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CERTIFICATE OF LAWFULNESS – SUPPORTING STATEMENT

6 Gordon House Road, NW5 1LN

15th May 2023

1.0 Introduction

This document is prepared in support of the Lawful Development submission in relation to the proposed use of the premises at 6 Gordon House Road, NW5 1LN.

2.0 Application Site

6 Gordon House Road is a mid-terrace 4 storey house arranged as 3 self-contained units. The property is situated in the Dartmouth Park Conservation Area.

This submission and the proposal for amalgamation of 2 residential units into 1 relates to the Ground Floor and Lower Ground Floor flats and does not affect the maisonette situated on the 1st and 2nd floor levels. All of the units within 6 Gordon House Road are in a single ownership.

3.0 Existing Accommodation

The two units proposed to be amalgamated into a single dwelling are situated on the Ground and Lower Ground Floor levels.

The Ground Floor flat is a 1 bedroom flat accessed via a communal hallway on the Ground Floor. This flat has a gross internal area (GIA) of 37.64 sqm.

The Lower Ground Floor flat is a 2 bedroom flat accessed directly from the front garden via external steps leading down to the Lower Ground Floor level. This flat has a gross internal area (GIA) of 45.97 sqm.

4.0 Proposed Amalgamation

The ownership of 6 Gordon House Road is seeking to combine the Ground and Lower Ground Floor flats into a single dwelling to provide a unit of increased size which could support and accommodate larger families.

The proposed vertical connection between the two units would occur towards the end of the property, directly underneath the staircase between Ground and First Floor levels, which is most likely the exact position where a staircase would have been originally when the house was first built.

No external alterations are proposed as part of this submission.

5.0 Policy Justification

The proposals described within do not constitute a "development" as described within the Town and Country Planning Act 1990, section 55(1) and as such does not require a Planning Permission. No change of use to the existing land is proposed, nor any external manifestations of the proposed amalgamation, as all of the works resulting from this proposal will be contained internally.



Fig. 2.1 Street Elevation

6.0 Relevant Planning History

A thorough planning precedent research has been carried out which has discovered a firmly established precedent base for similar amalgamations within the Borough of Camden. Some of the most recent submissions, all of which have confirmed that this type of proposal does not constitute a “development”, are listed below.

2023/0536/P - Granted

Flat A and Flat B 134 Belsize Road London NW6 4BG
Amalgamation of two flats into a single dwellinghouse
(Class C3).

2023/0430/P - Granted

10 Thanet Street London WC1H 9QL
Amalgamation of two flats into a single dwellinghouse
(Class C3).

2022/1424/P - Granted

15 Flat A Lady Margaret Road London Camden NW5 2NG
Certificate of lawfulness (proposed) for amalgamation of garden level flat and 1st - 3rd floors flat into one single dwellinghouse.

2022/1369/P - Granted

20 Inglewood Road London Camden NW6 1QZ
Certificate of lawfulness (proposed) for amalgamation of lower ground and ground floor flat, and first floor and second floor flat into one single dwellinghouse.

2022/0982/P - Granted

76 South Hill Park London NW3 2SN
Amalgamation of the flats to the rear at lower and ground floors into a self-contained maisonette (Use Class C3).

2022/0322/P - Granted

Flat 145 and Flat 145A Leighton Road London NW5 2RB
Amalgamation of two flats into one residential unit.

2022/0101/P - Granted

58 Canfield Gardens London NW6 3EB
Amalgamation of two dwelling units to one dwelling unit (C3).