

Planning History

1 Hurdwick Place London NW1 2JE



Project Reference	21005
Document Number	Planning History
Suitability	S0 - Approved
Revision Number	P03 .01
Date	27/07/2021
Written By	R Patel
Checked By	G GetahunG Getahun
Reviewed By	S BhavraS Bhavra
Approved By	S BhavraS Bhavra

Introduction	01
Planning History	02

Introduction

This document has been produced as a supporting planning history document with regards to the development proposals at 1 Hurdwick Place, London, NW1 2JE. The site is on Hurdwick Place, and is neighbouring Mornington Crescent underground station, which has access to the northern line. The site also has access to many of the surrounding assets of retail, cafes, bars, e.t.c.

This retrospective planning application has been submitted in detail by GAA Design Ltd. The present building has granted permissions for application references: **2015/1630** and **2016/1334**.

Planning History

The site, surrounding area and the proposal

The site is situated on Hurdwick Place, opposite Hampstead Road. It is a 3-storey building, with a restaurant unit on the ground floor. This floor currently has a lawful use as a residential unit, the upper floors and basement are of residential use. The planning history of that property is set out in more detail below. This proposal is in keeping to the external surroundings and terrace of Hurdwick Place. The proposed development seeks to alter the internal layout of the approved residential units, whilst retaining its current use. Bedrooms and living areas have been designed with good sized openings for good natural light to be enjoyed whilst most bathrooms are planned as internal rooms. The circulation has been altered and aligned through to all floors, there are two points of entry from the existing street level, Hurdwick Place.

Planning History

The proposal retains the existing use, there will be alterations to the existing circulation, this will provide access to all floors. The proposed residential units within the Basement and upper Floors will allow for suitable living conditions. The table below highlights the relevant planning history sequence corresponding to the proposed scheme 2021/3053/NEW. The applications relevant to this proposed retrospective planning application are the above 2015/1630/P and 2016/1334/P which have been granted subject to a Section 106 Legal Agreement.

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2015/1630/P	1 Hurdwick Place London NW1 2JE	Erection of an infill side extension at second and third floor level and a rear part single part double storey rear extension between first and second floor level to provide 2 x studio flats, 1x 3bed self-contained flat and 1 x 2bedroom residential flats.	FINAL DECISION	08-07-2015	Granted Subject to a Section 106 Legal Agreement
2016/1334/P	1 Hurdwick Place London NW1 2JE	The conversion of the existing 3Bed self-contained flat into 2 x 1Bed self-contained units at basement level, associated with planning permission 2015/1630/P granted on 18/09/2015 for: Erection of an infill side extension at second and third floor level and a rear part single part double storey rear extension between first and second floor level to provide 2 x studio flats, 1x 3bed self-contained flat and 1 x 2bedroom residential flats.	FINAL DECISION	15-03-2016	Granted Subject to a Section 106 Legal Agreement

The proposal seeks to retain the Front Elevation, as can be seen on approved applications: 2015/1630/P and 2016/1334/P.

In 2015/1630/P the proposal aimed to redevelop the site to become a C3 residential use. This proposal is for the redevelopment of the site to create 4 residential units within the existing and the proposed extension. The Ground and Basement floor/s, before the application, had a use of restaurant A3 use. The 2015/1630/P application has a proposed infill extension filled the gap between the parade and the station, as shown on the elevation and plan drawings. The works was granted for the erection of an infill side extension at second and third floor level and a rear part single part double storey rear extension between first and second floor level to provide 2 x studio flats, 1x 3bed self-contained flat and 1 x 2bedroom residential flats.

The granted application 2016/1334/P is also supporting the retrospective application 2021/3053/NEW. The 2016/1334/P application aimed to propose internal alterations to the basement floor to convert from a 3-bed self-contained apartment into 2X 1-bed apartments. This had been consented under application ref: 2015/1630/P for the conversion of the existing 3Bed self-contained flat into 2 x 1Bed self-contained units at basement level, associated with planning permission 2015/1630/P granted on 18/09/2015 for: Erection of an infill side extension at second and third floor level and a rear part single part double storey rear extension between first and second floor level to provide 2 x studio flats, 1x 3bed self-contained flat and 1 x 2bedroom residential flats. The application 2016/1334/P relates to the basement flat only which formerly is a single 3-bed apartment. The proposal aimed to convert this into a 2x 1-bedroom apartments. There were no alterations required for the external appearance, other than what had been previously granted for on 2015/1630/P, the access would be the same as the granted consented scheme



g a a . d e s i g n

☎ 01753 965 100

✉ info@gaa.design

SUITE 1, FIRST FLOOR, AQUASULIS, 10-14 BATH ROAD, SLOUGH, SL1 3SA

GAA Design is the trading name for GA&A Design Ltd.

RIBA
Chartered Practice

arb

Architects
Registration
Board

fsb⁸⁸
MEMBER

QMS
ISO 9001:2015
REGISTERED

QMS
ISO 14001:2015
REGISTERED