
**31 and 31a
Primrose Gardens
Belsize Park
NW3 4UL**

Planning Statement

February 2024

pbarc

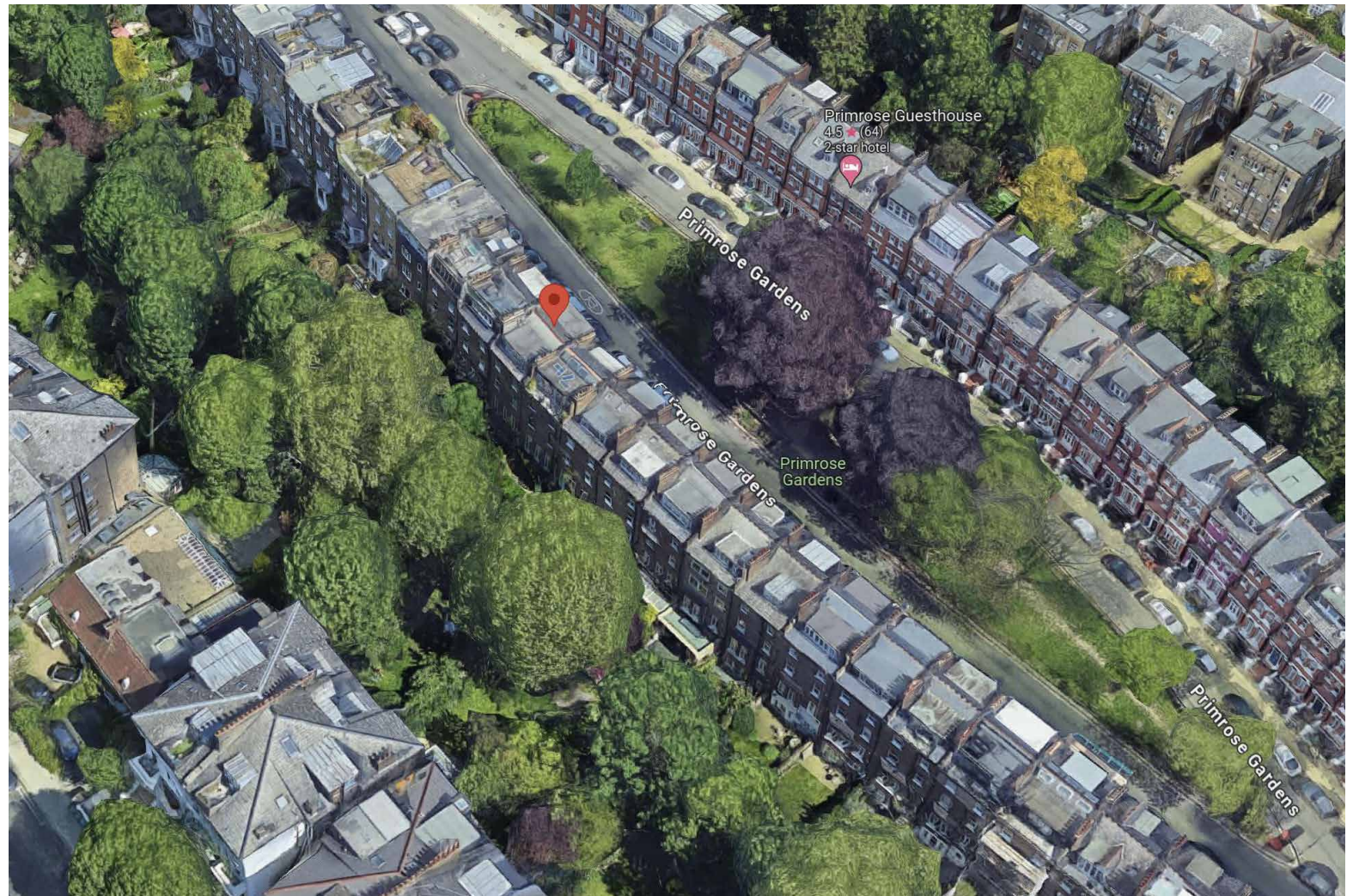


31 Primrose Gardens is a former terraced townhouse arranged over 5 floors, to the south-western row of houses.

The property has been historically converted to form 31a Primrose Gardens - a 2 floor, Lower and Upper Ground level flat; and 31 Primrose Gardens - a 3 floor, 3 bedroom flat.

The site is located within the Belsize Conservation Area.

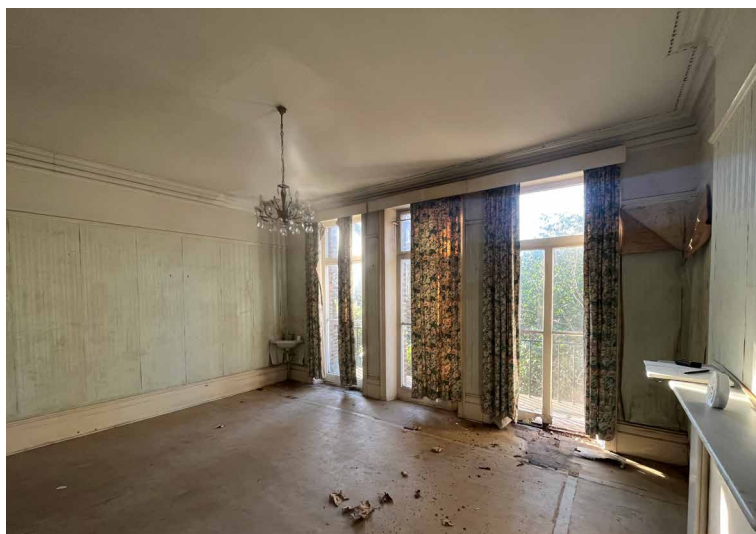
The site is not statutorily or locally listed.



The current Lower Ground Floor and Upper Ground Floors are attributed to 31a Primrose Gardens, a 2 bedroom flat which lays in a derelict condition.

The property is accessed via the street-level lightwell and has access to the rear Garden.

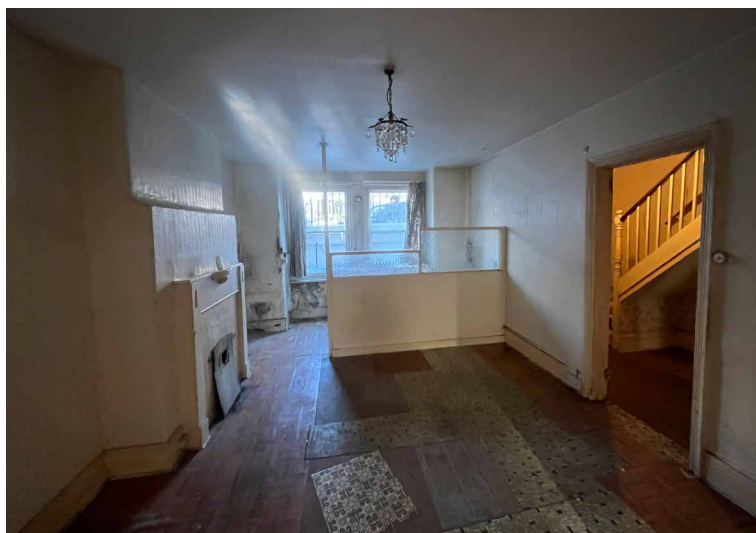
The internal condition requires complete modernisation in order to bring the internal spaces into a liveable condition.



Upper Ground Floor Living Room



Upper Ground Floor Front Bedroom



Lower Ground Floor Kitchen Area



Lower Ground Floor Bathroom

To the front, the lightwell provides access to 31a.

At Lower Ground Floor, it is proposed to extend to the side into the lightwell to allow for a larger plant area for Utility spaces.

The extension will be below ground level and matches similar such development along the road.

A skylight at roof level will not be visible from the street. Again, this is a common extension along the street.



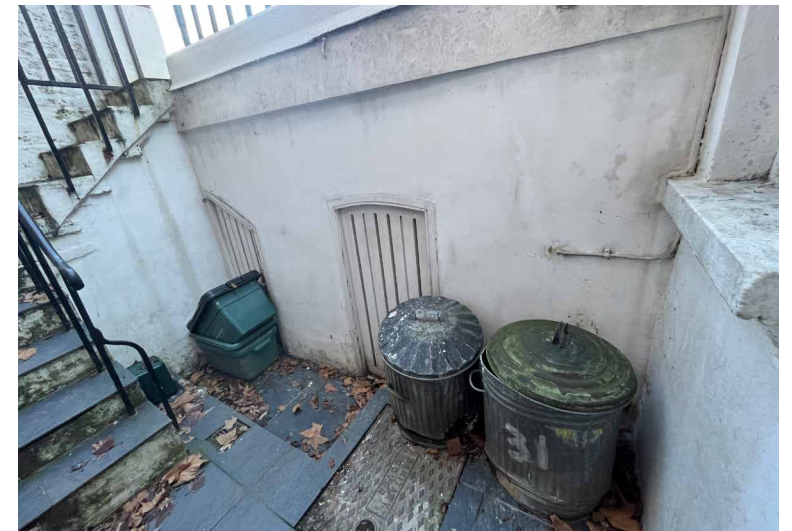
Street Level



Front Lightwell



Front Lightwell



Front Lightwell

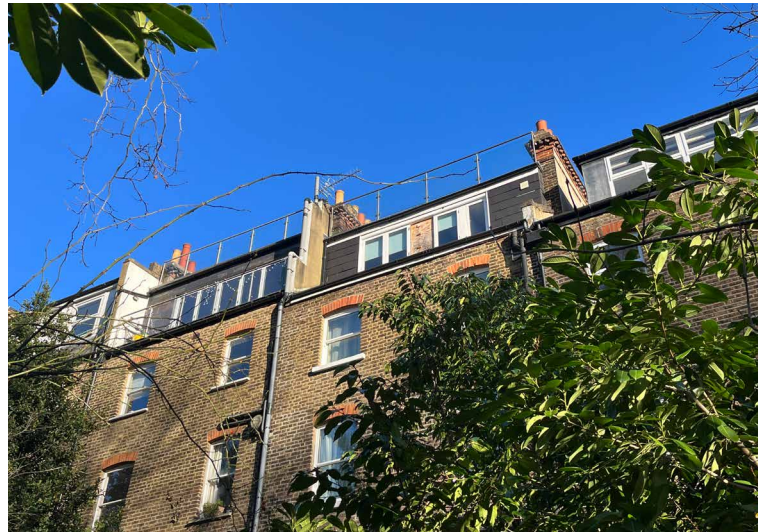
The rear Garden is accessed via 31a Primrose Gardens at Lower Ground Floor.

It is overgrown and requires attentive care.

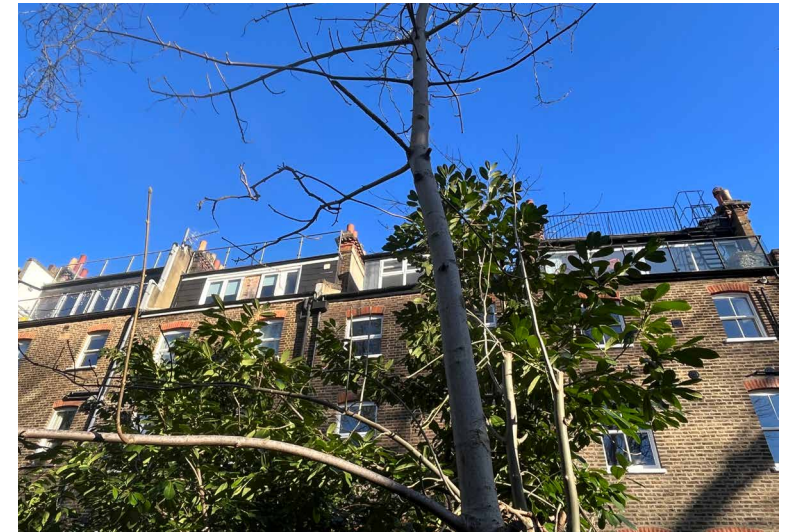
To the rear elevation, the 4 window and door openings deviate from the more consistent 3 and 2 openings to the Upper Levels.

Neighbouring dormers are extended up to the Chimney breasts, with 31, the only one in a row of 5 which is not. Proposals seek to match neighbouring development.

A skylight will provide natural light into the stairwell - a common addition to neighbouring properties. It will not be visible from Ground Level.



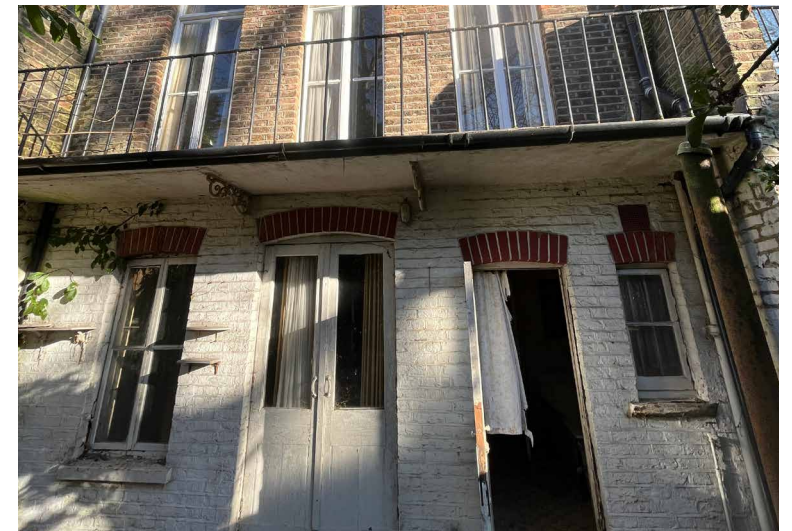
Neighbouring dormers



31 sits as the only dormer not extended to the edges

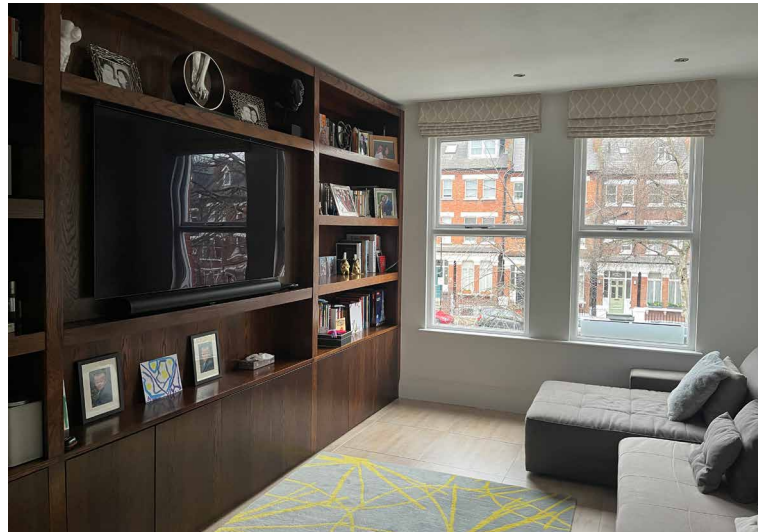


Front Lightwell



Front Lightwell

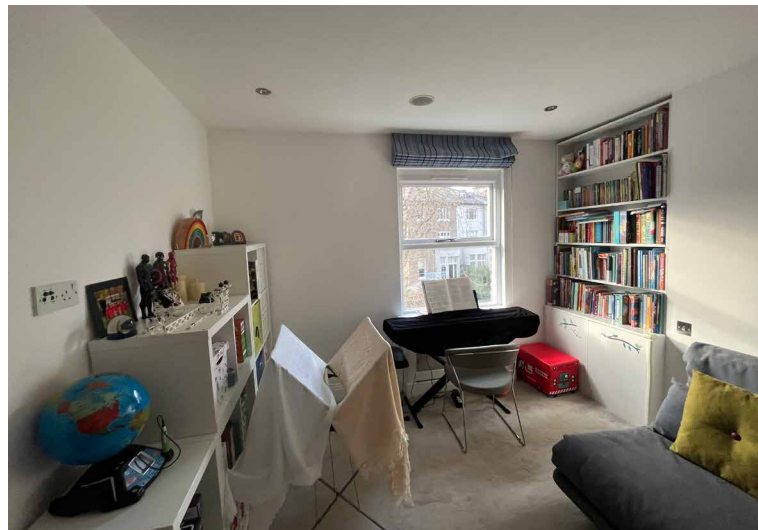
31 Primrose Gardens, is a 3 bedroom flat, occupying the upper 3 floors and accessed from street-level.



First Floor Living Room



First Floor Kitchen



Second Floor Bedroom



Third Floor Bedroom

Proposals seek to amalgamate the Lower and Upper Ground levels to create a high quality 4 bedroom family dwelling.

There are no significant alterations to the front of the property, with a small extension into the lightwell, below street-level.

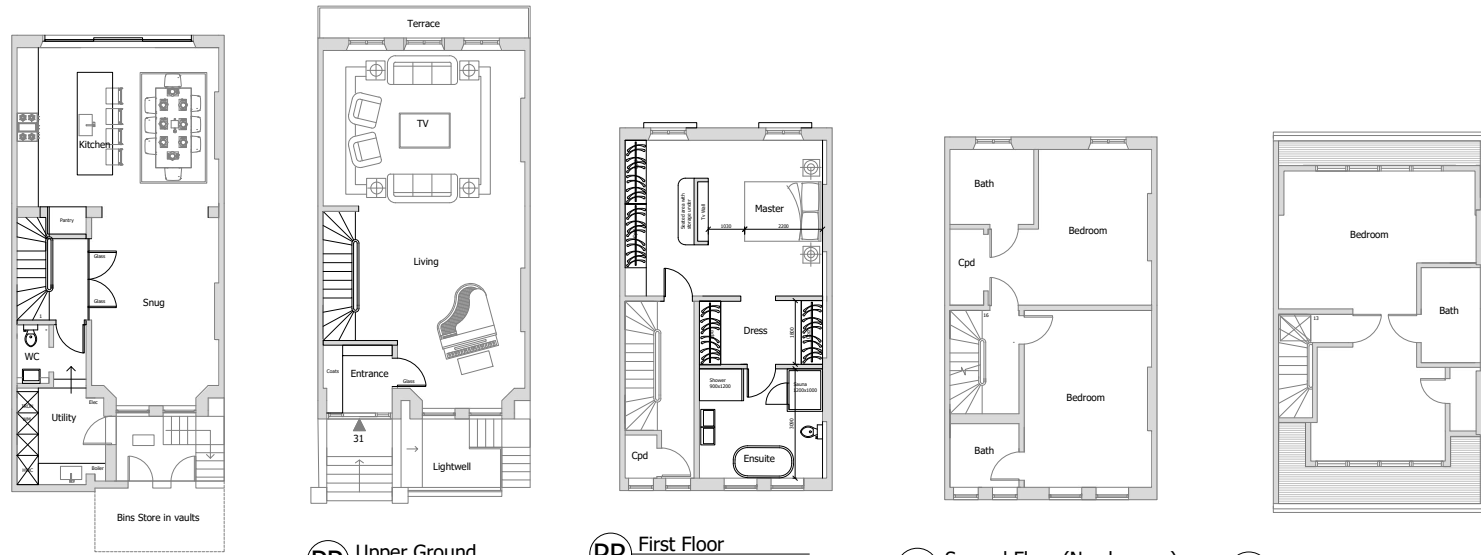
The existing main entrance door into the building from outside will remain unaltered.

To the rear, the Lower Ground Floor will enjoy a greater opening to the rear garden - enhancing the internal quality of space, with a greater outlook and more natural light and ventilation.

To the rear, the dormer will be enlarged, matching neighbouring development.

The scheme would retain all existing Class C3 residential floorspace.

Given the current condition of 31a Primrose Gardens, which requires modernisation to ensure spaces are livable, the proposals will have an overall positive impact on the surrounding Belsize Conservation



PR Lower Ground
Scale 1:100

PR Upper Ground
Scale 1:100

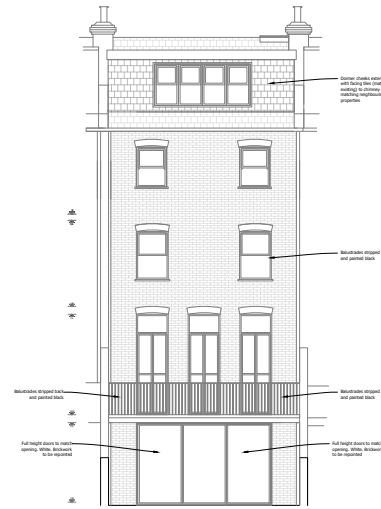
PR First Floor
Scale 1:100

EX Second Floor (No changes)
Scale 1:100

PR Third Floor
Scale 1:100



PR Front Elevation
Scale 1:100



PR Rear Elevation
Scale 1:100

Proposals seek to deliver a new family home of the highest design quality.

Original features such as cornicing, skirting and fireplaces will be reinstated and retained where possible.

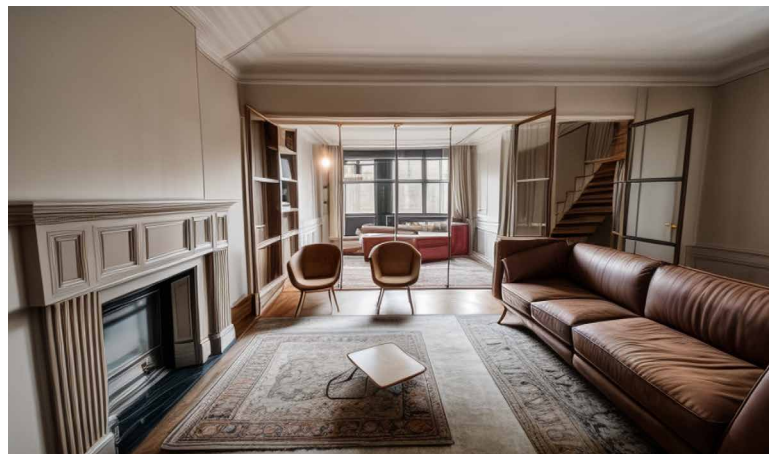
The proposals present a far greater enhancement of the currently derelict ground floor flat.



TV Room



Bedroom



Snug



Dining

Policy H3 of Camden's Local Plan (2017) seeks to resist development that would involve the net loss of two or more homes (from individual or cumulative proposals).

In this instance, the proposal would result in the net loss of one residential unit and is therefore not considered to materially impact on the Borough's housing stock or the Council's ability to meet its housing target.

Supporting paragraph 3.75, highlights that the Council will be amenable to the combining of units where this would meet the growing needs of the household and not result in the loss of more than one unit.

The combining of the property into one single family dwelling returns the property to its originally constructed purpose and enables the owners to occupy it for their growing family needs.

The proposals therefore accord with policy H3.