

# CUOZZO FLEMING

PROJECT 22 Chevington  
CLIENT DNB Homes  
DATE October 2024  
LPA REF /  
REVISION /

# PLANNING STATEMENT

## Relevant Planning History

### 22 Chevington Garlinge Road London NW2 3TE (2019/5885/P)

Withdrawn (Mar 31 2022)- Full Planning Permission

Subdivision of existing 4-bed dwelling to form 2x self-contained 1-bed flats; single storey rear extension; enlargement of front porch and installation of inset roof terrace at the rear.

### 22 Chevington Garlinge Road London NW2 3TE (2019/0726/P)

Granted (May 14 2019) - Certificate of Lawfulness (Proposed)

Erection of a single storey rear extension to dwelling house (Class C3).

### 22 Chevington Garlinge Road London NW2 3TE (2019/3001/P)

Withdrawn (Aug 15 2019)- GPDO Prior Approval Class A Householder extensions

Erection of a single storey rear extension 6m in depth and 3m in height to existing dwelling house (Class C3).

### 22 Chevington Garlinge Road London NW2 3TE (2019/4215/P)

Prior Approval Required - Approval Given (Oct 3 2019) - GPDO Prior Approval Class A Householder extensions

Erection of a single storey rear extension 3.3m in depth and 3m in height and 3m to the eaves of the existing dwelling house (Class C3).

## Proposals

This application seeks to subdivide the existing 4 bedroom dwelling at 22 Chevington, Garlinge Road, into 2 No. self-contained one bedroom apartments.

The existing building forms part of a terrace in the Chevington Estate, a post-war housing estate. The building is constructed from red brick with a tiled roof a white uPVC windows. The front door to the property is located fronting Garlinge Road. A parking area is located within the centre of the estate with direct access to the rear of the property.

The existing house consists of four bedrooms with three located on the first floor and one on the ground floor. A 3m rear extension was approved via a Certificate of Lawfulness (Proposed) on 14/05/2019 (ref: 2019/0726). This has since been constructed. The proposals seek to divide the existing property into two separate dwellings.

### Flat 1

This is the proposed ground floor dwelling, which will be accessed from front of the house via Garlinge Road. The layout remains unchanged with the exception the internal door from the hallway being replaced in order to function as a new front door. The flat benefits from both front and rear gardens. The dwelling meets the space standards as established in the Nationally Described Space Standards (NDSS) with a gross internal area (GIA) of 58.2 sqm. All proposed rooms also all meet the relevant space standards with the bedroom 11.8sqm in size, the open plan kitchen, dining and living space 35.6sqm in size. A fixed storage space 1.8sqm in size is also provided.

### Flat 2

This flat is also accessed from Garlinge Road and is located on the first floor. The dwelling meets the space standards as established in the NDSS with a GIA of 50.2 sqm. The kitchen is 7.8sqm in size & the living / dining area is 11.8sqm inclusive of 1.2sqm of built in storage. The bedroom is 13.1 sqm in size inclusive of 1.5sqm of built in storage. The flat benefits from 1.9sqm of outdoor amenity space via the terrace located to the rear.

The proposals represent the logical separation of the existing building to create 2 no. 1b2p flats located close to Kilburn Station, ideal for young professional first time home buyers. In addition, the proposed separation of the property in to two separate flats was originally proposed under application ref: 2019/5885/P. This application was recommended for approval but was subsequently withdrawn due to the applicants mortgage provider being unwilling to agree to the S106 agreement in relation to car free development.

We trust that the Council finds the information submitted with the application sufficient to satisfy the criteria as stated above and that the proposals are deemed acceptable.