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14 January 2015

14/1081  
PORTAL

Dear Sir / Madam,

**5 GAYTON ROAD – REINSTATEMENT OF LOWER GROUND AND UPPER FLOORS AS A SINGLE DWELLING UNIT**

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We write on behalf of our client, Mr. Alexander Dominic Rose, to submit a full planning application for 5 Gayton Road, London, NW3 1TX.

The application site is outlined in red on the site location plan which accompanies this application. The subject property is a Victorian terraced house located in a predominantly residential area within the Hampstead Conservation Area. Hampstead underground station and local shops and amenities on Hampstead High Street are located within walking distance of the property.

Planning permission is sought for:

*'Reinstatement of lower ground floor and upper floors as a single dwelling unit.'*

A Design and Access Statement accompanies the planning application to demonstrate the proposed development is suitable for the site and its setting. We also note that properties in the surrounding area have successfully obtained planning permission undergoing similar works.

**a. Submission documents**

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Please find enclosed electronic copies of the following documentation:

- Application Form and Certificate;
- Site location plan;
- Existing and Proposed floorplans;
- Design and Access Statement;
- CIL Additional Information Form; and

We also enclose a cheque for £172.00 for the Application Fee for this householder application.

**b. Principle of development**

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There are two existing dwelling units at the property, consisting of 1 x 1 bed unit at lower ground floor level and 1 x 4 bed unit at the ground, first and second floor levels. The proposals will return the

house to its original form by reinstating an internal stair between the lower and ground floor level. Policy DP2 (part f) of the Local Development Framework seeks to resist developments that would involve the net loss of two or more residential homes. This application proposes the loss of one unit and therefore does not conflict with this policy.

The existing use of the building is residential (class C3). The conversion works to form a single dwellinghouse are internal only which ensures the property continues to make a positive contribution to the streetscape alongside the other properties on the street which have the same architectural features. The proposed alterations are therefore considered to be compliant with the design guidance in CPG1 and policies DP24 and DP25 of the LDF, in that returning the property to a single dwelling house will preserve and enhance the character and appearance of the building in the wider Hampstead Conservation Area. Whilst not statutorily listed, buildings within the Conservation Area are important in their own right and the amalgamation will ensure the building continues to make a positive contribution for the foreseeable future.

In terms of the impact on neighbouring properties, the amalgamation works are internal only and would therefore not have any material impact on the amenity of the occupiers of neighbouring properties. The proposals are therefore compliant with policy DP26 of the Council's LDF policies.

Finally, the proposals meet the requirements of the Lifetime Homes (Policy DP6), in that the work required is reasonable and acceptable for an amalgamation of this kind (reinstatement of internal stair between lower and ground floor level). The property could also be easily adapted in the future to meet further requirements.

We trust that the above is in order and look forward to receiving acknowledgement that the application has been formally validated. In the meantime, should you have any queries please do not hesitate to contact me.

Yours sincerely

A black rectangular box redacting the signature of Charlotte Hutchison.

Charlotte Hutchison  
PLANNER

cc. Mr. Rose.