

77 Lawn Road, Statement

19th of December 2022

Ref: 010_A.03_221215_Lawn Road_Statement

Statement for the amalgamation of a house and flat into 1 family home

1.0 Existing condition & Background

77 Lawn Road NW3 2XB, is a semidetached house currently divided into 2 flats.
The building is in conservation area, but it is not listed.

2.0 Project Description.

The amalgamation of 1x1b flat and 1x4b into 1x5bed dwellinghouse, with the flat occupying the lower ground level and the 1x4b unit occupying the rest of the envelope.

There are no external, nor internal alterations as part of this application.

3.0 Planning History

As most other properties on Lawn Road, the subject site was originally a single-family dwelling until the planning approval dated in 2016 permitted the addition of the lower ground floor unit.

4.0 Policy Background

Section 55 of the Town and Country Planning Act 1990, confirms the amalgamation of two or more dwellings into one is not normally considered 'development'.

Policy H3 of the Camden Local Plan allows the loss of one unit but resists development that would involve the net loss of two or more homes. The development only results in the loss of one unit and therefore complies with Policy H3.

5.0 Context Description

Lawn Road is a street within the Parkhill CAAC conservation area characterized by large semi-detached family homes, this application seeks to continue the general character of the street.

There are no changes proposed to the external appearance of the building, therefore, there is no impact on the Parkhill CAAC conservation area.

6.0 Planning Background

2020/3150/P

In the same road, there is a planning approval for the amalgamation of units 5 and 5b Lawn Road NW3 2XS into one.

"Change of use of 1 x 1b flat and 1 x 4 bed into a 1 x 5 bed dwellinghouse..."

This application was approved on November 2020

7.0 Drawing List

The below drawings have been submitted :

Existing:

010-GAB1-Extg-P10
010-GA00-Extg-P10
010-GA01-Extg-P10
010-GA02-Extg-P10
010-GARF-Extg-P10
010-GE101-Extg-P10
010-GE102-Extg-P10
010-GE103-Extg-P10
010-GS01-Extg-P10

Proposed:

010-GAB1-P10
010-GA00-P10
010-GA01-P10
010-GA02-P10
010-GARF-P10
010-GE101-P10
010-GE102-P10
010-GE103-P10
010-GS01-P10

8.0 Transport

The existing flat is car free as per 2016/1737/P

As this application is for the amalgamation of the flat into the main house, this area of the house will be naturally included in the currently approved parking arrangement of the property

9.0 Site Photos



Photograph of basement corridor (B1.13) looking towards basement gym.



Photograph of basement terrace (B1.19)



Photograph from entry hall (B1.10)



Photograph from Living/Kitchen/Dining room (B1.12) looking out towards basement terrace



Photograph of Living/Kitchen/Dining room (B1.12)



Photograph of Bedroom (B1.16)



Photograph of utility room (B1.11) from entry hall



Photograph of Bathroom (B1.14)



Photograph of Entry Hall (B1.10) from utility room

Thank you

For and on behalf of Torner Architects Ltd.