

Camden Planning Department
5 Pancras Square,
Judd Street,
WC1H 9JE, London

13th September 2023

Re: 23 Boscastle Road, London, NW5 1EE

Full Planning Application for Conversion of 23 Boscastle Road, London, NW5 1EE

Design & Access Statement

Dear Sir/Madam,

Please find enclosed a full set of Existing and Proposed drawings, photosheets and neighbouring precedents for the above-mentioned property.

The proposed scheme sets out the following:

Design:

The purpose of this Full Planning Application is to convert the existing building at 23 Boscastle Road, London, NW5 1EE from two self-contained flats to a single-family dwelling house.

The existing building comprises the following number of units:

- 1 x 1 bedroom flat.
- 1 x 3 bedrooms flat.

The intention is to revert the use of the building to the original single-family dwelling house that was built on the site.

The resulting number of units would be the following:

- 1 x 4 bedrooms single-family dwelling house.

There will be minor internal alterations to the walls and doors throughout all floors to achieve the layout of rooms that most suits the needs of the applicants.

There are no external changes proposed.

The proposed conversion intends to re-establish the original character of the building, which would also be in line with the character of the street and area (single-family dwelling houses).

Please refer to drawing no. "567 NP-COU-01" where we are showing a neighbouring precedent of an approved application which secured the conversion from 1 x 1 bedroom flat and 1 x 2 bedrooms flat into 1 x 3 bedrooms single-family dwelling house (5 Boscastle Road).

Access:

The main access will continue to be via the front door located at the front of the property. The existing rear doors will also be retained.

11 Portsdown Mews
Temple Fortune
London NW11 7HD

We believe the above description of the proposed design has addressed the key issues of Design & Access.

Should you have any queries regarding this application please do not hesitate to contact us.

Yours sincerely,

Judit Martínez Cerezo
and Simon Miller
for and on behalf of
Simon Miller Architects Ltd