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Camden Council  
Planning - Development Control  
Camden Town Hall  
London  
WC1H 8ND

05 March 2024

Our Ref: 6693

Dear Sir/Madam

**Planning application for the amalgamation of single flat with remainder of house at 38 Belsize Avenue, London, NW3 4AH**

On behalf of our clients, the proposal is for the amalgamation of the lower ground one-bedroom flat with the remainder of the house to bring the property back to a single home as it was originally built and intended.

**Site Context**

The site is comprised of 38 Belsize Avenue, a three-storey terraced townhouse, which comprises a substantial property with a basement flat used in conjunction with the main house. There is a large garden to the rear which is enclosed by fencing and a hedge.

Although the property is not listed, it is situated within the Belsize Park Conservation Area and is designated as a Positive Contributor. The site is situated in flood zone 1, low risk of flooding and it is not constrained by any other planning or environmental designations.

**Site Planning History**

**2023/4698/P** - Retrospective application for the erection of a pergola in rear garden – Pending consideration.

**2012/6270/P** - Replacement of windows on front and rear elevation in connection with existing residential flats (Class C3) – Approved Jan 14 2013.

**2012/3751/P**- Conversion of ground - first floor maisonette and second floor flat into a single dwelling (Class C3) – Approved 19 September 2012.

**2012/3936/P**- Erection of roof extension with 4 circular windows and 4 rooflights in connection with existing residential flat (Class C3) – Approved 18 September 2012

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**2012/4196/P** - 38 Belsize Avenue London NW3 4AH (2012/4196/P) - Replacement of windows on front and rear elevation in connection with existing residential flats (Class C3) – Refused Oct 16 2012.

### **Planning Policy Context**

The Camden Local Plan was adopted by Council on 3 July 2017. The relevant policy applicable to this proposal is the following - Policy H3 Protecting existing homes.

The Council will aim to ensure that existing housing continues to meet the needs of existing and future households by:

c. resisting development that would involve the net loss of two or more homes (from individual or cumulative proposals), unless they:

- create large homes in a part of the borough with a relatively low proportion of large dwellings;
- enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed; or
- enable sub-standard units to be enlarged to meet residential space standards.

As mentioned above, the dwelling was originally a single dwelling house. It has been historically subdivided and the proposal will enable the property to be converted back to a single dwelling as it was originally built and intended. The proposal will only result in the loss of a 1 bed flat, and this measures 35m2 which is less than the nationally described space standard requirement for 1 bed.

It is important to be aware that the entire dwelling is owned by my clients for more than 10 years and the lower ground floor flat has historically been used in conjunction with the house for use by my client's daughter.

It is therefore considered the proposal complies with policy and respectfully request that planning permission is granted without delay.

### **Application Package**

- Existing Drawings
- Proposed Drawings
- Application Form and Fee
- CIL Form

Yours sincerely,

### **Planning Potential**

London

Enc.