



**Nathaniel Lichfield
& Partners**

Planning. Design. Economics.

Development Control
Camden Town Hall Extension
Argyle Street
London
WC1H 8ND

14 Regent's Wharf
All Saints Street
London N1 9RL

020 7837 4477
london@nlpplanning.com

nlpplanning.com

Date 8 January 2013
Our ref 13332/DG/GL/DDD 3407319v1

Dear Sir/Madam

London Borough of Camden: 22 Ferncroft Avenue, Camden, London, NW3 7PH

On behalf of our client, Ms. Melissa Lipkin-Berman, we write to submit an application for planning permission for the de-conversion of the two existing flats at No. 22 Ferncroft Avenue to re-form the original single family dwelling house.

Background

No. 22 Ferncroft Avenue is a three storey detached property and was historically a single family dwelling house. During the later half of the 20th Century the house was sub-divided to form two flats, one on the ground floor and another over the first and second floor. The relevant permission for the conversion is Planning Application – 16726 granted on 4 August 1964 for '*Conversion of 22, Ferncroft Avenue, N.W.3 into one six room maisonette on ground and first floors, one two room flat on first floor and one three room flat on second floor*'.

Proposed Development

The proposed development seeks to 'de-convert' the property, and return it to its original intended use as a single family dwelling house by re-combining the two existing residential units to form a single seven bedroom house. The works are internal alterations only to open a doorway at ground floor level and will have no impact on the exterior of the building.

The description of development is as follows:

'De-conversion of the two existing flats at No. 22 Ferncroft Avenue to re-form the original single family dwelling house'.

Pre-Application Advice

Pre-Application discussions with the Council's duty planner resulted in an email from the Council's Officer, Sally Shepherd, on 8 January 2013 confirming that:



"Camden's Local Development Framework document 'Development Policies' contains Development Policy DP2 – making full use of Camden's capacity for housing. This states that the Council will not grant planning permission for a development that would involve the net loss of two or more residential units. As the proposed conversion would only result in the loss of one residential unit, this would not be contrary to policy.

I can confirm that planning permission would be required for the proposed conversion" (copy of email at Appendix 1)

The proposals should therefore be considered acceptable in principle.

Summary of Proposals

The proposals are summarised in relation to relevant considerations below:

Amount

The extent of the alterations to the property are confined solely to the interior and no additional new floorspace is proposed.

Layout

The changes to the layout of the building are illustrated in the submitted plans and limited to alterations to create a door at ground floor level.

Scale

The scale of the building is not altered by the works proposed and no external alterations or additions to the building are proposed.

Landscaping

The proposed works are confined to the interior of the building, and as such, give rise to no landscaping issues. The existing landscaping to the exterior will remain unchanged.

Appearance

The proposed works are confined to the interior of the building, and as such, have no impact on the external appearance of the building or the character and appearance of the surrounding area.

Access

Access to the property will remain unchanged by the proposals for its return to a private single family dwelling. Principal access will be retained through the existing front door.

Structural Considerations

It is our understanding that the proposed works will have no impact on the structural stability of the building.



Justification

The building is not listed and the proposed works are internal alterations only. The proposal will therefore reinstate the original character and use of the property. It will also result in a reduction in the intensity of the existing use at the property with resulting benefits to the character of the area and a reduction in pressure on street parking.

The 'de-conversion' of residential units within properties originally built as a single dwelling is also supported as an acceptable form of conversion. This has been confirmed by the Council's Duty Planner who confirmed that two units to one within a former house is considered acceptable under Policy DP2 (see above).

The development also complies with the aims set out in the Council's other associated policies including:

- *Core Strategy Policy CS6 – Providing Quality Homes* (see Appendix 2); and,
- *Development Control Management Policy DP5 – Homes of Different Sizes*: Which supports mixed communities, and securing a range of self contained homes of different sizes.

As such we understand this development will not be resisted by the Council.

Application Submission

Accordingly, we submit the following for your consideration via the Planning Portal:

- Completed Application Form and Certificate B;
- Copies of the Notice and Notice Letters served;
- Site Location Plan prepared by Wolff Architects (Drawing No. 1200 – E5 – 001) @ 1:1250.
- Existing Floor plans prepared by Wolff Architects (Drawing No. 1200 – E5 – 100) @ 1:200.
- Proposed Floor plans prepared by Wolff Architects (Drawing No. 1200 – E5 – 300) @ 1:200.

Application Fee

The appropriate application fee for this application is £339 under Category of Development 6 "*The enlargement, improvement or other alteration of existing dwellinghouses*", part (2) "*where the application relates to two or more dwellinghouses*". A cheque follows by post.

Mayoral CIL

The de-conversion of the two existing units to reform the original house does not create any new floorspace and is not therefore liable for CIL.

Conclusions

The proposals comprise internal alterations to the layout of the existing building to return it from its current use as two flats to its original use as a single family dwelling house in accordance with the Council's policies and pre-application advice provided by the Council's Duty Planner service. No



Nathaniel Lichfield
& Partners

Planning. Design. Economics.

change of use results from the proposals and no alterations are proposed to the building's exterior appearance so there will be no impact on the character and appearance of the area.

We therefore respectfully request that planning permission be granted.

We trust you have sufficient information to determine this application. If you have any queries please contact my colleague Dan Di-Lieto or me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Grant Lock'.

Grant Lock

Planner

Copy:

Mr David Wolff – Wolff Architects (by email)

Ms. Melissa Lipkin-Berman – Applicant and joint owner (by email)

Dr Bron Berman – joint owner (by email)

Mr Stephen Screech KSG – Orhan Establishment (by email)



Appendix 1 – Pre-Application Advice Email

From: Planning [mailto:Planning@camden.gov.uk]
Sent: 08 January 2013 13:50
To: Grant Lock
Subject: Planning Enquiry (Ref. ENQ\09879) - 22 Ferncroft Avenue

Dear Grant,

Thank you for your enquiry, please accept our apologies for the delay in providing you with a response.

Camden's Local Development Framework document 'Development Policies' contains Development Policy DP2 – making full use of Camden's capacity for housing. This states that the Council will not grant planning permission for a development that would involve the net loss of two or more residential units. As the proposed conversion would only result in the loss of one residential unit, this would not be contrary to policy.

I can confirm that planning permission would be required for the proposed conversion.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me.

Kind regards,

Sally Shepherd
Planning Officer
Advice and Consultation Team
Planning and Regeneration
Culture and Environment Directorate
London Borough of Camden
Telephone: 0207 974 4672
Web: camden.gov.uk
6th Floor
Camden Town Hall
Judd Street
London WC1H 8ND



Appendix 2 – Core Strategy Policy CS6

Policy CS6 - Providing quality homes

The Council will aim to make full use of Camden's capacity for housing by:

- a) maximising the supply of additional housing to meet or exceed Camden's target of 5,950 homes from 2007-2017, including 4,370 additional self-contained homes;*
- b) maximising the supply of additional housing over the entire plan period to meet or exceed a target of 8,925 homes from 2010-2025, including 6,550 additional self-contained homes;*
- c) supporting the supply of additional student housing, bedsits and other housing with shared facilities providing this does not prejudice the Council's ability to meet the target for the supply of additional self-contained homes, the balance of uses in the area; and the quality of residential amenity or the character of the surrounding area;*
- d) minimising the net loss of existing homes;*
- e) regarding housing as the priority land-use of Camden's Local Development Framework.*

The Council will aim to secure high quality affordable housing available for Camden households that are unable to access market housing by:

- f) seeking to ensure that 50% of the borough-wide target for additional self-contained homes is provided as affordable housing;*
- g) seeking to negotiate a contribution from specific proposals on the basis of:*
 - the maximum reasonable amount of affordable housing under the specific circumstances of the site, including the financial viability of the development,*
 - an affordable housing target of 50% of the total addition to housing floorspace, and*
 - guidelines of 60% social rented housing and 40% intermediate affordable housing;*
- h) minimising the net loss of affordable housing;*
- i) regenerating Camden's housing estates and seeking to bring Council stock up to the Decent Homes standard by 2012.*

The Council will aim to minimise social polarisation and create mixed and inclusive communities across Camden by:



j) seeking a diverse range of housing products in the market and affordable sectors to provide a range of homes accessible across the spectrum of household incomes;

k) seeking a range of self-contained homes of different sizes to meet the Council's identified dwelling-size priorities;

l) seeking a variety of housing types suitable for different groups, including families, people with mobility difficulties, older people, homeless people and vulnerable people; and

m) giving priority to development that provides affordable housing and housing for vulnerable people.

The Council will monitor the delivery of additional housing against the target for housing supply, and will seek to maintain supply at the rate necessary to meet or exceed the target. In seeking to maintain the housing supply, the Council will adjust the type and mix of housing sought, having regard to the financial viability of development, the sales or capital value of different house types and tenures, and the needs of different groups.