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83 KINGSGATE ROAD LONDON NW6
PLANNING STATEMENT 25TH SEPTEMBER 2006

An application is being made to the LONDON BOROUGH OF CAMDEN for permission to convert the ground and first floor of this property into two self contained units. The second floor is in a different ownership and already has consent for a self contained dwelling. The proposals include minor extensions to the rear, which on the ground floor will tidy up a messy situation and provide decent access to the rear garden

Previously a shop unit on the ground floor, the property has been in use as an HMO for a number of years and there has been concern expressed by the Authority that the accommodation does not meet with the standards for Houses in Multi Occupation. A letter dated the 22nd November 2005 reference TDX/E09/004541 is referred to. Meetings have been held with Toby Deans of the Environment Department to try and resolve the issues.

A number of schemes have been proposed for alteration to the property to make it suitable to remain as an HMO but all involve the radical reworking of the structure and extensive excavations of the basement and costs are prohibitive given the return that can be expected from such accommodation. I conclude that the property is not suitable for an HMO and that it should be converted into small self contained flats.

ACCESS STATEMENT

The property is within an area of mixed use with shopping and other facilities close by.

Good transport links are close by.

The access to the ground floor flat is a level access and the change in level within the flat has been designed out.

By definition conversions of this sort are difficult to make truly accessible for all and the first floor accommodation presents a problem in this regard.

The ground floor flat will be suitable for someone with mobility problems and with minor alterations would be suitable for wheelchair users.

All doors in the ground floor flat are 826mm wide