

**DOCUMENT REFERENCE CODE:** 22556\_P\_05

**SITE LOCATION:** 5 Peto Place, London NW1 4DT – basement storey (lower ground floor) of 9 Albany Street, London NW1 4DX

**PLANNING APPLICATION TYPE:** Full planning application for 'change of use' from office back to residential.

**DATE:** 5 APRIL 2022

### **Design and access statement, incorporating Heritage Statement**

The application includes the following information:

22556\_P\_01 Location and block plan  
22556\_P\_02 Site photos  
22556\_P\_03 Site photos  
22556\_P\_04 Basement plan existing  
22556\_P\_05 Design and access statement, incorporating Heritage Statement  
5 Peto Place, CIL (community infrastructure levy) form  
Planning application fee.

#### **1. Site context and analysis**

5 Peto Place is the address assigned to the basement storey (lower ground floor) of 9 Albany Street, in the Regents Park Conservation Area. Since the applicant bought the property in 1988, the basement storey has had its own independent access from 5 Peto Place, and it is not connected to the house above by internal stairs.

The building has a Grade II listing, with the following description from Historic England's records:

CAMDEN

*TQ2882SE ALBANY STREET 798-1/92/15 (West side) 06/03/73 Nos.1-17 (Odd) and attached railings (Formerly Listed as: ALBANY STREET Nos.11-29)*

GV II

*Terrace of 17 houses. 1826. By M Crake. Stucco. 4 storeys and basements. 2 windows each. Round-arched doorways with pilaster-jambs carrying cornice-heads; radial patterned fanlights and panelled doors. Recessed sash windows, 1st floor with console bracketed cornices and continuous cast-iron balconies. Main cornice at 3rd floor level. Secondary cornice and blocking course above attic storey. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials. Listing NGR: TQ2881882331*

## **2. Planning background**

The applicant purchased 9 Albany Street, including 5 Peto Place in 1988 which was in use entirely as a residential dwelling. Although 5 Peto Place has a rear entrance door, the use of the basement storey by the applicant has always been incidental to the main house.

Most of the basement units at 1-6 Peto Place have separate ownership to the houses above which are accessed from Albany Street. All appear to be in residential use.

The applicant made use of the basement storey (5 Peto Place) as a personal home office. When his business grew in size and more staff were working on site, an application was made to Camden Council Corporate Services to regularise the use of 5 Peto Place as a home office paying business rates.

The attached e mail from Ms Hollingsworth, Business Rates Officer at London Borough of Camden confirms that the property has been assessed for business rates purposes since 1 April 2005. This use was deemed to have stopped on 16 November 2021.

The applicant wishes to reinstate the original residential use of 5 Peto Place, in Camden Council's Planning records.

An application was made by the applicant, earlier this year, for Prior Approval to change the use of 5 Peto Place from Office to Residential – application made under Class O of Town and Country Planning (General Permitted Development) Order 2021 (GPDO 2021). The application was invalid as the property has a Grade II listing, and the applicant was advised that the above 'change of use' is considered development and therefore an application for Full Planning Permission is required. (Refer to e mail dated 01/03/22 from planning officer).

## **3. Use and layout**

5 Peto Place was in use as an office for more than 10 years. The intention is for the property to revert back to its original viable residential use, without carrying out any changes to the historic fabric of the building.

When the applicant stopped using 5 Peto Place as an office, the intention was always to revert to residential use, in keeping with the other properties at 1 – 6 Peto Place. The office use which took place from 2005 until 2021 was incidental to the applicant's use of 9 Albany Street as his home, and does not have the floor area or amenities to provide a long term and flexible place of employment.

## **4. Scale**

The proposed change of use does not involve any alterations to the building layout.

## **5. Design and appearance**

The proposed change of use does not involve any alterations to the building layout internally or externally.

## **6. Access**

There will be no alterations to the main access into the property.

## **7. Neighbour consultation**

The applicants have notified the Freeholders.

### **Heritage Statement**

5 Peto Place is the address assigned to the basement storey (lower ground floor) of 9 Albany Street, in the Regents Park Conservation Area. Since the applicant bought the property in 1988, the basement storey has had its own independent access from 5 Peto Place, and it is not connected to the house above by internal stairs.

The proposed reinstatement of 5 Peto Place to residential use is in keeping with its original use and does not involve any alterations to the historic building fabric. The building has been maintained to a high standard throughout the current ownership. The reinstatement is also in keeping with the apparent residential use of other properties at 1 – 6 Peto Place.