

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

**LAND AT
50A HAVERSTOCK HILL
LONDON NW3 2BH**

**APPLICATION BY
BROOMFIELD GROUP LTD**

**Part two storey and Part four storey Rear Extension
And the conversion of two flats to four self-contained units.**

**DESIGN, ACCESS AND APPLICANT'S
STATEMENT**

PPMS

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DESIGN AND ACCESS STATEMENT

1.0 APPLICANT

Broomfield Group Ltd
Greenford Student House
29-31 Station Road
London N22 6UX

2.0 DESCRIPTION OF SITE AND SURROUNDING AREA

- 2.1 The application site is 50A Haverstock Hill London NW3 2BA.
- 2.2 Haverstock Hill forms part of the A502, it runs on a North West/South East Axis a distance of approximately 1.48km from the junction with Rowland Hill in the North West to where it becomes Chalk Farm Road in the South East (just before the Roundhouse).
- 2.3 The site is not listed and is not within a Conservation Area.
- 2.4 The appeal site is within CPZ CA-B Belsize Mon-Fri 09:00 – 18:30 and Sat 09:30 – 13:30. The site has a public transport accessibility level of PTAL 5.
- 2.5 The property effectively forms the end of a terrace of similar properties. The property is a four storey building on Basement, Ground, First and Second Floors. Adjoining the application site is a single storey dentist surgery which is built alongside the application site and returns into what was presumably the garden of 50A. Adjoining the dentist's surgery is the Haverstock School.



Figure 1 Front elevation by Google Maps



Figure 2 Bird's Eye view of the rear by Google Maps

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[https://d.docs.live.net/14f6061e7604b30e/Haverstock Hill 50A Design and Access Statement .docx](https://d.docs.live.net/14f6061e7604b30e/Haverstock%20Hill%2050A%20Design%20and%20Access%20Statement%20.docx)

3.0 PROPOSAL

- 3.1 Owing to matters beyond the applicant's control a s174 appeal was withdrawn and particularly the Ground (a) appeal was not determined. The applicant has determined that by extending the property all the units can provide better accommodation as espoused by the new NPPF, London Plan and Camden Policies
- 3.2 The planning application is for a Part two storey and part four storey rear extension and the conversion of two flats (on first and second floors) to four self-contained units. Thereby forming eight self-contained units

4.0 RELEVANT PLANNING HISTORY

- 4.1 **2015/2803/P** - Certificate of lawfulness **granted** for use of lower ground floor and ground floors as 4 flats (C3) **01/02/2016**
- 4.2 **PE9900740** – Permission **granted** for change of use of the basement and ground floors, including works of conversion from one non-self- contained maisonette to a one bed studio flat and a three-bed maisonette **23/02/2000**

5.0 POLICIES

5.1 NATIONAL POLICIES

- 5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 maintains that determination must be made in accordance with the statutory plan. The

Local Planning Authority formally adopted the new Local Plan 3rd July 2017 and is therefore the Statutory Plan.

5.1.2 National Planning Policy Framework July 2021

5.2 STRATEGIC PLANNING POLICY

The London Plan March 2021 is the latest plan which forms part of the LPA's

Local Plan:

D6

5.3 LOCAL PLANNING AUTHORITY

The following Camden Local Plan policies are relevant to this application are:

H1 (Maximising Housing Supply)

H6 (Housing choice and mix)

H7 (Large and small homes)

T1 (Prioritising walking, cycling and public transport)

T2 (Parking and car-free development)

DM1 (Delivery and monitoring)

6.0 EVALUATION

6.1 USE

6.1.1 The lawful use of the property is as 6 self-contained units, currently there are two unauthorised units subject to an Enforcement Notice, so the use of the property as self-contained flats is established. It is proposed to improve the existing units by increasing the internal sizes of all the flats so as to improve existing living conditions and to conform to the new minimum sizes.

6.2 SCALE

The modest part two storey part four storey rear extension is an infill at basement and ground floors and has no material effect on any local amenity.



Figure 3 Proposed rear extension



Figure 4 Aerial View with area of extension shown

6.3. DESIGN

Whilst the building is part of a terrace it is noteworthy that none of the buildings forming the terrace are similar in height or design.



Figure 5 Streetscene by Google Maps

6.4 PARKING

The existing lawful units are not subject to any restrictions but it is worth noting none of the tenants have vehicles. It is accepted that the new units should be subject to a car free s106 agreement.

6.5 CYCLE STORAGE

The front forecourt is sufficient to store a number of cycles in purpose made lockable racks which can be provided by condition.

6.6 REFUSE

The existing arrangement is sufficient for the proposed units as collections already occur for eight units two of which are unauthorised. Storage units for the refuse bins can be provided by condition.

7.0 CIL

CIL will be payable for the additional 2 self-contained units.

8.0 SECTION 106 AGREEMENT

8.1 A section 106 agreement is attached albeit requiring an amendment to include the new floor plans.

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