



GERALDEVE

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72 Welbeck Street, London W1G 0AY

11 November 2014

Our ref: NTH/MAM/J7275

Planning Portal ref: PP-03737164

Dear Sir/Madam

**20 Kingdon Road, London, NW6 1PH
Town and Country Planning Act 1990 (as amended)
Application for Planning Permission**

We write on behalf of our client Maylin Holdings Ltd, enclosing an application for planning application for 20 Kingdon Road, London, NW6 1PH, for 'external alterations including single storey rear extension and creation of new dormers to front and rear and associated works in connection with improvements to the existing (sui generis) HMO accommodation'.

The site

20 Kingdon Road comprises a 2^{1/2} storey (plus basement) unlisted terraced building on the East side of Kingdon Road. It is not within any conservation area and is outside of the Central London Area/Central Activities Zone and not within any Special Policy Area as defined on LB of Camden Proposals Map.

There is no record on London Borough of Camden's online planning records of any planning permission regularising the use of the property. However it is licenced as Housing in Multiple Occupation (HMO) accommodation for up to 6 residents within 5 of the 12 studio rooms within the property.

Background to the proposals

On 1 May 2013, LB of Camden issued a letter and an accompanying draft HMO Licence stating the Council's intention to vary the HMO licence for the property by reducing the permitted occupancy from 16 to 6 persons, as 6 of the 'studios' were identified as being below the minimum size for a bedsit with kitchen facilities. Whilst the rooms on the top floor were understood to be large enough in area, the sloping roof meant that the required headroom could not be provided for these rooms to be licenced.

In order to ensure compliance with the required HMO standards and enable the property to be fully occupied, an environmental health officer from the Council recommended that the top floor rooms and the basement rear rooms be increased in size and upgraded.

Accordingly, a planning application (ref: 2013/6297/P) was submitted (on 1 October 2013) for:

'Ground floor extension at the rear of the property and dormer roof extensions at the front and rear of the building'.

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In commenting on the proposals the case officer for the application stated in an email dated 19 December 2013 that:

'The existing floor plans show the building in use as self-contained flats, which on the basis of the above are not lawful. The proposed extensions would increase the size of these unlawful units.'

The planning application was subsequently withdrawn, while the Council's planning enforcement team investigated whether the presence of self-contained flats throughout the property amounted to contravention of an Enforcement Notice served on the property some twelve years earlier (and several years prior to Maylin Holdings' acquisition of the property).

Enforcement officers then determined that lawful use of the property was as a sui generis HMO and that the provision of studio units throughout the property was in breach of the Enforcement Notice and therefore unlawful. In order to redress this situation and ensure that the property can provide adequate HMO accommodation, the managing agents for the property – Blix Properties- agreed with officers to upgrade the existing HMO accommodation and de-self-contain a number of the studios.

Planning permission is now sought for proposals that will upgrade 20 Kingdon Road, to ensure that the whole property can provide a good quality HMO accommodation through the creation of dormers to provide adequate headroom to the rooms at on the top floor level and a rear extension as well as internal alterations to the layout, to ensure the bedsits and studios exceed minimum size standards.

The proposals

As per the withdrawn scheme (ref: 2013/6297/P), dormer extensions to the front and rear of the property are proposed to the top floor to provide adequate headroom for rooms and a single-storey rear extension will ensure that the accommodation can be provided to the required HMO standards.

However, in response to officer comments on the withdrawn scheme, the design of the proposed new dormer to the front elevation has been amended to reflect nearby dormers more characteristic of the street, rather than the more modern form of dormers to the neighbouring properties (as detailed in the submitted Design and Access Statement). The bulk of the proposed rear extension has also been reduced through the use of a flat roof instead of a pitched roof, with frosted rooflights included to provide light without giving rise to potential overlooking from adjoining property.

Following discussions with enforcement officers at LB of Camden, the proposals include proposed amendments to the floorplans, which de-self-contain four bedsit units within the property. As a number of letters of objection to the withdrawn planning application brought it to the attention of Maylin Holdings Ltd that there have been issues with the storage of rubbish on site, a waste and recycling store is proposed to be provided to the front of the property. In accordance with the advice of the Council's Senior Area Monitoring Officer, refuse and recycling storage is to be improved to meet the Council's standards.

Furthermore the applicant is willing to agree to a condition requiring restrictors to be placed on windows to prevent any residents within 20 Kingdon Road from being able to get out of the windows and access the roofs of the adjoining properties, as a letter of objection identified this as having occurred in the past.

Assessment of the proposals against the Development Plan

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 ("the Act") the proposals have been considered in accordance with the "Development Plan" and other material considerations. In this case, the Development Plan comprises the London Plan (Spatial Development

Strategy for Greater London) (July 2011), the Camden Core Strategy (2010) and the Camden Development Policies DPD (2010).

In respect of form of the extensions, careful consideration has been given to the need to integrate the additional built form with the existing building and its surroundings and to preserve or enhance the character and appearance the local area. Accordingly, the proposals are considered to fully accord with policies CS 1(d) and (e) CS 5(d) and (f)) and CS14 of the Core Strategy; and Policy DP 24 of the Development Policies DPD.

The proposals will also preserve the amenity of adjoining occupiers, in accordance with Core Strategy Policy CS 5(e) and (g) and Policy DP 26 of the Development Policies DPD. Frosted glass is proposed to be used where necessary, to prevent overlooking and protect the privacy of residents both in neighbouring properties and within 20 Kingdon Road and the proposed single-storey rear extension with a flat roof will ensure that the nearest adjoining property at no.18 will not experience any significant loss in daylight or sunlight.

Overall it is concluded that the proposals fully accord with the Development Plan and will secure a number of significant benefits, including:

- Ensuring effective use of the whole property by enabling accommodation to be re-established across all floors
- Significantly improving the existing HMO accommodation
- Re-establishing non-self-contained bedsit accommodation within the property
- Ensuring provision of adequate waste and recycling storage that meets LB of Camden's standards

Application package

The following information is included in support of the planning application:

- Planning application forms and certificates of ownership;
- Completed CIL questionnaire
- Site Location Plan ref: 1421/ P-001
- Design and Access Statement dated October 2014
- Application drawings refs:
 - 1421/P-002 Streetscape
 - 1421/P-004 Existing Floor Plans
 - 1421/P-005 Existing Floor Plans 1
 - 1421/P-006 Existing Elevations
 - 1421/P-007 Existing Sections
 - 1421/P-010/02 Proposed Floor Plans
 - 1421/P-011/02 Proposed Floor Plans
 - 1421/P-012/01 Proposed Elevations
 - 1421/P-013 Proposed Sections

We trust the application is acceptable and look forward to the expedient confirmation of its registration and validation. However, if you have any queries regarding the proposals, please do not hesitate to contact Martin Moss of this office (on 0207 333 6223).

Yours faithfully

[Redacted signature]

[Redacted name]

Encs