

3 Queen Elizabeth's Drive
Enfield
London
N14 6RG

Camden Development Control
Planning service
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

20.11.2012

Dear Sir/Madam

Re: Re-submittal of Planning application relating to 3 Downside Crescent, Belsize Park, NW3 2AN

We are re-submitting the above on behalf of my mother, the owner, Mrs A.Bradley.

Please find enclosed the plans for conversion of the above property to a single dwelling house. Full planning permission was granted for this in 2004 and expired in 2009. Copy of original attached.

I understand that since this time the council has changed the guidelines relating to the loss of units back to single dwellings but we feel that this should not apply to Mrs Bradley or this property for the following reasons:

- 1) Mrs Bradley through ill health over the last 3 years was unable to be involved in the re-submitting of the application when it expired and was therefore prevented from renewing the application before the guidelines changed.
- 2) The original planning application granted in 1970 was for conversion of the property into a Students Hostel and although the wording in the schedule is for conversion into six self contained the flats, the actual conversion was not to a standard that would allow any of them to be sold as individual units for the following reasons:
 - a) All the units exist as bed-sits with a very small kitchenette and bathroom
 - b) All the units are heated by one boiler and central heating system , managed by Mrs Bradley as it would have been when a hostel
 - c) Whilst there are fire doors none of the units have what would be classed as proper front doors
 - d) The units are undersized, two to the front of the property being only 32 and 33 sq. metres therefore 86%-89% of what is recommended
 - e) All the units have wooden floors without acoustic or fire separation between floors and between flats.

As a result of all of the above none of the units could be sold on the open market in their existing state and would need substantial work to make them meet modern building regulations and to be saleable as self contained units.

Since it's existence as a hostel the units have only ever operated as serviced units by the owner Mr and Mrs Bradley who have always lived on the premises.

Mrs Bradley's own flat is only a bedsit and she would now like to be able to live more comfortably with her own bedroom and to make use of the house properly. She would also like her family to be able to stay with her in the same house so that she can enjoy their company.

We understand that the planning guidelines have changed but we feel that it would be unfair for Mrs Bradley to be penalized for being unable to re-submit the planning during a period of ill health and to be prevented from using her own house for her own use. Particularly when the units have never been fully converted into self contained flats and therefore they could not be considered to be a loss to the housing market in their current state.

We hope that you will consider this re-application to convert the house back to a single dwelling in light of the above.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Alison Mason', with a stylized, cursive script.

Alison Mason