

Camden London Borough Planning,
5 Pancras Sq,
N1C 4AG,
London

Dear Sir / Madam:

RE: AMALGAMATION OF LOWER GROUND FLOOR FLAT AND UPPER MAISONETTE BACK INTO SINGLE FAMILY DWELLING

1 BRANCH HILL, NW1 8XH

We wish to submit information to support the permitted development application outlined above. Please find enclosed the following drawings and planning statement to satisfy this application.

DRAWINGS

291-EX-010 SITE LOCATION PLAN
291-EX-PD EXISTING DRAWINGS
291-10-PD PROPOSED DRAWINGS

PLANNING STATEMENT

In accordance with Policy H3 3.75 of the Camden Local Plan 2017, *net loss of one home is acceptable when two dwellings are being combined into a single dwelling. Within a block of flats or apartments, such a change may not constitute development'* and would therefore not require planning permission under section 55 of the Town & Country Planning Act 1990.

It is therefore understood that the amalgamation of the lower ground floor flat (1a) and the upper maisonette (1) at 1 Branch Hill back into one single dwelling should not constitute development as defined by section 55 of the Town & Country Planning Act 1990, and therefore does not require planning permission.

This is also in accordance with the reasons outlined in the delegated reports and decision notices of similar applications which reference *the determination of appeal case reference: APP/X5210/X/17/3172201 which was allowed on 15/01/2018 for the conversion of two residential dwellings into one. In the assessment, the Inspector considered that the amalgamation of two dwellings into one would not be a material change of use and therefore would not constitute development.*

We therefore request the application for the above amalgamation of two dwellings into one be approved under permitted development legislation.

Yours faithfully,

HANNAH GREEN

FOR AND ON BEHALF OF Mutiny Architecture Ltd.