

OC/P6964  
14 December 2018

London Borough of Camden  
Regeneration and Planning  
5 Pancras Square  
London  
N1C 4AG

Dear Sir/Madam,

**Town and Country Planning Act 1990 (As Amended)**  
**Mount Tyndal, Spaniards Road, London, NW3 7JH**  
**Subdivision of existing 6 bedroom second floor apartment (Use Class C3) to provide two x 3 bedroom apartments (Use Class C3)**

On behalf of the applicant, Alex and Tania Bard, we hereby submit a full planning application for the subdivision of the existing 6 bedroom second floor apartment (Use Class C3) to provide two x 3 bedroom apartments (Use Class C3).

The application has been submitted via the Planning Portal under the reference: **PP-07492873**. The planning application fee of £462.00 has been paid via the Planning Portal.

The following documents have been submitted via the Planning Portal:

- Application Form
- CIL Form
- Studio Kyson Planning Application Brochure;
  - Design and Access Statement
  - Site Location Plan (ref: 500)
  - Existing Drawings
    - Block Plan (ref: 501)
    - Second Floor Plan (1000)
  - Proposed Drawings
    - Block Plan (ref: 2000)
    - Second Floor Plan (2001)
  - Schedule of Accommodation

**Site Description**

The site is a developed plot located in the north of the borough within Hampstead Heath. The property is located on the eastern side of Spaniards Road. The property has the appearance of a large modern mansion house; it is however a flatted development. The property has large open grounds and is surrounded by mature trees which border Hampstead Heath.

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The second floor of the property hosts a large 6 bedroom flat measuring 516 sq.m.

The property is not listed, although it is located within the Hampstead Conservation Area and the Hampstead Heath Archaeological Priority Area.

There is no recent planning history of relevance to the proposal.

### **Application Scheme**

The description of development is:

*'Subdivision of existing 6 bedroom second floor apartment (Use Class C3) to provide two x 3 bedroom apartments (Use Class C3)'*

It is proposed to subdivide the large second floor flat into two x 3 bedroom flats. Flat 1 will measure 251.6 sqm and Flat 2 will measure 235.8 sqm (GIA).

No external alterations are required to undertake the subdivision.

Access to the second floor remains by the existing spiral staircase. A new lobby area will be formed internally to access the new flats.

Waste and recycle storage will be proposed within the utility rooms (identified by number 13 in flat 1, and number 25 in flat 2 on proposed Second Floor Plan ref. 2001).

Four cycle spaces will be provided externally for the units within the grounds of the site.

### **Planning Policy Considerations**

Policy H1 of the Local Plan seeks to maximise housing supply; with self-contained housing the priority land-use of the Local Plan. The proposal of an additional residential unit is welcomed in principal by the Local Plan.

Policy H7 seeks a mix of dwelling sizes. Table 1: Dwelling Size Priorities identifies 3 bedroom homes to be a high priority of the plan, with 4 or more bedrooms a lower priority. The proposal to subdivide a lower priority 6 bedroom unit into two high priority 3 bedroom units is welcomed by the Local Plan.

The proposed units will provide a high standard of accommodation and exceed the London Plan minimum space standards. The flats will be triple aspect and have considered and generous floorplans. The proposal is supported by Policy 3.5 of the London Plan.

The proposal will provide a total of 4 cycle spaces within the grounds of the property; 2 cycle spaces for each unit. The cycle space provision accords with Policy 6.9 of the London Plan and Policy T1 of the Local Plan.

Waste and recycling storage will be provided within the utility rooms of each of the proposed flats, with collection in accordance with the existing arrangements. The proposal accords with Policy CC5 of the Local Plan.

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No external alterations are required to the host property as part of the subdivision. Policy D1 and D2 of the Local Plan are therefore not engaged in this respect.

**Summary**

The application scheme concerns the subdivision of a substantive second floor 6 bedroom flat to provide two x 3 bedroom flats. The proposal will provide additional housing for the borough, and three bedroom units are identified to be a high priority in the Local Plan. The accommodation will be to an excellent standard. No external works are required to undertake the proposal. The proposal is supported and in accordance with the adopted Local Plan and represents sustainable development in accordance with paragraph 11 of the National Planning Policy Framework 2018.

We trust you have all of the information required to validate and determine the application and we look forward to a swift and positive determination. Should however you require anything further or wish to discuss the proposed, please do not hesitate to contact the undersigned.

Yours sincerely,



For and on behalf of  
Rolfe Judd Planning Limited

Cc S. Payne