

Conversion of 2 flats on ground and first floor to a 4-bedroom maisonette including installation of new window Brandon House, 5 North End Avenue, NW3 7HP PLANNING STATEMENT

SPP SOUTHERN PLANNING

PRACTICE

June 2022

PREPARED ON BEHALF OF: Mr S Toper



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## EXECUTIVE SUMMARY

This Planning Statement has been prepared in support of a planning application which has been submitted via the Planning Portal, on behalf of Mr S Toper for the Conversion of 2 flats on ground and first floor to a 4 bedroom maisonette including installation of new window.

The proposed development is fully assessed in the following planning statement and it is concluded that the proposals are in accordance with the relevant policies of the Development Plan.

## **CONTENTS PAGE**

**SECTION ONE** Introduction

**SECTION TWO** The Site, its Surrounds and Planning History

**SECTION THREE** The Proposed Development

**SECTION FOUR** Planning Policy Context

**SECTION FIVE** Rationale for the Proposed Development

**SECTION SIX** Conclusion

# SECTION I

- 1.1 Southern Planning Practice have been instructed to prepare and submit a planning application, on behalf of Mr S Toper, to the London Borough of Camden for the Conversion of 2 flats on ground and first floor to a 4 bedroom maisonette including the installation of a new window.
- 1.2 The following plans and documents are submitted together with this Planning Statement for the councils consideration:
  - Site Location Plan Dwg no. L-CAM-AD-204.01 SLP
  - Existing and Proposed Plans including:
    - o Block Plan Dwg no. 5103/04
    - o Existing Ground Floor Plan Dwg no. 5103/02
    - o Existing First Floor Plan Dwg no. 5103/03
    - o Existing Front Elevation Dwg no. 5103/05
    - o Existing Rear Elevation Dwg no. 5103/06
    - o Existing South Elevation Dwg no. 5103/07
    - o Existing North Elevation Dwg no. 5103/08
    - o Proposed Ground Floor Plan Dwg no. 5103/09 rev B
    - o Proposed First Floor Plan Dwg no. 5103/10 rev B
    - o Proposed South Elevation Dwg no. 5103/11 rev B
- 1.3 This statement describes the site in Section 2, details the proposals in Section 3, reviews planning policy in Section 4 and the rationale for the development is set out in Section 5.

## SECTION 2 The Site, its Surrounds and Planning History

- 2.1 Brandon House is a large 3-storey detached property, set within a large garden on the eastern side of North End Way. Access to the site is via a private driveway off North End Avenue.
- 2.2 The site is bound by mature vegetation on all sides, screening the site in views from the Heath to the rear, North End Avenue to the front and adjoining occupiers on either side.
- 2.3 At present the property is divided into 3 self-contained flats one on each floor.
- 2.4 The property is within Hampstead Conservation Area. Brandon House is not a listed building. There are no environmental or landscape designations known to apply to the site.
- 2.5 The site is located within Flood Zone 1 which means it has a very low risk of flooding.

#### **Planning History**

- 2.1 A planning application for the conversion of 2 separate flats on ground and first floor to a 4 bedroom maisonette (Class C3) and installation of new window on southern elevation at ground floor level was considered and approved under reference 2009/4694/P in November 2009.
- 2.2 This permission was never implemented hence this application proposes exactly the same development as the above lapsed planning permission.
- 2.3 Prior to the above planning permission there were several applications for alterations and extensions to Brandon House.

# SECTION 3 The Proposed Development

- 3.1 This planning application proposed to convert two separate flats on the ground and first floor to a 4 bedroom maisonette (Class C3). The proposed development is largely internal with the exclusion of the installation of a new window on the southern elevation at ground floor level. Brandon House will therefore remain largely unchanged externally.
- 3.2 The following extract from the submitted plans detail the only elevation, the south elevation, which will change as a result of the proposed development.



## SECTION 4 Planning Policy Context

4.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, and Section 70 (2) of the Town and Country Planning Act 1990, the planning policy framework relevant to the determination of the application comprises the adopted Development Plan and relevant material considerations. Where the Development Plan contains relevant policies, applications for development which are in accordance with the plans should be allowed, unless material considerations state otherwise.

#### **The Development Plan**

- 4.2 The site is located in the administrative boundary of the London Borough of Camden. As such, the Development Plan comprises the Camden Local Plan (2017)
- 4.3 The following policies of the Development Plan are considered to be most relevant to the proposals:
  - Policy H3 Protecting existing homes
  - Policy H6 Housing choice and mix
  - Policy AI Managing the impact of development
  - Policy D1 Design
  - Policy D2 Heritage
  - Policy T2 Parking and car-free development

#### **Material Considerations**

4.4 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and forms the Government's planning policy at the national level. It is a material consideration in the determination of planning applications. The revised National Planning Policy Framework (NPPF) was published in July 2018, updated in February 2019, and most recently updated in July 2021.

## SECTION 5 Rationale for the Proposals

#### **Planning Considerations**

5.1 The main planning considerations in this instance are the principle of development, the impact on the surrounding character and appearance of the building and the surrounding Conservation Area and the impact on neighbouring amenity. The impact on the surrounding highway network in terms of parking is also assessed.

#### **Principle of Development**

- 5.2 Policy H3 of the Development Plan sets out that the council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve the net loss of two or more homes (from individual or cumulative proposals). The proposed development subject of this application would result in the net loss of one residential dwelling. There have been no previous applications at Brandon House which have resulted in the reduction of the number of residential units. It is therefore considered that the proposed conversion of two of the existing flats to provide a 4 bedroom maisonette is in accordance with the requirements of Policy H3 and therefore the principle of development is acceptable.
- 5.3 Further, it is pertinent to note that whilst the Development Plan has been updated since the previous planning permission, the proposed development was assessed against a very similar policy. Policy H3 of the Replacement Unitary Development Plan (2006) applied the same principles as the current Policy H3. The officers report for the previous application confirmed that "As the development would only result in the net loss of one residential unit, and considering that no previous applications have resulted in the reduction of the number of residential units in the building, the proposal complies with policy H3."

#### Impact on Character and Appearance of the Building and the surrounding Conservation Area

- 5.4 The only external change proposed by this application is the insertion of a window at ground floor level on the south elevation of the building. This window is proposed for practical reasons to allow a good level of natural light into the habitable space and matches the existing window to create a balanced design. The proposed window has been designed to reflect and respect the existing fenestration of the building. The proposed window cannot be seen in views from the public realm. There are no further external changes proposed by this application.
- 5.5 As the proposed window cannot be seen in public vantage points from the surrounding Conservation Area it is considered that the proposals do not have any adverse impact on the character and appearance of the building or the Conservation Area. The proposed development is therefore in accordance with Policies D1 and D2 of the Development Plan.

#### **Impact on Neighbouring Amenity**

5.6 The nearest residential properties and their amenity space have been considered. As there is already an existing window at ground floor level on the south elevation, it is considered that the additional proposed window will not result in a loss of privacy or have a detrimental impact on the neighbouring properties. The proposed development is therefore in accordance with Policy A1 of the Development Plan.

#### **Impact on Local Highways and Parking**

5.7 The proposed development does not seek to alter the existing car parking provision of three spaces. As the proposals result in the net loss of one residential dwelling, there may be a slight reduction in movements to and from the site and there would be no additional demand for off-street parking spaces or on-street parking spaces in the local area. The proposals are therefore in accordance with Policy T2 of the Development Plan.

## SECTION 6 Conclusion

- 6.1 As demonstrated in this statement, the principle of the conversion of two existing flats to form one maisonette is acceptable under the relevant policies of the Development Plan.
- 6.2 This statement has demonstrated that given the proposals result in the net loss of only one dwelling and there are limited external changes, it is not considered that there would be any adverse harm to the surrounding Conservation Area or any impact on neighbouring amenity space.
- 6.3 In light of the above, the proposals are in accordance with the relevant Development Plan policies and the NPPF and the proposed development should be approved without delay in accordance with the relevant policies of the Development Plan.