

163 Sumatra Road, Camden, NW6 1PN

Planning Statement; conversion to HMO and extensions

1. Introduction; The Proposal

1.1. This Planning Statement is prepared in support of a full planning application for the re-building of the front elevation of 163 Sumatra Road, NW6 1PN following a partial collapse; a basement extension including two front lightwells and two rear lightwells; a ground floor rear extension; roof-level extensions to the rear elevation, and; alterations to the fenestration, in connection with the conversion of the former 1x 5-bed single family dwelling house (Use Class C3) to a House in Multiple Occupation (suis generis) containing 12 Rooms to accommodate up to 15 people.

1.2. The application includes the following components:

- The rebuilding of the front wall and the reinstatement of the damaged floors
- The enlargement of the existing basement level together with two single storey extensions at the rear with set back dormer window
- Widening of the outrigger to the rear;
- Sub-division of the property to provide 12 HMO rooms in compliance with Local Plan and the Housing Act 2004 HMO room size guidance

1.3. Rebuilding works are required following an incident involving a delivery vehicle rolling back into the building which has causing severe structural damage.

1.4. This statement considers the proposals against planning policy and all other material considerations, including relevant planning history, to show that the proposals meets the tests of legislation and can be supported. The proposed works will restore the original fabric of the building following recent events.

2. Site and Area Analysis

2.1. The application site is located in the West Hampstead area of Camden, in North West London. It is located on the southern side of Sumatra Road, a residential street mainly comprised of Victorian and Edwardian era properties. The location is shown on the map opposite. The plot has an area of approximately 190sq.m.



- 2.2. The plot has a notable difference in levels from the front to rear with the rear boundary of the site being shared with a footpath (Black Path), beyond which runs the Thameslink railway line. To the front elevation, the property is characterised by two main storeys (plus attic storey) and is distinguished by a main hipped roof projection with a smaller bay and central doorway under a small porch roof. At the rear is a sizeable gabled five storey projection. The property is built of brick with decorative window detailing cornice at eaves level and a chimney stack shared with the adjacent property.
- 2.3. The relevant planning history associated with the site is addressed on page xx of this statement. Of particular relevance is the recent collapse of the front wall of the building, the result of a recent incident involving a HGV delivering goods to the site. The event was widely reported in local press and there is now a requirement to undertake extensive works to the host building to reinstate the front elevation and the internal floors to once again make the building structurally sound. The building is at present structurally supported by scaffolding and internal braces. The applicant is keen to address the issue, so that the building can be restored to its former condition, but understand that this process is reliant on the cooperation of the relevant authorities.
- 2.4. There are important civic and commercial centres nearby including along West End Lane, the nearest neighbourhood shopping thoroughfare, Mill Lane and Shoot Up Hill. There are no Listed Buildings within close proximity to the application site, and the site is not in a conservation area.
- 2.5. There is no off-street parking for the house; however, the site is within a sustainable locations and achieves a PTAL rating of 4 (good). Nearby public transport routes include West Hampstead Thameslink, West Hampstead railway & underground stations. Mill Lane is a main east-west bus route running between main north-south routes, the A5 Shoot Up Hill & A41 Finchley Road with the B510 West End Lane running parallel.

3. Policy Context

- 3.1. Decisions on planning applications are required by national policy and legislation to be made in accordance with the policies of the development plan unless material considerations indicate otherwise.
- 3.2. The development plan comprises the adopted Camden Local Plan 2017 and the London Plan (2016).
- 3.3. Relevant material considerations comprise the New London Plan Draft for Consultation (December 2017), Housing SPG (2016) the Revised National Planning Policy Framework (NPPF) 2018 and the planning history to the site; most notably the 2017 appeal decision in respect of a conversion to four flats.



4. Principle of Development; conversion to a HMO.

- 4.1. The London Plan provides minimum space standards which are applied to new residential developments. It requires that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment in order to protect and enhance London's residential environment and attractiveness as a place to live.
- 4.2. Paragraph 4.12.7 of the New London Plan reflects para 3.55 of the adopted plan and states "Houses in multiple occupation (HMOs) are an important part of London's housing offer, reducing pressure on other elements of the housing stock."
- 4.3. Camden Policy H10 'Housing with shared facilities ('houses in multiple occupation')' sets a series of criteria for such proposals. In this respect:
- The property is a single self-contained house;
 - the site is not identified for self-contained housing through a current planning permission or a development plan document;
 - The proposal complies with all relevant HMO standards. Each unit will be compliant with the London Plan, Local Plan, HMO Design Guide, Building Regulations and HMO Licensing Department requirements. All alterations would be compliant with the relevant requirements of Part M1 & M2 of the Building Control Act to ensure accessibility.
 - The proposal will contribute to creating a mixed, inclusive and sustainable community, there being a range of property types in the vicinity;
 - The applicant and owner are happy to commit this property as a long-term addition to the supply of low cost housing in the area.
- 4.4. The GLA Housing SPG sets further criteria at para 3.51. In this respect:
- The proposals are shown to be of a high quality and well-designed,
 - A management company will be in place to manage the property post completion with regards to letting, maintenance, etc.
 - The development is located in an area of high public transport accessibility as shown by a PTAL rating of 4 (see para 2.5). The development will be car free in compliance with Local level planning policy T2. secure cycle-parking at the site can be provided if required to the front of the site through the requirements of an appropriate planning condition.
- 4.5. Details of unit sizes are shown on the submitted plans.



4.6. The proposal is therefore in accordance with the policies of the development plan and material considerations in respect of the creation of new houses in multiple occupation.

5. Design

5.1. Policy D1 'Design' states "The Council will seek to secure high quality design in development" and sets a number of criteria.

5.2. The works proposed have previously been approved as follows:

- 2013/6626/P: single storey rear extensions at ground level and dormer extensions;
- 2013/6701/P: erection of 2 single storey rear infill extensions either side of the five-storey gabled projection;
- 2013/8185/P: excavation to enlarge the existing basement including the creation of 2 lightwells to the rear and alterations to the existing rear window to create a door at ground floor level.
- The 2017 appeal (reference APP/X5210/W/17/3172882) considered the principle of 5 units and found that the design of extensions proposed similar to the current scheme were acceptable, and in compliance with the policies of the development plan; the local planning authority notably did not raise design as an issue in the consideration of the appeal.

5.3. Key differences between the approved and current proposals

5.4. The extent and design of physical works to the building have therefore largely been previously considered by both the local planning authority and the planning inspectorate, and supported. The proposed works will reflect those to other properties in the vicinity, some of which have themselves also been subject to conversion; crucially the works will allow the front elevation of the building front to be reinstated. Secure bin storage, including recyclables, is accessed from the front of the site is incorporated to the development. The proposals will therefore meet the requirements of Camden Planning Guidance: Design.

5.5. Detailed elements of the building, such as the period timber sash windows will be reinstated. The wider outrigger to the rear will enable for a better standard of accommodation to be provided without compromise to the amenity of the neighbouring properties. The rear of the property does not extend beyond its neighbours, and so will have no effect on neighbouring amenity.



5.6. The basement works meet the requirements of Camden Planning Guidance: Basements, having minimal impact on, and be subordinate to, the host building and property. A Basement Impact Assessment is included with the application.

6. Conclusions

- 6.1. This statement is submitted in support of a full planning application for the conversion of the 5-bed single family dwelling house at 163 Sumatra Road, London, NW6 1PN to a House in Multiple Occupation. The development will reinstate the fabric of the host building following its collapse in February 2018. and provide much needed good quality low cost accommodation in Camden.
- 6.2. The proposals will reinforce the character and appearance of the area, without detriment to the amenity of neighbouring residents. The planning history of the site shows that the principle of the works to the property have been previously supported by both the local planning authority and the Planning Inspectorate.
- 6.3. The proposals meet the requirements of development plan policy; material considerations further support the proposals and the application can be supported by the local planning authority.

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