

Planning Statement

For the

“Change of use of the lower ground floor flat from two bedsits (Class C4) to a self-contained flat (Class C3) and the erection of a lower ground floor rear extension.”

Land at

96 Goldhurst Terrace

London

NW6 3HS

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Table of Contents

Introduction	Page 2
The Site	Page 2
Relevant Planning History	Page 2
The Proposal and its Background	Page 3
Cycle storage	Page 3
Proposal Description	Page 4
Plans	Page 4
Conclusion	Page 4

Introduction

1. This is an application for the Change of use of the lower ground floor flat from two bedsits (Class C4) to a self-contained flat (Class C3) and the erection of a lower ground floor rear extension.

The Site

2. The property is situated at 96 Goldhurst Terrace, London, NW6 3HS.
3. The application site is a substantial four-storey terraced Victorian property located on the north side of Goldhurst Terrace within the Swiss Cottage Conservation Area. The ground and upper floors have been sub-divided into self-contained units. The basement level accommodation, to which this application relates, is in use as two bed-sits.

Relevant Planning History

4. On 16 October 2017, under planning ref:2016/7145/P, planning permission was granted for the 'erection of a single storey rear extension at lower ground floor level to provide an additional non-self-contained unit'). In fact,

the identical extension had been granted in July 2007 but had since lapsed). The permission is still extant. In addition to the standard conditions, condition 4 imposed that details of a secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the LPA.

5. On 24 January 2020, under planning ref:2019/3191/P, a Lawful Development Certificate for the 'Change of use from two bedsits (Class C4) on the ground floor to one self-contained flat (Class C3)'. This was based on Class L of Part 3 of Schedule 2 of the GPDO.
6. In summary, both the rear extension and the change of use to a flat are established.

The Proposal and its Background

7. Given the above planning history, the applicant can now first implement the planning permission for the rear extension to create an additional bedsit and then change the use of the unit to a three-bedroom flat. However, if possible, the applicant would like to do the works at one time. Therefore, this application is now made seeking planning permission for the change of use from an HMO to a self-contained flat. The end result will be exactly as if the development would be carried out in stages, i.e. the extension would be erected followed by the change of use.
8. This, therefore, forms the fall-back position for this application and therefore, forms a material consideration to be considered in the determination of this application.
9. There is also wide Policy support for the provision of family units. Family units are generally protected.

Cycle Storage

10. The planning permission for the additional bedsit (2016/7145/P) required the submission of details of 2 cycle stores. This application includes these details on the proposed plans. Should the Council be satisfied with the details provided, no such condition will be necessary.
11. Given that no additional unit is proposed, there should be no need for a car free agreement. In any event, such an agreement has already been prepared in relation to a previous application in relation to this site. (2018/2534/P).

Proposal Description

12.The description given is the 'Change of use of the lower ground floor flat from two bedsits (Class C4) to a self-contained flat (Class C3) and the erection of a lower ground floor rear extension'.

Plans

13.The plans include, Floor, Section, and Elevation Plans.

14.The plans are numbered GT.96.EX.01 - Existing Floor Plan, GT.96.EX.PR.01 – Existing and Proposed Rear elevations, GT.96.PR.111- Proposed Floor Plans, and GT.96.PR.112- Proposed section, side elevation and roof Plan. GT.96.AG.01- As Granted 2016/7145/P.

15.A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

16.Having regard to the history of the property and the fall-back position and the policy support for family dwellings, the council are respectfully asked to grant planning permission.