



PLANNING STATEMENT

16a Bell Lane

London

NW42AD

SITE DESCRIPTION

The application relates to a 3-bedroom HMO located above a retail unit.

The existing use has existed for over 20 years ago.

The site is located within the Brent Street Town Centre.

PROPOSAL

- Part retention of the property as a 3-bedroom HMO. Subdivision of one room into two rooms. Conversion of existing loft space plus a rear dormer window to create an additional room within the HMO. 2 x new skylights.

PROPOSAL

Reference: 21/3912/FUL

Address: 14 Bell Lane, London, NW4 2AD

Decision: Approved

Date: 24th August 2021

Description: Change of use from 2no. self-contained flats to a 5 bedroom HMO for 7 people (Sui generis).

Reference: 21/6036/RCU

Address: 8A Bell Lane, London, NW4 2AD

Decision: Approved

Date: 12th Jan 2022

Description: Use of dwelling as a house in multiple occupancy (HMO) for 6 people (Retrospective Application)

Reference: 21/6037/RCU

Address: 18A Bell Lane, London, NW4 2AD

Decision: Approved

Date: 12th Jan 2022

Description: Use of dwelling as a house in multiple occupancy (HMO) for 6 people (Retrospective Application)

PLANNING POLICY

NPPF

The determination of planning applications should be informed by Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

THE MAYOR'S LONDON PLAN (2016)

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

BARNET'S LOCAL PLAN (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS4, CS5.

Core strategy policy CS4 aims to maximise housing choice by providing a range of sizes and types of

accommodation that can meet aspirations and increase access to affordable and decent new homes. Barnet's growing and increasingly diverse population has a range of needs that requires a variety of sizes of accommodation. HMO's are recognised as an important source of low cost, private sector housing for students, those on low incomes and those seeking temporary accommodation.

- Relevant Development Management Policies: DM01, DM02, DM08, DM09, DM17

Policy DM09 advocates that proposals for new HMO's will be encouraged provided that:

- they meet an identified need;
- can demonstrate that they will not have a harmful impact on the character and amenities of the surrounding area;
- are easily accessible by public transport, cycling and walking;
- meet the relevant housing standards for a HMO.

SUPPLEMENTARY PLANNING DOCUMENTS

Residential Design Guidance SPD (adopted 2016) Sustainable Design and Construction SPD (adopted 2016)

THE MAIN ISSUES FOR CONSIDERATION IN THIS CASE ARE:

Policy DM09 advocates that proposals for new HMO's will be encouraged provided that:

- they meet an identified need;
- can demonstrate that they will not have a harmful impact on the character and amenities of the surrounding area;
- are easily accessible by public transport, cycling and walking;
- meet the relevant housing standards for a HMO

ASSESSMENT OF PROPOSALS

IDENTIFIED NEED

To demonstrate an identified need for the HMO, three letters have been obtained from separate independent Estate Agents specializing in letting HMO rooms in Hendon (Appendix 1, 2 and 3). Each

of those letters states there is huge demand for HMO accommodation in this location thus demonstrating an identified need.

Weight should also be given to the mixed character of the application site and the proximity of the application site to public transport links. The majority of residential accommodation located above the retail units on Brent Street are either divided into flats or HMOs'.

The mixture of both commercial and residential uses directly surrounding Bell Lane illustrate the areas diverse character suggesting the principle of an HMO in the same location would also be acceptable.

CHARACTER

The rear proposed rear dormer window is a subordinate feature of the roofslope.

IMPACT ON AMENITY OF ADJOINING NEIGHBOURS

Given that all the surrounding units above retail shops located on Brent Street and Bell Lane are either divided into flats or HMO's it is unlikely that the introduction of a 5-bedroom HMO in this location would affect the living conditions of neighboring occupiers.

IMPACT ON AMENITY OF FUTURE OCCUPIERS

Barnet's '*Adopted Standards for Houses in Multiple Occupation (2016)*' has the following minimum bedroom standards for HMO's when the rooms are provided with a separate shared kitchen:

- 1-person household: 10.0 sqm
- 8.5 sqm is also acceptable in the following circumstances: Slight flexibility to these standards may be agreed by the Inspecting Officer. For example, account will be taken of additional suitable communal facilities that may be provided, such as a lounge or dining room or in other situations as may be appropriate. In these instances, the minimum floor areas given in the previous table 1.1 and shown in brackets will apply but in such cases, a minimum ceiling height of 1.9m over the entire area of the room will be required

The current application proposes the following rooms:

Proposed Schedule of Accommodation			
	Persons	*Barnet Bedroom Size Standard (m2)	Proposed Bedroom Size (m2)
Room 1	1	10 (8.5)	10.5
Room 2	1	10 (8.5)	10.0
Room 3	1	10 (8.5)	10.2
Room 4	1	10 (8.5)	10.4
Room 5	1	10 (8.5)	13.6

*Adopted standards for houses in multiple accommodation (2016)

The proposed rooms would meet the requirement of Barnet's 'adopted Standards for Houses in Multiple Occupation' (2016) and would therefore provide future occupiers with a good standard of living.

Having taken all material considerations into account, it is considered that the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers.

ACCESSIBILITY

The PTAL rating for the site is 3 and the site is within an area of restricted parking. While there are no formal parking standards for HMO uses, it is not considered that the 5-bed HMO would generate a significant parking demand.

Given the relatively good accessibility of the site by public transport and its location within a town centre, with associated amenities, it is anticipated that future occupiers would be less likely to be dependent on private cars. The proposed application for an HMO is therefore unlikely to have any additional detrimental impact on public highway. It is not considered that highways issues would warrant a reason for refusal of the application.