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# Planning Statement – v.0.01

**Change of Use from HMO (Sui Generis) to C3 Residential.**

**Full Refurbishment and Adaptations.**



**At**

**6-8 Kemplay Road  
Hampstead  
London NW3 1SY**

**For**

**Optivo, Grosvenor  
House, 125 High St,  
Croydon CR0 9XP**

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## 1.0 INTRODUCTION

### 1.1 General

1.1.1 This Planning Statement has been prepared by on behalf of Optivo for the purpose of seeking planning approval from Camden Borough Council Planning Department for a proposed change of use and internal alterations to 6-8 Kemplay Road, Hampstead NW3 1SY.

1.1.2 This statement should be read alongside the documents submitted with the application:

- Existing and proposed drawings
- Elevation drawings
- Design and Access Statement
- Heritage Statement

### 1.2 The Site

1.2.1 6-8 Kemplay Road is an unlisted, mid-terrace Victorian dwelling house situated in the Hampstead conservation area with accommodation over 5 floors including the lower ground.

1.2.2 Kemplay Road is a largely residential street that runs perpendicular to Willoughby Road and parallel to Hampstead High Street. Hampstead Heath is a short walk away (0.2 miles).

1.2.3 A full description of the property is provided within the supporting documentation.

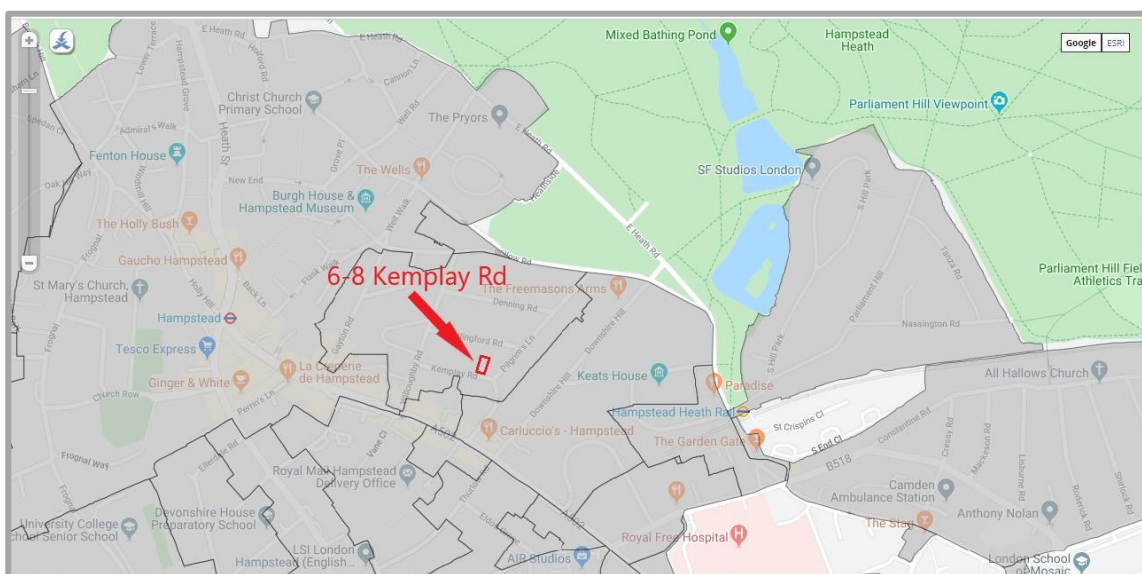


Figure 1:  
6-8 Kemplay Road sited within the Hampstead Conservation Area (indicated by the grey shaded areas)

### 1.3 Context

1.3.1 The property currently lies vacant and was most recently purposed as hostel accommodation.

1.3.2 The property contains 3 self contained, one bed flats with a single shared kitchen serving the remaining 15 one person bedsits. 3 communal washroom facilities and 2 further shared WC's are also featured within the current provision of accommodation.

1.3.3 This statement is intended to support the application for a change of use from HMO (Sui Generis) to C3, self contained residential dwellings with the intended tenure to be split between London Affordable Rent (LAR) and Camden Intermediate Rent (Int). See section 2.2.1, table 1 below.

1.3.4 The proposal aims to retain the existing façade however, to the third floor front and rear elevation the small dormers will be widened and marginally raised, in keeping with adaptations made to adjoining properties. This will create valuable amenity space for the future occupiers.

1.3.5 Widening of the roof dormers will increase sunlight and daylight ingress to meet the dwelling standards of the London Housing Design Guide. The larger dormers will take the form of the existing to ensure that the aesthetic impact is minimal.

### 2.0 PROPOSAL

#### 2.1 Use

2.1.1 The application is for ten new self-contained flats which will provide accommodation as identified in the table 1 below.

#### 2.2 Quantum of accommodation

2.2.1 The proposal includes the following accommodation;

Accommodation Schedule - Kemplay Road				
Floor		GIA m2	NIA m2	Tenure
Lower Ground (west)	1 x 2 Beds (4p)	129.1	129.1	LAR
Lower Ground (east)	1 x 1 bed (2p)	48.5	48.5	LAR
Ground (west)	1 x 1 Bed (2p)	47.9	47.9	Int
Ground (east)	1 x 1 Bed (2p)	48.2	48.2	Int
First (west)	1 x 1 Bed (1p)	41.6	41.6	Int
First (east)	1 x 1 bed (1p)	36.8	36.8	Int

Duplex - First rear (lower) and Second rear (upper)	1 x 1 Bed (2p)	54.5	54.5	Int
Second (west)	1 x 1 Bed (1p)	42.7	42.7	Int
Second (east)	1 x 1 Bed (1p)	37.4	37.4	Int
Third	1 x 1 Beds (2p)	63.6	56.6	Int

*Table 1: Proposed accommodation schedule of 6-8 Kemplay Road*

2.2.2 The current plans for 10 no. C3 units are deemed to be a major development within the Camden preapplication service, and a major development under the Town and Country Planning (Development Management Procedure) (England) Order 2015.

### **3.0 RELEVANT PLANNING POLICY**

3.0.1 The site is subject to planning policies as set out in London Borough of Camden adopted Local Plan Documents (3<sup>rd</sup> July 2017)

3.0.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any planning application must be determined in accordance with the development plan for the area unless any material considerations indicate otherwise.

3.0.3 In this case the development plan comprises:

- The London Plan (March 2015)
- Camden Local Plan (July 2017)
- London Borough of Camden Local Development Scheme (March 2019)
- Camden Site Allocations – Local Development Document (September 2013)

### **4.0 PLANNING / LEGISLATIVE POLICY**

#### **4.1 List of Documents**

4.1.1 The planning policies and legislation which will be in affect at this refurbishment are:

- The London Plan (March 2015)
- National Planning Policy Framework (Feb 2019)
- Unitary Development Plan
- Camden Development Policies (2010-2025) LDF
- Local Borough of Camden – Local Development Scheme March 2019

- Conservation Area Audits – Hampstead
- Hampstead CA Appraisal
- Historic England Guidance

## 4.2 Extracts and comments

4.2.1 The following list and extracts are not exhaustive but seek to provide reference to the material considerations affecting the principle of the development only.

### 4.2.2 LP Policy H1 – Maximising Housing Supply:

a. There is a strong demand and acute need for affordable housing of all tenures within Camden.

This proposal seeks to make the most appropriate compromise within the overall planning balance.

### 4.2.3 LP Policy H3 – Protecting Existing Homes

- resisting development that would involve a net loss of residential floorspace, including any residential floorspace provided;
- within hostels or other housing with shared facilities

The refurbishment of the building wholly retains the internal space and provides further accommodation to the rear hall, creating a net gain of 78 square metres of habitable space.

### 4.2.4 LP Policy H4 – Maximising the Supply of Affordable Housing (+1 & 100m<sup>2</sup>>)

The Council will seek to negotiate the maximum reasonable amount of affordable housing on the following basis:

- the guideline mix of affordable housing types is 60% social-affordable rented housing and 40% intermediate housing
- The delivery of social-affordable rented homes mitigates the impact of the loss of shared housing.

The scheme is offered at the most achievable mix of LAR and Camden intermediate rents within the constraints of the building.

### 4.2.5 LP Policy H6 – Housing Choice and Mix

We will seek to secure high quality accessible homes in all developments that include housing. We will:

- a. Encourage design of all housing to provide functional, adaptable and accessible spaces;
- b. Expect all self-contained homes to meet the nationally described space standard;
- c. Require 90% of new-build self-contained homes in each development to be accessible and adaptable in accordance with Building Regulation M4(2); and
- d. Require 10% of new-build self-contained homes in each development to be suitable for occupation by a wheelchair user or easily adapted for occupation by a wheelchair user in accordance with Building Regulation M4(3).

The proposed internal design alterations seek to meet the requirements of the relevant building regulations as far as reasonably practicable within the constraints of a heritage building located within a conservation area. Where adaptations are restricted under statutory legislation, provision has been made to mitigate any negative impact on future occupants and neighbouring residents.

#### 4.2.6 LP Policy H10 - Housing with Shared Facilities 'HMOs'

We will resist development that involves the net loss of housing with shared facilities (houses in multiple occupation) or the self-containment of any part of such a housing unless either:

- a. It can be demonstrated that the accommodation is incapable of meeting the relevant standards for houses in multiple occupation, or otherwise genuinely incapable of use as housing with shared facilities; or
- b. Adequate replacement housing with shared facilities will be provided that satisfies criteria (a) to (f) above; or
- c. The development provides self-contained social-affordable rented homes.

#### 4.2.7 The site is not within –

- A Local/National Nature Reserve, or Area of Outstanding Natural Beauty
- An Area of Great Landscape Value
- An Ancient Woodland
- Site of Special Scientific Interest
- Searches did not reveal any TPO (Tree Preservation Orders) on this site.

### **4.3 RELEVANT PLANNING HISTORY**

- A previous proposal was submitted for this property in 2020 with a similar proposal with the addition of a large dormer to the rear elevation.

### **5.0 PLANNING COMMUNICATIONS**

#### **5.1 Previous Planning Enquiries**

5.1.0 A Pre-Application proposal for conversion from hostel (Sui Generis) to student accommodation (20 single units) was submitted by the previous freeholder, Viridian to Camden Borough Council in August 2013.

5.1.1 Part of the response from Camden Planning Department referred to Policy DP9 - Student housing, bedsits and other housing with shared facilities, stating that the Council would support a change of use from hostel to student housing as it does not involve the loss of permanent self-contained accommodation. This would be consistent with the existing planning policy and remains an option.

5.1.2 In contrast, the scheme did not receive the support of Camden's Head of Strategic Enabling following a meeting in August 2018 with the current freeholder (Optvio), however, it was reiterated that the proposed conversion from hostel to student accommodation was coherent with local planning policy.

5.1.3 Most recently, Camden Borough Council's Affordable Housing Development Coordinator responded positively to the proposal of conversion from hostel accommodation to self-contained flats, agreeing that the new scheme is more straightforward than previous iterations.

### **6.0 CONCLUSION**

7.1 The proposal will provide and fulfill a much-needed requirement for more affordable housing in the Hampstead area.

7.2 Subsequent reviews with key planning and housing personnel confirm that the current proposal is favourable.

7.3 The design proposal seeks to create an appropriate, minimal and reversible solution to the need for more affordable homes and is coherent with Camden's Local Plan and the London Borough of Camden Local Development Scheme.

7.4 The proposed refurbishment and internal space reconfiguration are sympathetic to the heritage aspect of the building and the surrounding streetscape.