

### ***Design & Access Statement***

As set out above and on the enclosed drawings, the proposal relates to the conversion of two self-contained flats into one dwelling house at the above property. The proposed alterations would be carried out entirely within the existing structure, would not change the external appearance of or access to the building. The enclosed drawings show the removal of an existing door and partition which currently separate the internal staircase from the landing at first floor level. As a result access to the property will remain as existing bar the alterations outlined above and design will be in keeping with the existing structure.

### ***Policy Analysis***

The proposal relates to a change of use of the land or buildings and with reference to the Town & Country Planning (Use Classes) Order 2005 the property will remain within Use Class C3 (dwelling houses).

With regard to policy H3 (Protecting Existing Housing) of the Camden UDP (Adopted 2006), it is noted that the Council will resist proposals that lead to a net loss of residential floor space, however this only relates to development that would involve the net loss of two or more residential units. This application will only result in the net loss of one residential unit and therefore is not contrary to policy H3.

The application follows pre-application discussions with Matthew Durling in the Council's Planning Department.

I trust that you have all the information you require to register and determine the application. If you have any queries please do not hesitate to contact me at this office. I look forward to receiving confirmation of registration.

Yours sincerely



**Will Thompson**  
**Associate Director**

**RECEIVED**  
12 MAR 2007

Enc.

cc. Mr Darren English – Honeyrose Properties Ltd (+enc.)