

DP3329/SH/TJH

14th January 2015

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Dear Sir/ Madam,

**APPLICATION FOR PLANNING PERMISSION
TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)**

17-19 CHALTON STREET, NW1 1JD

On behalf of our client KCC1 Ltd we enclose an application for planning permission at the aforementioned site.

Development Proposals

This planning application seeks permission for the following:

"Erection of a part-1, part-2 storey extension at the rear of No.s 17-19 Chalton Street to provide two additional bedrooms within No.17 and associated change of use of No.17 from a small Housing in Multiple Occupation (HMO) (Class C4) to a large HMO (Sui Generis); replacement of rear mansard of roof extension by a sheer wall with two windows and increase in height of roof, and other associated works".

Background

This submission follows the grant of planning permission at the site on 19th September 2014 for the *"erection of a part-1, part 2 storey extension at the rear of No.s 17 and 19 to provide four additional bedrooms, and associated change of use of the rear ground floor and entire first and second floors from two small Houses in Multiple Occupation (HMO's) (Class C4) to two large HMO's (Sui Generis); replacement of rear mansard of roof extension by a sheer wall with two windows and increase in height of roof"* (application ref. 2014/1310/P).

Following approval of the application our client instructed their architects, David Gallagher Associates, to review the approved internal layout of the HMOs and to revise them in order to provide a mix of units that would deliver a more tenable commercial product and to optimise the quality of the accommodation being provided. The extant permission adds two additional HMO bedrooms to each building (resulting in an increase in bedrooms from six to eight in each HMO



at each property), and the necessary associated change of use of each from C4 HMO's to large sui generis HMOs. This revised proposal still provides two new HMO bedrooms for the HMO located within 17 Chalton Street and seeks its associated change of use given the increase in bedrooms from six to eight. The number of HMO bedrooms at 19 Chalton Street will remain unchanged at six bedrooms, although it is intended to extend one of the existing bedrooms at this property to the rear, providing kitchen and bathroom facilities en-suite. As the number of bedrooms within 19 Chalton Street will remain at six, with this proposal it is no longer necessary to seek the change of use at no.19 to a large sui generis HMO.

The proposed internal layout and unit mix have been discussed with the Council's Environmental Health Officer Judith Harris, whom we understand is satisfied with all aspects of the proposals. All bedroom sizes comply with the latest HMO standards, as do the size and provision of kitchen units and appliances, bathrooms and sanitary fittings. Natural light and ventilation provision to each habitable room is in accordance with Environmental Health Standards.

The proposed external alterations to the property match those previously approved by permission 2014/1310/P and are therefore considered acceptable. The design, impacts on daylight, sunlight and heritage, and the proposed sustainability measures are identical to the previously approved scheme. The differences between the consented and current proposals relate only to the internal layout of the properties.

For the avoidance of doubt the proposals do not include the existing commercial (B1) units located at part ground and basement levels. Full descriptions of the proposals are provided within the enclosed documents.

Planning Application Submission

Please find enclosed four copies of the following:

- Application forms including Certificate A (signed and dated 14.01.15).
- Site Location Plan, scaled at 1:100 @ A3, prepared by David Gallagher Associates.
- Design and Access Statement (dated December 2014), prepared by David Gallagher Associates, including the following;
 - Site Location Plan, scaled at 1:1250 @ A4
 - Existing and proposed drawings;
- Daylight and Sunlight report, prepared by Delva Patman Redler (dated January 2014), which was submitted with application 2014/1310/P, and a letter from Delva Patman Redler (dated 3 December 2014) confirming that the amendments made to the scheme will have no material effect on their Daylight and Sunlight Study dated January 2014.

We trust that you have sufficient information to progress this application and look forward to receiving confirmation of registration and validation due course. If you have any queries or require any further information, please contact Tom Hawkey of this office.

Yours faithfully

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Tom Hawk
Planner
DP9 Ltd

