

London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Dear Sir,

Application PP-03837302

8 Belsize Park Gardens

Proposed connection of Flat 1 (upper ground floor) and Flat 2 (first floor) by means of an internal staircase to form one flat.

This letter accompanies an application for the proposal described above.

The London Borough of Camden's (LBC) development framework consists of the London Plan (2011) (with alterations), the Core Strategy (CS) (2010) and the Camden Development Policies (CDP) (2010) document. In addition, LBC have adopted the Camden Planning Guidance documents (amended in 2013) to provide advice and information on how the planning policies will apply.

From the CDP, Policy DP2 'Making full use of Camden's capacity for housing' is relevant in this instance. Specifically, part (f) of the policy states that the Council will minimise the loss of housing in the borough through 'resisting developments that would involve the net loss of two or more homes'. Furthermore, when considering applications to combine two existing dwellings, Camden Planning Guidance document CPG2 'Housing' identifies that the Council will take into account the cumulative loss of residential units within a sub-divided property. This includes units lost

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through previous changes and potential losses from unexpired planning consents.

As stated previously, this application seeks to combine two existing residential units to create one larger family unit. It does not involve the net loss of two or more homes and therefore is acceptable on policy terms. Furthermore, the existing residential units were previously part of a large town-house which was subsequently sub-divided, we believe, in 1976, to create six residential flats. Since the property's sub-division, there have been no changes which have led to a net loss of units, nor are there any unexpired consents permitting such losses. On this basis, these proposals are consistent with LBC guidance.

The application is the first amalgamation of residential units within the sub-divided property and represents a net loss of only one residential unit. Importantly, it will enable the appropriate creation of a larger family unit. As detailed above, the application is in accordance with LBC policy and guidance and therefore planning permission should be granted.

Yours faithfully,

Josephine Pletts