

20 Rosslyn Hill



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Photo 1: Front elevation of 20 Rosslyn Hill



Photo 2: View down Rosslyn Hill, with surgery on the left

Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:	21/03/2019
	N/A		Consultation Expiry Date:	23/01/2019
Officer		Application Number(s)		
David Fowler		2018/5120/P		
Application Address		Drawing Numbers		
20 Rosslyn Hill London NW3 1PD		Please refer to draft decision notice		
Proposal(s)				
Change of use from a doctor's surgery to a four-bedroom house, involving adding a dormer window and two doors to the rear elevation.				
Recommendation(s):	Grant conditional planning permission subject to section 106 agreement			
Application Type:	Full application for planning permission			
Conditions:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	2	No. of objections	2
Summary of consultation responses:	<p>A site notice was displayed on 05/12/2019 (consultation end date 29/12/2019). A press notice was advertised on 05/12/2019 and expired on 29/12/2019.</p> <p>Two comments were received in response to the public consultation from residents on Rosecroft Avenue and Langland Gardens:</p> <ul style="list-style-type: none"> - Lack of NHS GP's in NW3. Object to closure of another surgery. GP is essential for residents of all ages including young families. Once surgery is lost, it will be gone forever. Where will current patients go? The NHS 10 year plan proposes integrated local services – not closing GP's. <p><i>Officer's response: See Land use section.</i></p>			

Councillor Callaghan (Lead member for Tackling Health Inequality)	<p>Objects to the application:</p> <ul style="list-style-type: none"> - Closure would deprive 1,800 patients of a good practice. - Not aware of space capacity at other practices. - Vulnerable residents with mobility issues are familiar with present doctors and would need period of sustained support to transfer to another facility. - There is a process whereby the CCG would facilitate a period of patient and public engagement – which hasn't happened. <p><i>Officer's response: See Land use section.</i></p>
Hampstead Neighbourhood Forum	<p>The HNF objects on the following grounds:</p> <ul style="list-style-type: none"> - Policy DH2 states that development should take advantage of opportunities to enhance the conservation area by restoring original features and enhancing positive contributors. The application does not propose any changes to the modern ugly garage. - Do not support change of use unless information provided on what will happen with the current doctor operating from the practice. <p><i>Officer response: No changes are proposed to the garage extension. Whilst this element is not considered attractive, it is not considered to significantly detract from the character of the conservation area to merit refusal of the application on grounds of failure to make improvements. It should be noted that the adjoining property has a similar extension, as do the semi-detached properties to the south-east. It should be noted that the property is not a positive contributor. See Land use section.</i></p>
NHS Camden CCG (Clinical and Commissioning Group)	<p>Withdrew original objection to the planning application for Rosslyn Hill.</p> <p>"The practices have worked collaboratively with local practices and there are plans in place to merge with another practice. This will take effect on the 1st of July 2020. This is really good news for the patients of Rosslyn Hill as they will continue with their much respected GP but it will improve access for them and improve the range of services to them through the partnership with the bigger practices".</p>
Campden Wells and Hampstead Trust	<p>Given the practice is working together with a nearby practice over their merger, no objections. Camden CCG has overseen a number of successful practice mergers.</p>
Dr Gillian Gertner	<p>Supports the change of use.</p>

Site Description

The application relates to a semi-detached building on Rosslyn Hill, which was built around the 1920's as a house. The building is part two-storey/part three-storey and has a floorspace of 190sqm.

The premises were converted to a GP surgery in two stages, with permission granted in 1991 and 1992 (see History below). The surgery currently has one doctor operating from it.

The site is located within the Hampstead Conservation Area.

Relevant Planning History

9100492 – permission granted for:

“Change of use of the ground and first floors from residential use (Class C3) to use for the provision of medical and health services (Class D1(a)) and the formation of a self-contained dwelling at second floor” dated 17/10/1991.

9201085 – permission granted for:

“Change of use of second floor from residential to use as part of the doctors surgery use (D1) on lower floors” dated 02/11/1992.

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Intend to publish London Plan (2019)

Camden Local Plan (2017)

A1 Managing the impact of development

C1 Health and wellbeing

C2 Community facilities

D1 Design

D2 Heritage

H1 Maximising housing supply

H4 Maximising the supply of affordable housing

T1 Prioritising walking, cycling and public transport

T2 Parking and car-free development

Hampstead Neighbourhood Plan (2018-2033)

DH1 Design

DH2 Conservation areas and listed buildings

TT4 Cycle and car ownership

HC2 Community facilities

Camden Planning Guidance

Altering and extending your home (2019)

Amenity (2018)

Community uses, leisure and pubs (2018)

Design (2019)

Housing (2019)

Transport (2019)

Hampstead Conservation Area Statement (2002)

Assessment

1. The proposal

- 1.1. This application seeks planning permission to convert the GP surgery back into a single-family dwelling. The proposals also include the erection of a dormer window at rear second floor level and the insertion of two new doors at rear ground floor level.

2. Revisions

- 2.1. No revisions were sought or received during the course of the application.
- 2.2. This application was held in abeyance until clarification and assurance could be provided that the existing doctor and her patients could be moved to another practice.

3. Land use

Loss of Class D1 GP surgery

- 3.1. Camden Local Plan policies C1 and C2 seek to protect existing health facilities unless it can be demonstrated that the facility is no longer required. Hampstead Neighbourhood Plan policy HC2 seeks to protect specified community facilities and facilities for old or vulnerable people, unless these are not viable or no longer required.
- 3.2. It has been confirmed that the GP surgery in question would merge with the Hampstead Health GP surgery which is located off Fleet Road. After negotiations, the only doctor operating from the practice has written in support. The NHS Camden CCG originally objected to the closure of the surgery but given the above have now withdrawn their objection, as have the Camden Wells and Hampstead Trust. Camden and Islington Public Health have no objections to the granting of planning permission. The moving of services would be managed/facilitated by the CCG.
- 3.3. This surgery is not listed as being specifically protected as a community facility in the Hampstead Neighbourhood Plan. Given the re-provision of the GP to a site in close proximity, the closure of the GP surgery in question is considered acceptable.

Provision of Class C3 residential

- 3.4. Residential use is the Council's priority land use and is supported.
- 3.5. The building was built as a house originally. The premises would provide a good level of amenity as a single-family, four-bedroom dwelling house.

Affordable housing contribution

- 3.6. Policy H4 requires a contribution towards affordable housing for all developments where one or more additional homes are provided.
- 3.7. Under the proposals there would be an increase of 190sqm in residential floorspace. Given this is over the 100sqm trigger in the policy, a contribution to affordable housing is required. The contribution calculates as £20,140. A section 106 obligation is attached to secure this amount.

4. Conservation and design

- 4.1. The Council's design policies D1 and D2 are aimed at achieving the highest standard of design in all developments. Policy D1 requires extensions to consider the character, setting,

context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Hampstead Neighbourhood Plan policies DH1 Design and DH2 Conservation areas and listed buildings are also relevant.

4.2. The site is located within the Hampstead Conservation Area. The building is not listed nor is it a positive contributor.

4.3. The external alterations are relatively minor in nature and all proposed at the rear. There is already one dormer window in the rear roof slope. The proposed dormer window will match this. The new doors are discreet in location and design. The proposed amendments are minor and in character with the existing building and therefore are considered acceptable in conservation and design terms.

5. Impact on Neighbour Amenity

5.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.

5.2. The only extension is an additional dormer on the rear roof slope. Given its size and location there would be no loss of light issues. There is currently a dormer on the other side of the roof, as well as numerous windows at first floor level, and the addition of the dormer would not materially impact in terms of loss of privacy. No objections have been received on amenity grounds.

6. Transport

6.1. Policies T1 and T2 of the Camden Local Plan and Hampstead Neighbourhood Plan policy TT4 are relevant with regards transport.

6.2. The premises have a garage, which would be retained under the proposals. However, the proposed house would be secured as car free through a section 106 agreement, to prohibit the right to on-street parking permits.

6.3. Bicycles would be stored in the garage, which is considered acceptable as secure and covered parking and meets the policy requirements.

Recommendation:

Grant conditional planning permission subject to s106 legal agreement to secure:

- a financial contribution towards affordable housing
- car free housing

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4th May 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/5120/P
Contact:
Tel: 020 7974
Date: 28 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Toleman Associates
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Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
20 Rossllyn Hill
London
NW3 1PD

DECISION
Proposal:
Change of use from a doctor's surgery to a four bedroom house, involving adding a dormer window and two doors to the rear elevation.
Drawing Nos: Proposed plans: 1808/05, 1808/06.
Documents: Design & Access Statement APJT/1808 (Toleman Associates) October 2018.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed plans: 1808/05, 1808/06.

Documents: Design & Access Statement APJT/1808 (Tolman Associates) October 2018.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

