

# **10 CANFIELD GARDENS, SOUTH HAMPSTEAD, LONDON, NW6 3JS**

## **PLANNING STATEMENT**

REFURBISHMENT AND RECONFIGURATION OF EXISTING FLATS

Prepared By

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## 1.0 INTRODUCTION

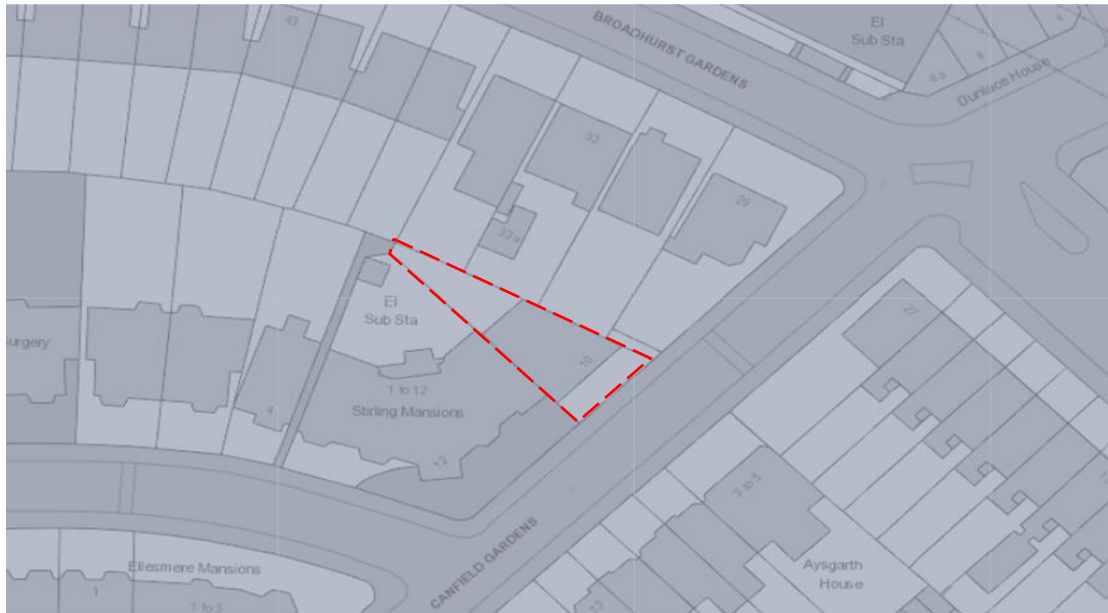
- 1.1 This statement has been prepared by Nicholas Taylor + Associates in support of an application to the London Borough of Camden (the “Council” hereafter) to update and refurbish 10 Canfield Gardens, South Hampstead, London, NW6 3JS (the “Site” hereafter).
- 1.2 Like many other properties along the street, the large existing property has been converted to several self-contained flats over a period of time. A certificate of lawfulness for existing use (CLUED) was approved in January 2020 (LPA Ref: 2019/3052/P). The CLUED established the legal use of the building as 16 self-contained flats, comprising 10 studios and 6 one-bedroom flats.
- 1.3 The proposed works would optimise the residential internal layout of the Site, improving residential quality and amenity.
- 1.4 The works include a lower ground floor rear extension and the replacement of a ground floor extension, (which is currently leaning and structurally unsound), refurbishing the bin store, extending the boiler room, repairing the stairs to the entrance of the property, reconfiguring the internal layout, replacing the windows and landscaping the communal areas.
- 1.5 Given the clear need to carry out repair works to the building and the need to improve the standard of living accommodation which was originally implemented without prior planning consent, it is considered that the proposed works should be acceptable in principle.

### Structure of Statement

- 1.6 This statement is structured as follows:
- Section 2 provides a description of the Site and surrounding area.
  - Section 3 provides a detailed description of the proposed development.
  - Section 4 outlines the local development framework against which the proposal must be assessed.
  - Section 5 assesses the proposal with due regard to planning policy.
  - Section 6 summarises and concludes this statement.

## 2.0 DESCRIPTION OF SITE AND SURROUNDING AREA

- 2.1 The Site is located on the western side of Canfield Gardens, near the junction with Compayne Gardens. The property, which is split into 16 self-contained studio and one-bed flats, consists of three storeys along with a lower ground floor.



SITE LOCATION PLAN

- 2.2 The Site accommodates a late Victorian building that consists of red brick elevation with sash windows and a tiled roof. There is a more recent roof extension with a tile hung feature that is not considered to be sympathetic to the host building.



EXISTING FRONT ELEVATION

- 2.3 The Site lies within the South Hampstead Conservation Area and the building, along with surrounding properties, are noted as a positive contributors in the South Hampstead Character Appraisal and Management Strategy.



SOUTHERN AXONMETRIC VIEW WITH NO. 10 OUTLINED RED

- 2.4 There is a poorly constructed two-storey lean-to extension to the rear, which is in need of repair/replacement.



EXISTING REAR EXTENSION

2.5 The internal fit out is currently not fit for purpose with a number of rooms suffering from poorly designed layouts. More generally the property is in need of modernisation and renovation.



INTERNAL IMAGES

2.6 The external areas are in a similar state of disrepair with the rear garden in need of landscaping to make it useable.



EXTERNAL AREAS

2.7 The Site has a PTAL rating of 6b, on a scale where 0 is lowest and 6b is the highest. The site is 120 metres from Finchley Road Underground Station which is served by both the Jubilee and Metropolitan Lines. The Site is also within walking distance from National Rail and Overground stations at West Hampstead and Finchley Road & Frognal. The Site also benefits from the many buses that serve the arterial A41 Finchley Road. The Site is very sustainable in planning terms.



PTAL MAP [SOURCE: WEBCAT, 2020]

### 3.0 PLANNING HISTORY

- 3.1 The Site has been subject to historic planning applications. Most recently, a certificate of lawfulness for existing use was granted confirming that the current and lawful use of the building is for 16 self-contained flats, comprising 10 studios and 6 one-bedroom flats. We provide a summary of the pertinent history below.

#### 2019/3052/P

- 3.2 A certificate of lawfulness for existing use was approved in January 2020. The CLUED established the legal use of the building as 16 self-contained flats, comprising 10 studios and 6 one-bedroom flats.

#### 8803845

- 3.3 An application for the change of use and works of conversion to form ten self-contained units was refused in June 1989.

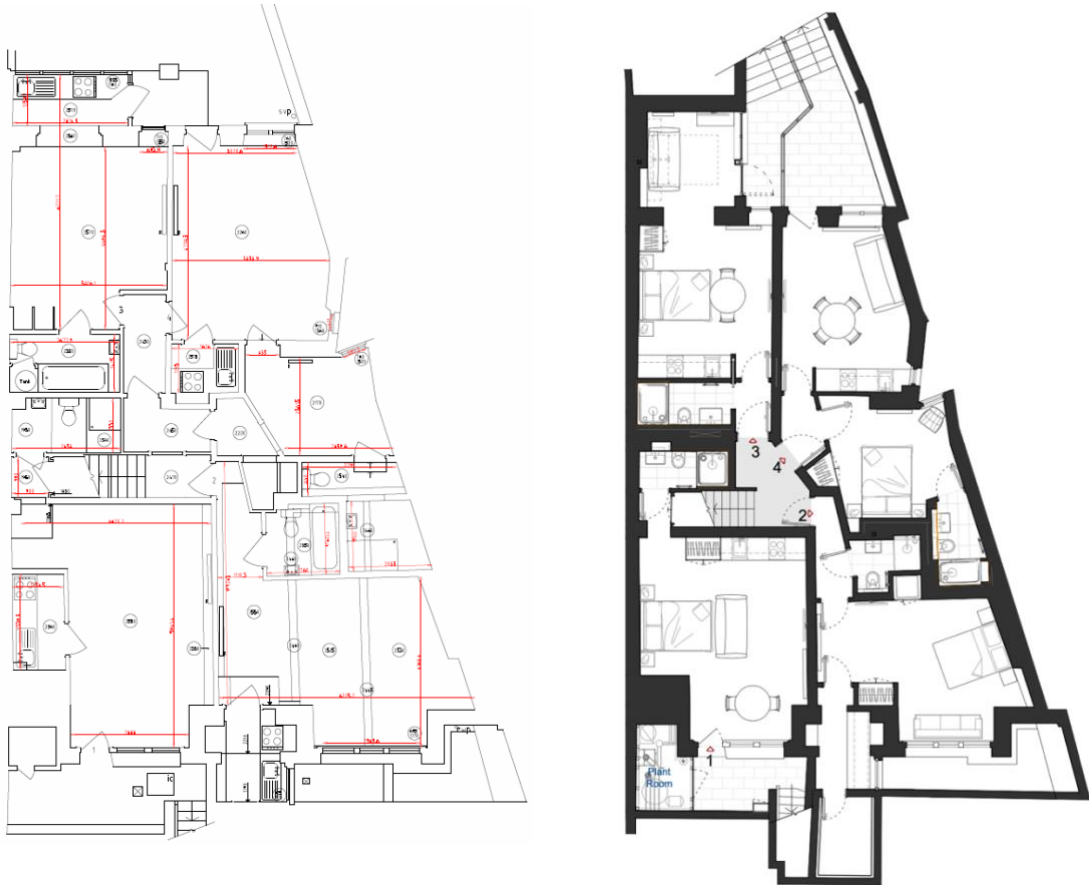
#### TP3261

- 3.4 An application for alterations and use of the ground floor, first and second floor for letting rooms was refused in November 1960.



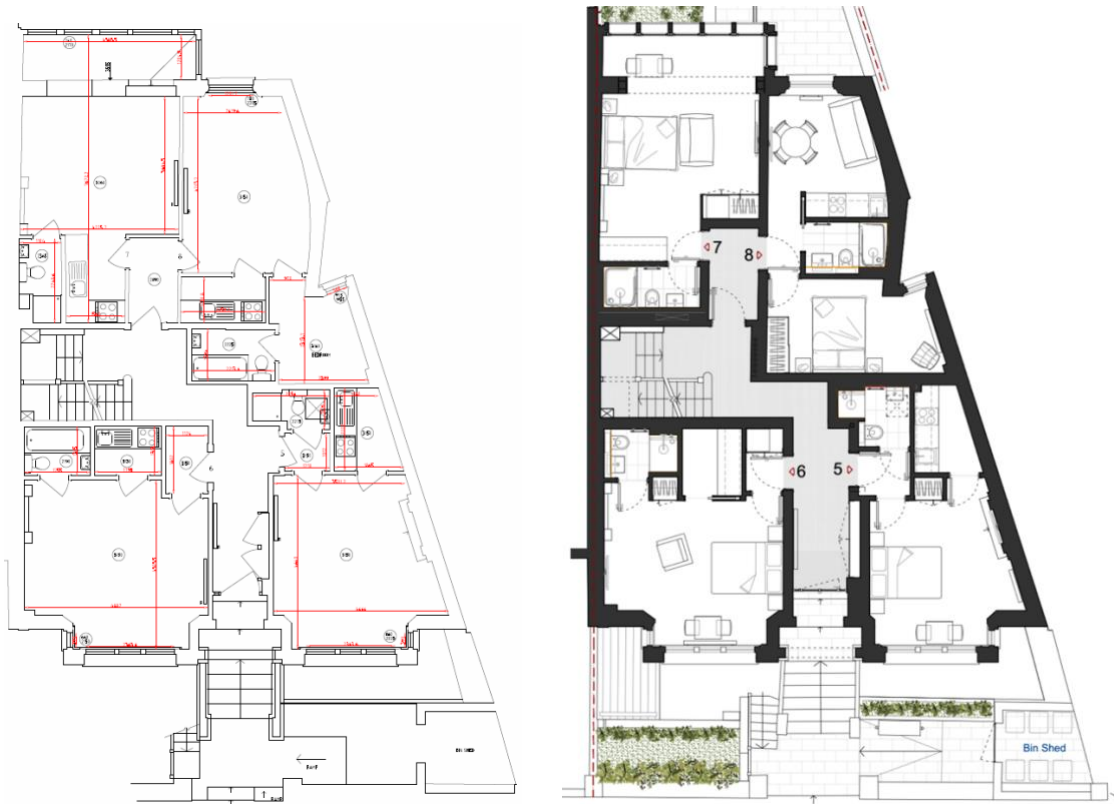
#### 4.0 PROPOSED DEVELOPMENT

- 4.1 The proposal seeks to make changes to improve the layout of the existing 16 self-contained flats (comprising 10 x studio & 6 x 1 bed). It is proposed to maintain the overall number of units but significantly improve their quality and functionality.
- 4.2 The proposal as whole consists of the reconfiguration of the internal layouts, supplemented by external works which include a lower ground floor rear extension, the replacement of a ground floor extension, refurbishing the existing bin store, extending the boiler room, repairing the stairs to the entrance of the property, replacing the windows and landscaping the communal areas. For clarity we provide a detailed breakdown of the various works below.
- 4.3 At lower ground floor level, the flat layouts would be adapted to provide more usable space for future occupants. A small rear extension will provide additional space for flat 3, together with direct access to the communal rear garden from flats 3 and 4. A small front extension (effectively at basement level at the frontage) would provide space for an enlarged boiler room.



EXISTING (LEFT) AND PROPOSED (RIGHT) LOWER GROUND FLOOR LEVEL

4.4 At ground floor level the room layouts have again been optimised. The current dilapidated rear extension will be replaced with a modern, sympathetic addition.



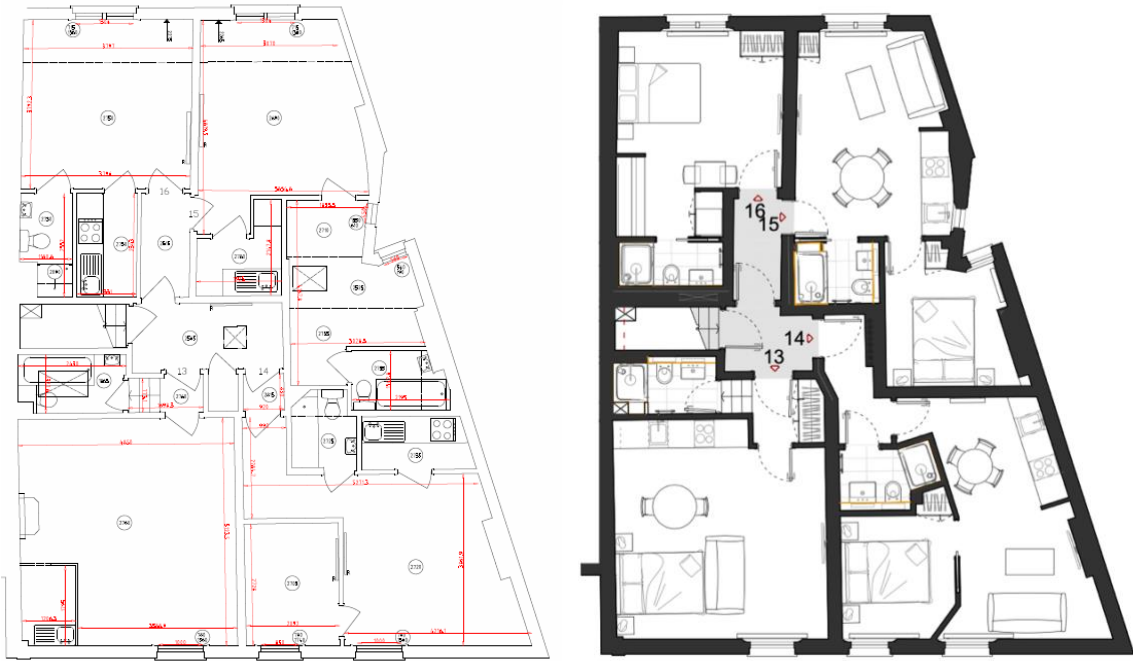
EXISTING (LEFT) AND PROPOSED (RIGHT) GROUND FLOOR LEVEL

4.5 At first floor level the flat layouts would be rationalised.



EXISTING (LEFT) AND PROPOSED (RIGHT) FIRST FLOOR LEVEL

4.6 At second floor level, again, the flat layouts would be rationalised.



EXISTING (LEFT) AND PROPOSED (RIGHT) SECOND FLOOR LEVEL

4.7 The front elevation would see replacement windows, a front extension (beneath the stairs) for an enlarged boiler room and an improved bin store. A sympathetic restoration of the brickwork and pointing would also be carried out.



EXISTING (LEFT) AND PROPOSED (RIGHT) FRONT ELEVATION

4.8 Finally, the rear elevation will see a lower ground floor extension, a replacement ground floor extension and replacement windows.



EXISTING (LEFT) AND PROPOSED (RIGHT) REAR ELEVATION

**5.0 POLICY FRAMEWORK**

5.1 The following documents comprise the relevant Local Development Framework, and are relevant to this proposal:

**National**

National Planning Policy Framework 2019

**London**

London Plan (with consolidated alterations) 2016

Draft London Plan (Intend to Publish Version) 2019

**London Borough of Camden**

Camden Local Plan 2017

South Hampstead Character Appraisal and Management Strategy 2011

## 6.0 PLANNING ASSESSMENT

6.1 This section will appraise the proposed development under the following criteria, which are considered to be the principal planning considerations:

- a. Principle of Development
- b. Design
- c. Standard of Residential Accommodation
- d. Impact upon Surrounding Residential Amenity
- e. Transport and Highways

### *a. Principle of Development*

6.2 Chapter 5 (“Delivering a sufficient supply of homes”) of the National Planning Policy Framework states the importance of “*a sufficient amount and variety of land*” coming forward in order to significantly boost the supply of homes.

6.3 Paragraph 68 of the NPPF states the importance played by small and medium sized sites in increasing housing supply, and encourages local planning authorities to “*support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.*”

6.4 Chapter 11 (“Making effective use of land”), Paragraph 118 states that planning policies and decisions should “*promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.*”

6.5 Policies 3.3 (“Increasing Housing Supply”) and 3.4 (“Optimising Housing Potential”) of the London Plan promote the optimisation of land to provide housing.

6.6 Table 3.1 of the London Plan states that 889 residential units must be provided annually within the Borough between 2015 and 2025.

6.7 Policy H2 (“Small sites”) of the Draft London Plan states that small sites “*should play a much greater role in housing delivery and boroughs should pro-actively support well-designed new homes on small sites through both planning decisions and plan-making.*”

6.8 In line with Policy H1 of the Local Plan, Camden will seek to maximise housing supply by securing homes to meet the needs of existing and future households. Policy H1 seeks to exceed a target of 16,800 additional homes before 2031.

6.9 The Camden Strategic Housing Market Assessment (2016) and Policy H7 of the Local Plan have identified 1-bedroom or studio flats at intermediate affordable rent as a high priority for the borough. This suggests there is a shortage of 1 bedroom and studio flats available across the borough. Policy H7 also recognises there is a need for dwellings of every size across the borough.

6.10 The lawful use of the building as 16 self-contained flats has been established in the previous CLUED application. The works to the building will maintain the existing number of units at the site, but vastly improve their quality and function. The principle of development is deemed to be acceptable.

### *b. Design*

6.11 Chapter 12 (“Achieving well-designed places”), Paragraph 127 of the NPPF states that planning policies and decisions should ensure that development proposals “*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.*” Paragraph 131

states that ***“great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area so as they fit in with the overall form and layout of their surroundings.”***

- 6.12 Policy 7.4 (“Local Character”) of the London Plan requires that development *“should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings... In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.”* Policy 7.4 (“Architecture”) states that development *“should make a positive contribution to a coherent public realm, streetscape and wider cityscape.”*
- 6.13 The development would see the sensitive restoration of brickwork and pointing along with replacement windows. The proposals would also vastly improve the general exterior of the building through removal and replacement of the dilapidated rear extension, and replacement bin store. The front extension would be on the lower ground floor meaning it would not intrude and the new rear extension would also be on the lower ground floor meaning it would be out of sight for neighbouring properties.
- 6.14 The proposed restoration works would enhance the setting of the building within a Conservation Area. The resultant building would appear better integrated within the street scene and make an even greater positive contribution to its setting.
- c. Standard of Residential Accommodation***
- 6.15 The current layout and sub-division of the building was formed without prior planning permission. However, through the passage of time, those works creating 16 self-contained apartments has become lawful (see planning history). However, the layout is poor, not conducive to modern day living and is more generally in a state of disrepair and in need of modernisation.
- 6.16 The proposed development maintains the existing number of flats within the building but re-configures their layout. The revisions will provide future occupants with a much higher standard of living by rationalising the layout of the flats, creating more usable floorspace, and improving the quality of fixtures and fittings. The proposals also landscape the rear communal garden, so that it is genuinely accessible and useable.
- d. Impact on Surrounding Residential Amenity***
- 6.17 Policy 7.6 (“Architecture”) of the London Plan requires that development proposals should *“not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.”*
- 6.18 Policy A1 of the Local Plan states that the Council will seek to protect the quality of life of occupiers and neighbours. The Council will grant permission for development unless this causes unacceptable harm to amenity. The factors to be considered include: visual privacy, outlook; sunlight, daylight and overshadowing etc.
- 6.19 The proposal maintains the number of flats/occupants within the building, accordingly there will be no greater activity at the site as a result of the works.
- 6.20 Furthermore, the external works are limited to a replacement extension and minor works to the frontage which improve the overall function of the building. Windows are replaced but no new openings overlooking neighbours are to be created.

6.21 Overall, there will be no potential negative impacts on surrounding residents. The external appearance of the building will be improved resulting in a more positive streetscene/visual amenity.

*e. Transport and Highways*

6.22 Policy T2 of the Camden Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car free.

6.23 The proposed development does not alter the existing number of flats and will not cater for any on-site parking. The development will provide cycle parking for future residents.

6.24 An improved area for waste and recycling storage to the front of the property is included at ground floor level.



**7.0 SUMMARY AND CONCLUSIONS**

- 7.1 This statement has been prepared by Nicholas Taylor + Associates in support of works to improve and rationalise the space within an existing building comprising 16 self-contained units.
- 7.2 The lawful use of the building as 16 self-contained flats consisting of 10 studio and 6 1-bedroom flats has been established in the 2019 CLUED application.
- 7.3 The proposal will bring the property and all the residential units within, up to a modern standard while sensitively restoring the external parts of the building.
- 7.4 The proposals maintain and improve the 16 residential units within a very sustainable location, with a high PTAL value of 6b.
- 7.5 Future occupants would enjoy a high standard of living accommodation, without causing harm to any existing residential development.
- 7.6 For the reasons set out in this report we respectfully ask that permission is granted.