

**LAND TO REAR OF 9/9A HAMPSTEAD HIGH STREET  
LONDON NW3 1PZ**

**Planning, Design and Access Statement  
in support of a Full Planning application**

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Ref: PDAS22968

## 1.0 INTRODUCTION

- 1.1 This Planning Statement is submitted to support proposals for a change of use from an existing private garage to an artist's workshop studio and alterations to the fenestration of the building, the details of which form part of the attached application.
- 1.2 The subject land comprises a private single garage which was converted following obtaining planning approval in 2017. The single parking space is a privately rented off-street space that is not connected functionally or internally to any property in the vicinity.
- 1.3 The property lies within the Hampstead Conservation Area.
- 1.4 The subject property is not a listed building but it is attached to a Grade II listed building.

## 2.0 RELEVANT PLANNING HISTORY

- 2.1 Planning permission (2017/1887/P) and listed building consent(2017/2388/L) was granted on 26 May 2017 for erection of enclosure to existing parking space to form a garage to include 1x rooflight.

## 3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

- 3.1 To convert the existing garage to an artist's workshop studio (Class Eg).
- 3.2 To raise the perimeter walls of the existing garage by 650mm to provide a usable ceiling height within the proposed studio. To alter the front elevation with the provision of timber framed French doors with opening fanlights and a circular window to serve the proposed wc.
- 3.3 To provide a sloping metal framed patent glazed rooflight to the new roof.
- 3.4 The existing car parking space is let commercially for general off-street parking and is not related to any nearby property. The removal of this space therefore has no effect on parking provision for premises in the area. The applicant has no need for a car parking space due to the town centre location of the studio, but the scheme does show the provision of 2 bikes within the studio.

**VIEW OF GARAGE TO R/O 9/9A HAMPSTEAD HIGH STREET VIEWED FROM OLD BREWERY MEWS**



**ALTERNATIVE VIEW OF GARAGE SHOWING CLOSET WING WINDOW SERVING 9 HAMPSTEAD HIGH STREET VIEWED FROM OLD BREWERY MEWS**



**VIEW FROM THE STAIRCASE WINDOW OF THE CLOSET WING  
(HIGHLIGHTED IN RED ABOVE) OF 9 HAMPSTEAD HIGH STREET  
LOOKING TOWARDS SUBJECT PROPERTY ROOF**



**4.0 ASSESSMENT OF THE IMPACT OF THE PROPOSED DEVELOPMENT**

4.1 In considering the impact of the proposed development the following document policies have been adhered to:

Camden Council's Local Plan 2017.

**5.0 Justification for development**

5.1 The accompanying Heritage Statement explains how the development will not harm the Conservation Area in which it is set and will not impact the neighbouring listed building. The changes to the appearance of the

existing building would be suitable to the area and an enhancement. Policies D1 and D2 of the Local Plan would therefore be satisfied.

- 5.2 The removal of the private car parking space and provision of the new artist's studio use is supported by Policy T2, which encourages the redevelopment of existing car parks for alternative uses. The provision of two cycle spaces is consistent with Policy T1.
- 5.3 The new artist's studio would provide a vibrant and beneficial use for the site. This is consistent with Policy E1 that supports an inclusive economy, for businesses of all sizes and in particular start-ups and small enterprises. The central location for this new use is consistent with that Policy, and also Policies TC2 and TC4.
- 5.4 The works to the property would not lead to any loss of amenity or privacy, and so there would not be conflict with Policy A1 of the Local Plan. The new use is, by definition, one that can occur within a residential area. A planning condition relating to the proposed use would be acceptable.

## 6.0 **ACCESS STATEMENT**

- 6.1 There is no requirement to satisfy a means of access for the disabled.

## 7.0 **SUMMARY**

- 7.1 The proposal to alter the use of the property along with the proposed changes to the façade and roof is an enhancement to the area in which it is set and in light of the foregoing we trust that the application will be supported with a recommendation for approval.