



Mr Benjamin Vickers
Planning Technician
Fast Track & Validations Team
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London, WC1H 8ND

Sent by e-mail

21st November 2013

Planning Statement for 2 Hurdwick Place, London, NW1 2JE

Dear Mr Vickers,

Further to your recent letter dated 20th November and our brief conversation yesterday, I write to respond to the questions raised by Mr Christopher Heather, Senior Planning Officer, in relation to Planning Application Ref. 2013/7180/INVALID relating to the above project.

The property has been recently bought by our clients. A recent Grant of Planning Permission (Ref. 2013/1612/) dealt with by Mr Heather granted permission for a change of use of the building into flats. However, these approved changes have not been implemented so far.

As part of the Council's consideration to the previous Planning Application, it was determined that the existing building has been working as an HMO without an authorised change of use from the original registered use as Hostel. An Enforcement Notice informing our client of this situation has been issued by the Council on 5th September, and is attached for your records. In it, Camden Council requires to either revert back to the Hostel use or implement the change of use from Hostel to 4no. flats within a period of nine months starting from 10th October 2013.

The current Planning Application (Ref. 2013/7180/INVALID) relates to our Client's intention to maintain the current registered use as Hostel, and improve its living conditions by means of internal alterations and extensions.



The internal layouts are in accordance with the Council's Minimum Standards for Hostels. The proposed rear extension is in line with the existing extension at No.1 Hurdwick Place, and the proposed roof extension is similar to those already present on several properties on Eversholt Street (No. 267 to No. 277), immediately to the rear of our Client's property).

Trusting the above clarifies this matter, we remain available should you have any further queries.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Martin Saluzzo', written over a light yellow rectangular background.

Martin Saluzzo
Architect
ARB, RIBA, MRIAI
On behalf of
Tal Arc Ltd.