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13 May 2025

**Camden Council Planning Department**  
**5 Pancras Square**  
**London**  
**N1C 4AG**

Dear Sir/Madam,

**Re: Planning application for the conversion of 59 Burghley Road, London, NW5 1UH into one family dwelling house - Design and Access Statement**

Please find enclosed a set of drawings for works to 59 Burghley Road. The proposed work is as follows:

### **Design**

The purpose is to convert the existing two flats (59a and 59b) into one family dwellinghouse.

The building currently comprises one 2 bedroom flat and one 3 bedroom flat. The work would result in one 5 bedroom single-family dwelling house. Current use class (C3) will be maintained. This would lead to the loss of only one home and as such is in accordance with Policy H3 of the Camden Local Plan 2017.

The conversion requires only minor works to the ground floor, namely the removal of the two doors that currently separate each individual flat from the communal lobby, and the surrounding wall, as set out in drawings 1 and 2. The previous staircase survives intact, there are no changes required to the layout of other floors, and there are no external changes required.

This reverts the use of the building to its original purpose and character, and would bring it into line with the character of the street and area. A similar conversion was granted planning permission at 48 Burghley Road in 2014, and others have been granted in the surrounding area.

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**Access**

The main access will continue to be the front door of the building, with unchanged doors at the back and side also giving access onto the back garden and side return respectively.

Please do not hesitate to contact me if you would like to discuss any aspect of this application.

Yours faithfully,

Catherine Houlsby