

EXTENSION AND LOFT CONVERSION, 216 WEST END LANE NW6**HERITAGE, DESIGN AND ACCESS STATEMENTS****December 2024****1.0. CONTEXT AND EXISTING BUILDING**

- 1.1. 216 West End Lane is in the west End Green Conservation Area. The general context is of shops and cafes with offices and flats on upper levels. The surrounding streets are mostly comprised of large houses, some of which have been converted into flats.
- 1.2. 216 is part of a terrace, which was apparently constructed as part of the wave of development in West End Lane from 1870 to 1914, following the opening of the Midland Railway Station in 1871. The terrace extends from number 208, at the corner of Fawley Road, north to number 222, beyond which the architecture changes from from turn of the 19th/20th centuries to white rendered modern buildings.
- 1.3. The general aesthetic of the terrace is a mixture of acts and crafts and stripped classical. Number 208, at the south end, has a distinctive tiled octagonal turret and the adjoining number 206 a steep pitched roof with a steep west facing gable, but the remaining properties, including 216, are more restrained, with modest stone pediments above the first floor windows and at the front parapet, rendered cornices and string courses and stone or rendered window surrounds.
- 1.4. The walls between the decorative stone and rendered features are of red bricks. At the ground floor, the traditional details give way to modern shop fronts.
- 1.5. The building is four storeys high above ground level, plus a basement. Number 16 is currently occupied by Gail's bakery and cafe and ground floor and basement level.
- 1.6. The rear of number 216 is unremarkable, walls being of common bricks with UPVC windows, and there has been a roof extension with a slate clad dormer window.
- 1.7. This application relates not to the ground or basement floors (apart from the ground floor entrance and stair), but to the upper floors.
- 1.8. Photographs are included with this application.

2.0. CURRENT USE AND PLANNING HISTORY

- 2.1. The basement and ground floors, which comprise no. 216, are occupied by Gail's, apart from the entrance to 216A, at the rear of the property, accessed from the drive which leads to Fawley Road. The subject of this application is 216A, which consists of the entrance at rear ground floor and the first, second and third floors.
- 2.2. The first floor accommodates a communal kitchen, communal bathroom and three double bedrooms, in a gross area of 78 sq. m. The second floor has three double bedrooms, a communal bathroom and a communal kitchen, overall area 79 sq. m. The third floor comprises two double bedrooms, a communal kitchen and communal bathroom, together with a small office which is currently used by the building manager, and is housed in the rear dormer. The third floor area is 57.4 sq. m.

2.3. The layout indicates that this is a house of multiple occupation, although the property is not currently registered as such with Camden Council. However, it was registered as an HMO in 1999, as recorded in the appendix accompanying this statement, and there is no indication nor any record in the Council's files which would indicate any other use since the initial registration.

3.0. DESIGN STATEMENT

3.1. The objective of the development is to create a more generous, attractive and better equipped house of multiple occupation, by extending the third floor fully across the rear footprint of the building and removing the dormer, also by making use of the pitched roof space by rebuilding it at a steeper angle, to accommodate an additional bedroom with ensuite shower room.

3.2. The administration office will no longer be required, and with the extra space, the bedrooms can all be equipped with their own private shower rooms. The communal kitchen/dining areas would be relocated at the front of the building, in more generous spaces with south facing windows looking over the interesting bustle of West End Lane. The staircase would be moved to the west to allow more generous accommodation at the rear of the building.

3.3. The third floor extension will simply replace the dormer with a full width brick construction on the same footprint as the floors below. There will be no overshadowing or overlooking of existing habitable rooms in adjoining properties.

3.4. The roof will also be extended with a steeper pitched structure, with slate finish to match the existing, thereby providing the space for an additional bedroom with ensuite shower room.

3.5. The roof extension will be barely visible from the rear because of the limited space behind the property to the east. To the west, it will be completely obscured by the front parapet and pediment, as is indicated by the proposed section on drawing 1193/10.

3.6. In the proposed building, there will be the following accommodation:

First floor: 12.2 sq. m. double bedroom, 9.7 sq. m. double bedroom and 9 sq. m. single bedroom, 10.3 sq. m. communal kitchen/dining room.

Second floor: 12.2 sq. m. double bedroom, 12.35 sq. m. double bedroom, 9 sq. m. single bedroom, 10.3 sq. m. communal kitchen/dining room.

Third & fourth floors: 12.2 sq. m. double bedroom, 12.2 sq. m. double bedroom, 10.3 sq. m. double bedroom, 12 sq. m. Double bedroom, 9.6 sq. m. communal kitchen/dining room.

3.7. The materials will be: walls; brickwork to match existing, roof; ties to match existing; windows vertical double glazed sash.

3.8. For refuse and recycling, the occupants will continue to use the existing facilities at the rear.

4.0. CARBON EMISSIONS AND PARKING

4.1. The existing gas boilers will be replaced with electric heaters and radiators, augmented with photovoltaic tiles on the south side of the new steep pitched roof.

4.2. The applicants have agreed that prospective tenants will not be have permits for car use.

4.3. Despite the limited space available, six bicycles can be accommodated in secure stores in the rear area.

3.0. ACCESS STATEMENT

3.1. All doors will have lever handles

3.2. There will be no adverse effect on existing access within the building

Date: 27 January 1999
Your Ref:
Our Ref: RES/PROG/PJ
Direct Line: 0171-413 6970
Enquiries to: Paul Juan



Residential Team
London Borough of Camden
Town Hall Extension
Argyle Street
London WC1H 8EQ
Tel 0171 278 4444
Fax 0171 413 6955
DX 2106 (Euston)

APPENDIX
216 WEST END LANE NW16
PREVIOUS REGISTRATION

Mr. H. J. Cunningham,
Flat 1,
148, Sutherland Avenue,
LONDON,
W9 1HP.

Dear Mr. Cunningham,

Registration of Houses in Multiple Occupation (HMOs)
Controlled Registration Scheme

We intend to introduce a new registration scheme for houses in multiple occupation e.g. bedsits etc. This will be known as a controlled registration scheme, and we are currently submitting a draft of our scheme to the Secretary of State.

Our current scheme costs £40 per property, whereas the new scheme will cost £40 per habitable room, a habitable room being any living room or bedroom. Registration under the new scheme will last for a period of five years. We have agreed that any premises registered under our existing scheme will not have to pay more than £100 for the first five years of registration.

If you are the owner or manager of a HMO which is not registered under our current scheme you may obtain an application form by phoning 0171 413 6912 or 0171 413 6918, or by writing to the above address.

The new scheme is intended to begin on the 3rd March 1999. If you wish to be registered under the scheme currently in force, your full applications must be received by the 2nd March 1999. You will have to re-register under the new scheme, but even with the combined fees it may be cheaper, as explained above.

Yours sincerely,

A handwritten signature in black ink that reads "Paul Juan". The signature is written in a cursive style with a horizontal line underneath the name.

Paul Juan,
Environmental Health Officer
(0171-413 6970)



Camden

Official Receipt

No 55583

ENVIRONMENT DEPARTMENT

PLANNING TRANSPORT & HEALTH SERVICES

Town Hall
Euston Road
London NW1 2RX
VAT Registration No. 232- 3164- 03

Received from Mrs H. Cunningham

the sum of forty pounds

TOTAL £ 40 VAT £ - TOTAL £ 40

for 216A West End Lane London NW6 HMO Registration

Table with 5 columns: Cash, Cheque, P.O., M.O., and an empty column.



for Director of Finance

London Borough of Camden
(Registration of Houses in Multiple Occupation)
Notification Scheme 1994
Housing Act 1985, Section 346-351

NOTIFICATION REQUIRED CONCERNING A HOUSE IN MULTIPLE OCCUPATION

Application for registration

Application for variation of existing registration

Notification of change of particulars

Please tick box as appropriate

Address 216^A West End Lane, London N.W.6

IN THE CASE OF FLATS WHICH NEED TO BE REGISTERED BECAUSE OF MULTIPLE OCCUPATION A SEPARATE APPLICATION WILL BE REQUIRED FOR EACH FLAT.

Applicants should note the following and complete pages 2 and 3.

IT IS THE DUTY of a person, or a person acting as agent for another person, who receives rents or other payments in respect of lettings or lodgings in the premises to supply in writing to the Council the following information:

i) in relation to premises first becoming registerable - notification of the fact that the premises appear to be registerable.

ii) any change in circumstances which make it necessary to alter the particulars in the register, including any application for variation of the permitted number of persons and/or households registered.

Any person whose duty it is to supply any information under this scheme who wilfully fails to do so is liable on summary conviction to a fine.

Please return this form with the required fee to:

HMO Clerk
Environment Department
London Borough of Camden
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8EQ



Section A PREMISES

Address of premises 216A West End Lane
..... London N.W.6
.....

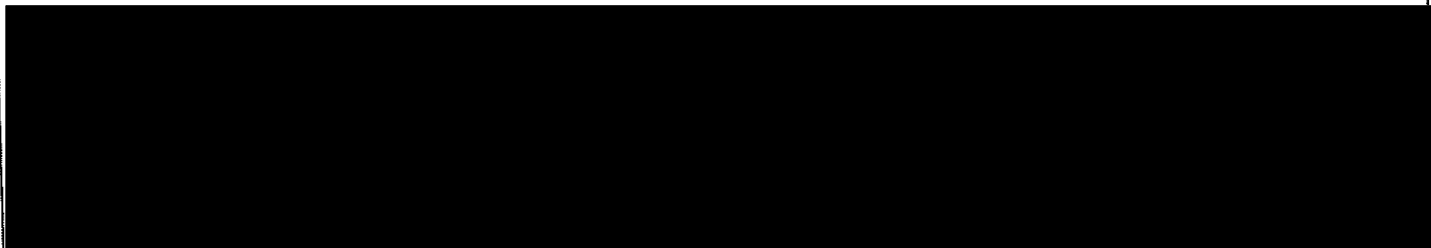
The Environment Department is trying to update and improve the nature and quality of its services to meet the changing needs of our customers. To enable us to update information, we need your help in answering the questions below. We can assure you that all this information will be used solely for the purposes of compiling statistics.

Please note that this question relates to ethnic origin and NOT to nationality.

Please tick the relevant box. I consider myself to be:

- | | | | |
|---|--|--------------------------------------|---|
| <input type="checkbox"/> White UK | <input type="checkbox"/> Turkish/Turkish Cypriot | <input type="checkbox"/> Pakistani | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> White Irish | <input type="checkbox"/> Black African | <input type="checkbox"/> Bangladeshi | Do you have a disability |
| <input type="checkbox"/> White- other | <input type="checkbox"/> Black- other | <input type="checkbox"/> Chinese | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Greek/Greek Cypriot | <input type="checkbox"/> Indian | <input type="checkbox"/> Other Asian | Are you <input type="checkbox"/> male <input type="checkbox"/> female |

In the case of a body corporate the address shall be the registered address and, if different, that of the secretary or other principal officer.



Leaseholder

Name

Address



Person collecting the rent

Name

As Above

Address

Mortgagee

Name

Lloyds Bank PLC

Address

195 EDGWARE RD

LONDON W.2 1EY

Name and address of any person (other than the above) with an interest in the premises eg trustee

Name

Address

Interest

Section C OCCUPATION OF PREMISES

Please write down rooms making up each separate letting and list the occupiers for those rooms. Include all members of the household including children.

Details to be supplied on a separate sheet if necessary

Description of rooms occupied (eg basement, ground floor front room, first floor etc)	Name of occupier/s	No. of persons	Office use only (households)
First floor	[REDACTED]	2	
Second floor		1	
Third floor +		2	
Total number of persons living on the premises		5	
Total number of households		3	

Section D ACCOMMODATION

1. Total number of rooms in the premises 14
2. Number of these rooms used exclusively as:
 - a) Kitchens or sculleries (state position) 3 one on each floor
 - b) Bathrooms or shower rooms with toilets (state position) 3 one on each floor
 - c) Bathrooms or shower rooms without toilets (state position)
3. Total number of:
 - a) Fixed wash hand basins 3
 - b) Fixed sinks 3
 - c) Fixed baths or showers 3
 - d) Toilets (internal) 3
 - e) Toilets (external)

Section E FURTHER DETAILS

Amount of registration fee enclosed

£ 40 —

(see note 4)

I declare that to the best of my knowledge and belief all the particulars set out above are true.

Name

Address

Signature

Company name

Address

EXPLANATORY NOTES

1. The Council of the London Borough of Camden have a scheme for the notification of Houses in Multiple Occupation (HMO) in the Borough. A house is in multiple occupation if it is occupied by persons who form more than one household. The term HMO also includes any flat in multiple occupation. You should read these notes carefully to ascertain whether you have a duty to register or otherwise ensure that the provisions of the scheme are complied with. Breach of any of the requirements of the scheme could result in you being prosecuted in a magistrates court and liable to a fine or conviction.
2. (a) All HMOs except those excluded by the scheme must be registered with the Council. These exclusions are:
 - common lodging houses as defined in section 401 of the Housing Act 1985;
 - houses held by the Council or subject to a control order under section 379 of the 1985 Act;
 - houses used as children's homes or community houses which are registered or provided under the Child Care Act 1980 or the Children's Homes Act 1982 or the Children Act 1990;
 - houses registered under the Registered Homes Act 1984;
 - houses divided into self contained flats (Category G HMOs) but shall apply, subject to this paragraph, to the flats in such houses which are in multiple occupation.(b) If you intend to permit the occupation of a house in multiple occupation which is already registered under this scheme by a number of households or persons which exceeds the number registered for the house, you must apply to the Council for variation of the registration.
3. Any person who is for the time being a person managing a house in multiple occupation in respect of which the Council are authorised to compile or maintain a register shall, in writing:
 - (a) notify the Council of the fact that the house appears to be registerable;
 - (b) with the notification, give the Council all the particulars specified on the application form.
 - (c) notify the authority of any change which makes it necessary to alter the particulars entered in the register as regards the house.

Fees

4. All applications for registration are subject to the payment of a registration fee of £40. Any application for variations or change of particulars are subject to a fee of £20.

The correct registration fee must be enclosed with your application for registration, or notification of change of particulars. Applications which are accompanied by the wrong fee will be returned without any decision by the Council as to registration or variation or entry of change. Cheques should be crossed and made payable to L.B. Camden.

Housing Associations are required to register, although they are exempt from payment of the fee.

Planning consent

6. Planning permission may be necessary for operation of the premises as an HMO, and compliance with the provisions of this scheme does not imply that such permission would be given. Refusal of planning permission may still occur even if the premises have been registered. Enquiries regarding planning permission should be made to:

Development Control
Environment Department
London Borough of Camden
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8EQ

Other statutory requirements

Local authorities may also serve a range of notices in respect of HMOs including notices requiring the execution of works to make the property fit for occupation by the numbers of individuals or households accommodated, or which might be accommodated there, and notices requiring steps to be taken to reduce the level of occupancy. These powers operate independently of the registration scheme.

Existing occupancies

The scheme does not empower anyone to evict individuals or households occupying premises. Unlawful eviction is both a criminal and a civil offence for which heavy penalties may result. If you are affected by such a situation you should seek legal advice.

7. Should you have any doubts as to the effect of this scheme, or should you have any difficulty in completing the application form, you should contact:

HMO Team
Environment Department
London Borough of Camden
Camden Town Hall
Argyle Street entrance
Euston Road
London WC1H 8EQ
Telephone 071-413 6918.

Any person may inspect the register at the following times: 10am - 4pm, Monday to Friday excluding bank holidays, at 7th floor, Camden Town Hall, Argyle Street entrance, Euston Road, London WC1H 8EQ.