this MMA and the accompanying listed building consent is numbered as building 1 on the plan.

**Table 2.1 – Buildings On Site Before Commencement of Works**

Building (Former Name)	Completion Date	Date Listed (Grade)
1. Kidderpore Hall ( <i>Old House</i> )	1843	11 Aug 1950 (II)
2. Maynard Wing	1891	16 Jan 1996 (II)
3. Skeel Library	1903	16 Jan 1996 (II)
4. Dudin Brown	1905	<i>not listed</i>
5. Bay House ( <i>The Bay</i> )	1921	<i>not listed</i>
6. Lady Chapman	1927	<i>not listed</i>
7. Chapel	1929	16 Jan 1996 (II)
8. Lord Cameron ( <i>Orchard I</i> )	1935	<i>not listed</i>
9. Rosalind Franklin ( <i>Orchard II</i> )	1965	<i>not listed</i>
10. Queen Mother's Hall	1982	<i>not listed</i>
11. The Summerhouse	Mid-19th Century	16 Jan 1996 (II)

Source – Queen Mary University of London; former names in parentheses.

**Figure 2.2 – Aerial Photograph of the Site Showing Existing Buildings**



Source – Mount Anvil.

- 2.4 The site is in the Redington and Frogna Conservation Area which, in most parts, is characterised by residential dwellings of a substantial size, set within individual garden plots. Residential properties on the roads of Heath Drive, Briardale Gardens and Ferncroft Avenue for example are either detached or semi-detached and display a variety of formal and free architectural styles which are typical of the late nineteenth century / early twentieth century architecture which characterises the area.
- 2.5 Following the grant of Planning Permission and Listed Building Consents in April 2016, works commenced on site in August 2016 and are ongoing.
- 2.6 The Planning Permission has therefore been implemented. The site's lawful use is therefore Residential (C3).

### 3.0 RECENT PLANNING HISTORY OF THE APPLICATION SITE

- 3.1 We set out a record here of the recent planning history records at the site following the grant of Planning Permission and the six separate Listed Building Consents on 6 April 2016.
- 3.2 The record below relates only to the amending applications and separate listed building consents that have been granted since April 2016. The table does not include a record of the separate approval of condition applications, as there are many, and this process is ongoing.
- 3.3 The site wide drawings that were originally submitted with the application in 2015 have yet to be wholly updated following the grant of listed building consents. This will form the basis of an additional amending application in due course.
- 3.4 The site's recent planning history events are set out in **Table 3.1**.

**Table 3.1 – Planning History Summary** *(excluding condition sign-offs)*

Reference	Decision & Date	Building & Development
2018/2020/P	7 November 2018	<b>S73 – amendment to internal layouts to Queen Mother's Hall (and subject to Deed of Variation)</b>  Variation of condition 2 (approved plans) of planning permission 2015/3936/P dated 06/04/2016 and amended by 2017/5835/P dated 26/03/2018 (for development of the site to provide 156 residential units and associated works) namely to reconfigure the arrangement of flats within Queen Mother's Hall to merge 2 units to 1, resulting in 149 units in total.

Reference	Decision & Date	Building & Development
2017/5835/P	29 March 2018	<p><b>S73 – amendment to internal layouts to Lord Cameron Hall, Rosalind Franklin and Queen Mother’s Hall (subject to Deed of Variation)</b></p> <p>Variation of condition 2 (approved plans) of planning permission 2015/3936/P dated 06/04/2016 (for development of the site to provide 156 residential units involving demolition of Queen Mothers Hall, Lord Cameron and Rosalind Franklin building and replacement with flats in three 4 and 5 storey buildings, seven houses to the northern boundary, a single townhouse to the north western boundary and three houses between The Chapel and Queen Mothers Hall; relocation and refurbishment of the Summerhouse; alterations and extensions to retained buildings, including listed buildings; excavation of 2-storey basement to the western part of the site and a 1-storey basement to the replacement buildings for Lord Cameron and Rosalind Franklin, lower the level of lower ground floor of Bay House; provision of 97 car parking spaces, associated cycle parking, refuse/recycling facilities, plant equipment and landscaping works including tree removal across the site.) namely to reconfigure the arrangement of flats within Rosalind Franklin, Queen Mother's Hall and Lady Chapman to merge 16 units to 8 and create two new units within Rosalind Franklin, resulting in 150 units in total and two balconies to the northern elevation of Queen Mothers Hall at first and second floor levels.</p>
2017/4299/P	25 September 2017	<p><b>S96a application – amendment to vehicular crossover</b></p> <p>Alteration to location of crossovers approved under planning permission 2015/3936/P dated 06/04/2016</p>
2016/4743/P	21 February 2017	<p><b>S96a application – Alterations to approved layouts</b></p> <p>Alterations to internal layouts, elevations and roof works of new build properties of Lord Cameron, Rosalind Franklin, Queen Mother Hall, Town Houses and Pavilions, rearrangement of units within Rosalind Franklin and Queen Mother Hall and alterations to layout of basement level car park as approved under planning permission 2015/3936/P dated 06/04/2016.</p>
2016/6917/P	31 January 2017	<p><b>Certificate of Lawfulness (Proposed) Granted</b></p> <p>Erection of temporary electrical plant sub-station to south eastern corner of the site in association with the development approved under planning permission reference 2015/3936/P dated 06/04/2016.</p>
2017/0053/P	25 January 2017	<p><b>Certificate of Lawfulness (Proposed) Granted</b></p> <p>Erection of 36 x temporary cabin structures to provide ancillary office space during construction of the development approved under planning permission reference 2015/3936/P dated 06/04/2016.</p>



Reference	Decision & Date	Building & Development
2016/6022/L	12 January 2017	<b>Listed Building Consent - Kidderpore Hall</b>  Internal alterations to plan form at all floor levels, removal of floor covering and insertion of replacement concrete slab at lower ground floor level, roof repairs, introduction of damp proofing and insulation works throughout and upgrade acoustic performance at upper ground floor level, associated structural works.
2016/5936/L	5 January 2017	<b>Listed Building Consent – Bay House</b>  Internal alterations to plan form at all levels, alterations to openings at lower ground level, removal of floor covering and insertion of replacement concrete slab at the lower ground and mezzanine levels, introduction of damp proofing and insulation works and underpinning and associated structural works.
2016/5953/L	23 December 2016	<b>Listed Building Consent – The Chapel</b>  Internal alterations to planform at all floor levels, introduction of damp proofing and insulation systems at the lower ground floor, external alterations to layout of private amenity space and the dismantling, removal and re construction of the portico (part retrospective).
2016/5937/L	22 December 2016	<b>Listed Building Consent - Maynard Wing</b>  Internal alterations to plan form at all levels, reconfiguration of internal stair, removal of floor covering and insertion of replacement concrete slab at the lower ground floor level, introduction of damp proofing and insulation works and addition of railings to east elevation. Underpinning and associated structural works.
2016/5679/L	1 December 2016	<b>Listed Building Consent – Skeel Library</b>  Internal alterations to plan form at all levels, demolition and re-build of single storey rear extension, removal of floor covering and insertion of replacement concrete slab at ground floor level, introduction of damp proofing and insulation works throughout.
2016/2914/P	8 June 2016	<b>S96a application - Variation of condition</b>  Variation to wording of condition 14 (hard and soft landscaping) to amend the time at which details have to be submitted for approval under planning permission 2015/3936/P

Reference	Decision & Date	Building & Development
<b>The main Planning Permission and Listed Building Consents granted on 6 April 2016</b>		
2015/3936/P	6 April 2016	<p><b>Planning Permission (subject to s106 agreement)</b></p> <p>Development of the site to provide 156 residential units involving demolition of Queen Mothers Hall, Lord Cameron and Rosalind Franklin buildings and replacement with flats in three 4 and 5 storey buildings, seven houses to the northern boundary, a single townhouse to the north western boundary and three houses between The Chapel and Queen Mothers Hall; relocation and refurbishment of the Summerhouse; alterations and extensions to retained buildings, including listed buildings; excavation of 2-storey basement to the western part of the site and a 1-storey basement to the replacement buildings for Lord Cameron and Rosalind Franklin, lower the level of lower ground floor of Bay House; provision of 97 car parking spaces, associated cycle parking, refuse/recycling facilities, plant equipment and landscaping works including tree removal across the site</p>
2015/4120/L	6 April 2016	<p><b>Listed Building Consent – Bay House</b></p> <p>Internal alterations in connection with conversion into 16 units including lowering the level of lower ground floor and inserting mezzanine at upper ground floor, associated internal alterations to plan form and extension to the rear at second floor level and enlargement of a rear dormer.</p>
2015/4116/L	6 April 2016	<p><b>Listed Building Consent - Kidderpore Hall</b></p> <p>Internal alterations in connection with conversion of building into two self-contained units, replacement of existing rooflights and installation of 8 rooflights, formation of terrace at roof level and refurbishment of existing windows.</p>
2015/4122/L	6 April 2016	<p><b>Listed Building Consent - Maynard Wing</b></p> <p>Internal alterations in connection with conversion into 16 units including lowering the level of lower ground floor, installation a new stair to the northern end of the building and associated alterations to the fenestration</p>
2015/4123/L	6 April 2016	<p><b>Listed Building Consent – Skeel Library</b></p> <p>Internal alterations in connection with conversion into a single dwelling and demolition and re-building of the single storey rear extension.</p>
2015/4124/L	6 April 2016	<p><b>Listed Building Consent – The Chapel</b></p> <p>Internal and external alterations in connection with conversion to a single dwelling, including the insertion of a mezzanine, a two storey side extension and installation of new window openings.</p>

Reference	Decision & Date	Building & Development
2015/4099/L	6 April 2016	<b>Listed Building Consent – The Summerhouse</b>  Dismantling, rebuilding and refurbishment works of the Summerhouse, to be relocated to the western boundary.

*Source – London Borough of Camden.*

## 4.0 THE PROPOSED DEVELOPMENT

- 4.1 The proposed development involves changes to the internal and external changes to the layout of Kidderpore Hall the residential units in one of the new build properties on the site.
- 4.2 The building that is the subject of this application is Kidderpore Hall. There are no changes to any of the other buildings on the site proposed as part of this application.
- 4.3 The proposals will result in a decrease in the overall number of 3 and 4 bedroom residential units by one units each respectively, and an increase in the number of 7 bed units by one unit.
- 4.4 In total, 149 residential units were proposed as part of the development approved in November 2018. The proposals are now for a total of 148 units. A comparison between the approved and proposed mix is set out in **Table 4.1**.

**Table 4.1 – Proposed Residential Units**

Size	Total Approved Number	Total Proposed Number
Studio	1	1
1 bedroom	52	52
2 bedroom	48	48
3 bedroom	37	36
4 bedroom	11	10
5+ bedroom	0	1
<b>Total</b>	<b>149</b>	<b>148</b>

*Source – AQP Architects.*

### The Applicants' Affordable Housing Offer

- 4.5 This application will have no effect on the affordable housing offer that was secured by way of Section 106 Agreement upon the grant planning permission and listed building consent in April 2016. This position was revisited in early 2018 with the amending application submitted under s73 of the TCP 1990, and consolidated via the grant of the Minor Material Amendment and Deed of Variation agreed 29 March 2018 and the Deed of Variation signed on 7 November 2018. These documents set out the amount, tenure, mix, size and location of affordable housing to be delivered on site.

## 5.0 RELEVANT PLANNING POLICIES AND POLICY ASSESSMENT

- 5.1 This section of the statement will set out the development plan policies that are relevant to the consideration of this application. As this application does not propose any changes to the level of affordable housing to be delivered as part of the scheme, this planning statement does not focus on housing policies that relate specifically to affordable housing.

- 5.2 Designated heritage assets, namely the Grade II listed building of Kidderpore Hall and the Redington Frognal Conservation Area are a key consideration in the determination of the application. A full assessment of the effect of the proposals on the designated heritage assets is set out in the Heritage Statement submitted with this application.

### **Statutory framework**

- 5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that planning applications should be determined in accordance with the adopted Statutory Development Plan unless material considerations indicate otherwise.

- 5.4 In London the development plan for any area comprises the London Plan, the local plan and any neighbourhood plan that may have been adopted for the area in question.

### *Planning (Listed Buildings and Conservation Areas) Act 1990*

- 5.5 In this case, where development proposals will have an effect on statutorily designated assets, namely the Grade II listed Kidderpore Hall, the setting of surrounding listed buildings on the site at Kidderpore Avenue, and the Redington Frognal Conservation Area (1969), sections 16 (2), 66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant.

- 5.6 Section 16 (2) of the Act is relevant in its requirements of the decision maker as these are:

*'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*

- 5.7 The site lies also in the setting of listed buildings, meaning that Section 66 (1) is relevant also in its requirement that:

*'In considering whether to grant planning permission [F1or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*

- 5.8 The requirements of s72 (1) are also relevant in respect of planning functions in Conservation Areas as follows:

*'In the exercise, with respect to any buildings or other land in a conservation area, of any [F1functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'*

## **Statutory Development Plan**

### **London Plan (March 2016)**

- 5.9 The current London Plan was most recently amended in March 2016.
- 5.10 The most relevant policies of the current London Plan to this application are as follows:
- Policy 3.5 (Quality and Design of Housing Developments);
  - Policy 3.8 (Housing Choice)
  - Policy 7.8 (Archaeology and Heritage Assets)

### *The new draft London Plan (2017)*

- 5.11 The draft new London Plan (2017) was published on 1 December 2017 and was consulted on until 2 March 2018.
- 5.12 Relevant to this application is Policy **H12** (*Housing Size Mix*) which says that to determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, applicants and decision-makers should have regard to inter alia the range of housing need and demand identified for London and where relevant, local assessments, as well as the nature and location of the site. It is also stated that Boroughs should not set prescriptive dwelling size mix requirements (in terms of number of bedrooms) for market and intermediate homes.
- 5.13 Draft Heritage policy **HC1** (*Heritage conservation and growth*) is relevant also in its setting out the Mayor's commitment to ensuring that proposals that affect heritage assets preserve their significance.
- 5.14 As the draft London Plan remains to be considered at EiP in January 2019, the changes proposed to the wording of specific policies carry limited weight at the present time.

### **Camden's Local Plan**

- 5.15 Camden's current local plan comprises a series of documents, not all of which (such as location-specific area action plans) are relevant to the determination of this application.
- 5.16 The documents of relevance to this planning application are as follows:
- Camden Local Plan (adopted June 2017); and
  - Camden's Planning Policies Map (2014, updated 2017).
- 5.17 The most relevant policies that will inform the assessment completed in this Planning Statement are as follows:
- Policy H1 (Maximising housing supply)
  - Policy H3 (Protecting existing homes)
  - Policy H6 (Housing choice and mix)
  - Policy H7 (Large and Small Homes)
  - Policy D2 (Heritage)

### **National Policies**

- 5.18 At the heart of the 2018 **National Planning Policy Framework** is a presumption in favour of sustainable development.

- 5.19 The NPPF is supported by the **National Planning Policy Guidance** which was published on 6 March 2014 as a web-based resource and which sets out guidance on the application of national policy.
- 5.20 There is no **Neighbourhood Plan** in force in the area within which the application site is situated. The site is located within the Redington and Frognal Neighbourhood Forum which was approved as a Neighbourhood Area on 5 September 2014.
- 5.21 There are other policy and guidance material considerations to which regard may need to be paid in determining these applications. These include:
- Camden's Supplementary Planning Guidance; and
  - the Mayor of London's Supplementary Planning Guidance

### **Policy Assessment**

- 5.22 Camden's Local Plan explains the importance that the Council attaches to the creation of new housing. At **Policy H1** (*Maximising housing supply*) it is stated that the Council will aim to secure a 'sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2016/17 - 2030/31, including 11,130 additional self-contained homes.'
- 5.23 **Policy H3** (*Protecting existing homes*) sets out the Council's commitment to ensuring that existing housing continues to meet the need of future households by resisting proposals that result in a net loss of residential floorspace.
- 5.24 These policies are general therefore and should be read in combination with the requirements of **Policy H6** (*Housing choice and mix*) and with particular relevance to this application, **Policy H7** (*Large and Small Homes*).
- 5.25 **Policy H6** sets out the Council's aim to seek 'a variety of housing suitable for Camden's existing and future households, having regard to household type, size, income and any particular housing needs.'
- 5.26 **Policy H7** seeks to achieve a mix of dwelling sizes where self-contained flats and houses are proposed in C3 residential use. The policy is engaged by applications that affect the mix of dwelling sizes for these housing types. The Policy states that:

*The Council will aim to secure a range of homes of different sizes that will contribute to creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply. We will seek to ensure that all housing development, including conversion of existing homes and non-residential properties:*

*a. contributes to meeting the priorities set out in the Dwelling Size Priorities Table; and*

*b. includes a mix of large and small homes. We will take a flexible approach to assessing the mix of dwelling sizes proposed in each development having regard to:*

*c. the different dwelling size priorities for social-affordable rented, intermediate and market homes;*

- d. any evidence of local needs that differ from borough wide priorities;*
- e. the character of the development, the site and the area, including the impact of the mix on child density;*
- f. site size, and any constraints on developing the site for a mix of homes of different sizes;*
- g. the economics and financial viability of the development including any particular costs associated with it, having regard to any distinctive viability characteristics of particular sectors such as build-to-let housing; and*
- h. the extent to which flexibility around the mix of market homes could secure the delivery of additional affordable housing.*

- 5.27 The dwelling size priorities are set out in the supporting text to the policy and are included here as follows:

	1-bedroom (or studio)	2-bedroom	3-bedroom	4-bedroom (or more)
Social-affordable rented	lower	high	high	medium
Intermediate affordable	high	medium	lower	lower
Market	lower	high	high	lower

Source: LB Camden Local Plan.

- 5.28 The supporting text to the policy states that:

*"... The Council acknowledges that there is a need and/ or demand for dwellings of every size shown in Table 1. We expect most developments to include some homes that have been given a medium or lower priority level.*

*"The Council will be flexible when assessing development against Policy H7 and the Dwelling Size Priorities Table. The mix of dwelling sizes appropriate in a specific development will be considered taking into account the character of the development, the site and the area."*

- 5.29 The supporting text to the policy highlights other relevant considerations to the assessment of the provision of different sizes of dwellings. These include the character of the development, the site and area, child density, financial viability and demand.
- 5.30 The Design Statement prepared by AQP Architects sets out the reasons for the proposed changes to the dwelling mix as being the conversion and refurbishment of Kidderpore Hall for use as a single dwelling. This particular change is proposed in response to a specific purchaser who wishes to occupy the house as a family home.
- 5.31 The result of this is to reduce the number of three- and four-bed dwellings by one respectively and increase the number of five+ bed dwellings by one house.



5.32 The proposals have therefore been drawn up in response to the particular market demand in this location, as envisaged and encouraged by the wording of part d) of **Policy H7**.

5.33 The proposed mix is set out in the table as follows:

Size	Total Approved Number	Total Proposed Number
Studio	1	1
1 bedroom	52	52
2 bedroom	49	48
3 bedroom	37	36
4 bedroom	11	10
5 + bedroom	0	1

Source: AQP Architects.

5.34 Whilst the Dwelling Size Priority table indicates that two and three bedroom dwellings are of high priority, and dwellings of four or more bedrooms are of lower priority, the supporting text to **Policy H7** indicates that the requirements of the policy will be applied flexibly, taking into account the character of the development and the area.

5.35 As set out in the Heritage Statement submitted with the application, the site is a key site in the Redington Froggnal Conservation Area, a Conservation Area known for larger dwellings set within large grounds. Kidderpore Hall, a Grade II listed building is a dominant building in the sub area of the Conservation Area and its conversion to use as a single dwelling from two maisonette dwellings is entirely in accordance with the character of the development and the area.

5.36 The proposals are a direct response to the local needs of the community, and one specific purchaser in particular in this part of Hampstead. The conversion of the building to one dwelling is in line with part d) of the policy and in line also with the requirements of **Policy 3.8 (Housing Choice)** of the London Plan.

5.37 It is acknowledged that the proposals result in an overall decrease in residential unit numbers. The proposed decrease of one unit amounts to a c. 0.7% change to the approved number of units. This is a negligible change to the overall provision of residential units. There will be no change to the overall provision of residential floorspace as a result of this application and the proposals will continue to make a substantial contribution to the provision of housing in this location in line with **Policy H3**. This includes the provision of affordable housing.

5.38 This change in the total number of residential units will have a minimal effect on the predicted population yield of the development as a whole. The proposals will therefore have a minimal effect on the amenity impacts of the approved and proposed development in terms of the pressure on transport, healthcare and education services.

5.39 With regards to other considerations, the applicant has confirmed that the proposals will not have an effect on the viability of the overall proposed development.

5.40 **Policy D2 (Heritage)** states the Council's commitment to preserving and, where possible, enhancing the Borough's heritage assets. Through the return of the heritage asset back to its original intended use as a single family dwelling, its optimum viable use is to be realised whilst bringing benefits to the listed fabric through retaining a greater amount of the plan

form and committing to preserving and refurbishing existing historic features. A key heritage improvement on the implemented scheme is the removal of the requirement to introduce an acoustic and thermal separation between the two dwellings, as well as the removal of the need for more extensive dividing partitions. A full assessment of the effects of the development on the designated heritage assets of the listed building and Conservation Area is set out in the Heritage Statement submitted with this application.

- 5.41 **Policy A4** (*Noise and vibration*) sets out the Council's approach to proposals that create noise and vibration in the Borough. The proposed level of servicing in the building requires four new condensers to be situated within the garden to the Hall. These are shown in the proposed locations on site plan 9000-DRG-03KH-UG010, which are proposed to be screened with landscaping.
- 5.42 The project's Acoustic Engineer SOL Acoustics has reviewed the acoustic assessment of the enclosures in relation to their position. Their letter of 3rd December 2018, submitted with this application confirms compliance with the original Planning Consent requirements (2015/3936/P). This letter and product details set out the acceptability of the proposals in line with Camden's policy whereby it requires plant and machinery to operate without causing harm to amenity.

## 6.0 CONCLUSIONS

- 6.1 This Statement has been prepared on behalf of Mount Anvil (Kidderpore) Ltd (the applicant) in support of an application for a Minor Material Amendment (MMA) to the Planning Permission granted on 7 November 2018 with reference number (2018/2020/P), incorporating changes previously approved under references 2016/2914/P, 2016/4743/P, 2017/4299/P and 2017/5835/P. The application is made under Section 73 of the Town and Country Planning Act 1990 (as amended) and is accompanied by a separate listed building consent.
- 6.2 The application seeks permission to reconfigure the two consented residential units in Kidderpore Hall. The application therefore seeks to amend Condition 2 of the Planning Permission (2018/2020/P) and any relevant supporting material listed at Condition 3.
- 6.3 This proposal will preserve the amount of residential floorspace on the site. This is consistent with both London Plan and Camden policies where residential is the priority land use.
- 6.4 We have explained in this Planning Statement, and also in the Design Statement submitted with the application, how the proposals that are the subject of this application therefore respond to the requirements of **Policy H3**, **Policy H6** and meet the priorities of Dwelling Size Priorities set out in part a) of **Policy H7**. The proposals also meet the requirements of policy A4 which seeks to preserve the amenity of surrounding occupiers with regards to proposals that create noise.
- 6.5 In summary, whilst the proposed development will result in a decrease in one three bed and one four bedroom dwellings, the proposed changes are a direct response to a particular request for a substantial family dwelling which accords with the characteristics of the Conservation Area and securing a listed building in its optimum viable use in line with the particular requirements of the Local Plan policies in Camden.
- 6.6 The proposal will continue to make a significant contribution to the borough's housing supply, including the borough's stock of affordable housing.
- 6.7 As such, we commend this application to the London Borough of Camden.