PLANNING STATEMENT

19 Marquis Road, Camden, NW1 9UD

1. In 1980 planning approval was obtained to convert the existing three bedroom end of terraced property in to a one bedroom flat at lower ground floor level and a two bedroom maisonette at upper ground and first floor level.

   We understand that the staircase between the lower ground floor and the upper ground floor was removed and the Owner then moved in to the lower ground floor flat.

2. My Client, who are the son and daughter of the original owner, became owner of the property in 2006. At that time there was a lodger in the Studio N° 3 at front of the upper ground floor level, and my Clients' mother was living in the basement flat.

   The first floor had been previously converted in to two bedsits but have been empty since my Client was issued an improvement notice in 2009.

   My Client now wants to formalise the situation and obtain planning approval to use the property as a separate flat and a maisonette as per the 1980 approval.

3. My Client received an improvement notice from Camden Council dated 23rd November 2009, which sited a number of problems that exist within the property that need to be rectified.

   The required remedial works are extensive and cannot be carried out whilst anyone lives in the property.

   There is now only one person in the upper portion of the property, who is living in Studio N° 3 at upper ground floor level. He has been given a notice to quit and negotiations are ongoing to re-house him somewhere else to enable the remedial works to be carried out.

   The property is only being occupied by one person at the moment, and this person is living in very poor conditions. This property is, therefore, not a House of Multiple Occupancy (HMO).

   Once the conversion works have been carried out the property will be suitable accommodation for the Owner to live in the maisonette, and their mother to live in the flat, which will obviously be a far more acceptable use of the property than that at present.

6th September 2012
Clive Adams Associates Ltd