

15th March 2022

Change of use of a single family dwelling house within the C3 use Class to a Sui Generis Use for a 12 rooms HMO. The proposal includes minor internal alterations to allow for the new use.

20 Busby Pl, London NW5 2SR, UK

DESIGN AND ACCESS STATEMENT



INTRODUCTION

This application seeks retrospective approval for change of use of a single dwelling family home C3 to a Sui Generis Use for a 12 rooms HMO. The conversion does not require any external change to the property but only minor layout adjustments.

LOCATION

This application refers to the single dwelling, semi-detached house at 20 Busby Place, in Camden.

The site is not listed and is not situated within a conservation area.

The site is situated on the South side of Busby Place, west of the junction with Oseney Crescent and East of Torriano Avenue.

SITE ANALYSIS

The 6 bedroom brick house with 2 basement levels was re-built in 2003-2006 and it is situated at the end of a terrace. The property comprises a 3-storey building with dormer roof extension and a 2 storey basement.

The existing use is a C3.

The house comprises on the east side a single storey with roof extension, and on the west side a taller part of the building aligned with number 18 Busby Place, which itself is a 3 storey building plus roof extension. The two storey basement extends under both parts of the building and both basement levels have direct access to the rear patio/garden.

The building was built between 2003-2006 with a brick facade and slate pitch roofs with skylights and dormers.

DESIGN PROPOSAL

There are no alterations proposed to the exterior of the property. The application includes only minor interior layout modifications to adapt the building to the new proposed use as an HMO.

SCALE

No alterations to the scale of the existing building are proposed.

ACCESS

The access is directly off Busby Road via a gate within the boundary fence. The property presents a rear patio garden and a patio at the front. The access is retained and no changes are proposed.

LANDSCAPING

There are no existing landscaping features and there are no changes proposed.

USE

The original use was a C3 single dwelling family home. With this application we are proposing to change it to be Sui Generis to be used as a 12 person HMO.