

Regeneration and Planning  
Development Management  
London Borough of Camden  
5 Pancras Square  
London N1C 4AG

IHR-226/3.01/ADB

31 May 2023

Dear Sir/Madam,

**15 Howitt Road, Belsize Park, London NW3 4LT**

On behalf of the owners we would like to submit a full Planning Application for extensions and alterations to the existing building and conversion from a House in Multiple Occupation to 2No apartments.

The building is arranged over three floors and contains 10 units, two of which are below the legal minimum size. It was originally an elegant Edwardian terraced house, but it has been changed over time and it lost many of its original features. It is currently not in good condition and offers poor standard of accommodation.

It is proposed to extend and remodel the building, reinstating the original timber windows and paving to front, refurbishing the original front doors and removing existing front rooflight. Two family sized apartments will be created, one on the lower ground and ground level, the second on the first, second and third floor. Both units will exceed the minimum space requirements. The extensions include enlarged basement, small single storey rear extension at ground floor and new dormer window to the rear.

Please find attached the following supporting documentation:

1. Full Planning Application Form will be submitted online
2. Planning Application Fee will be paid online
3. CIL Liability Form
4. New Dwellings Schedule
5. Drawings IHR-226- PL - 010, 011, 101, 102, 111, 120 and 121 and showing:
  - Location Plan
  - Existing Block/Site Plan
  - Existing Floor Plans, Sections & Elevations
6. Drawings IHR-226- PL-200,201,202, 203,211,220 and 221 showing:
  - Proposed Block/Site Plan
  - Proposed Floor Plans, Sections & Elevations
  - Waste Storage Details

7. Design & Access Statement including

- Site Photographs
- Heritage Statement
- Accessibility Statement
- Daylight and Sunlight Assessment
- Energy and Sustainability Statement

8. Basement Impact Assessment, including Drainage Assessment

9. Structural Methodology Statement

We hope this will be sufficient to validate and determine the application, but please do not hesitate to contact the writer if you require any additional information.

Yours faithfully,



**Aida Danon-Bavcic RIBA**

For and on Behalf of

JANE DUNCAN ARCHITECTS LTD

Encs.

Cc. Anese Investments Ltd, file