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Our Ref: 7213

Development Management Team
London Borough of Camden
Camden Town Hall
Argyle Street
London
WC1H 8ND

Dear Sirs

RE: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

12A AND 12B, CREDITON HILL, LONDON, NW6 1HP

PROPOSAL TO CHANGE THE USE OF TWO FLATS TO ONE FLAT

We act on behalf of Mr N. McLoughlin and Ms E. Jarzynkowska of 12A and 12B Crediton Hill and are instructed to submit an application for planning permission to change the use of two flats, 12A and 12B Crediton Hill, to one flat.

This application comprises of this letter and the following documents:

- Planning Application Form and Certificates;
- Site Location Plan (ref. DWD/7213/01);
- Existing drawings (ref. 2009/119/01, 02, 03);
- Proposed drawings (ref. 2009/119/ 04, 05, 06);
- Design and Access Statement;
- Lifetime Homes Assessment; and
- Completed CIL form.

The application fee of £385 has been sent separately via post.

Background

Planning application 2010/0308/P was granted planning permission on 9 March 2010 for the change of use of 2 no. self-contained flats at first and second floor level to a 1 no. self-contained maisonette at 12a & 12b Crediton Hill, West Hampstead.

In January 2013 an application to extend the time limit to implement planning permission reference 2010/0308/P was submitted to Camden Council (ref. 2013/0529/P). Planning permission was granted on the 19 March 2013, allowing the applicant until March 2016 to implement the proposal.

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Proposed Development

The applicant has not yet implemented the extant planning permission, reference 2013/0529/P, and they envisage that it is unlikely that they will be able to implement the proposal before March 2016.

As such, this application seeks to gain planning permission for the same proposal, to allow the applicant a longer time period to implement the proposal, to change the use of flats 12A and 12B Crediton Hill to one self-contained flat.

The proposal will result in the first floor flat (2 bedrooms) and second floor flat (2 bedrooms) being combined to form one self-contained residential flat. No external alterations are proposed, therefore there will be no impact on the appearance of the host building or the character and appearance of the conservation area. No changes are proposed to the existing ground floor flat. Further details of the proposal are provided in the submitted Design and Access Statement and on the submitted plans.

Camden's planning policy has not materially changed since planning permission was granted in March 2013 and Camden's Core Strategy (adopted November 2010) and Camden Development Policies (adopted November 2010) remain the extant Local Plan documents. As such, the development should be considered to accord with the extant Local Plan, namely policy DP2 which states that the Council will protect residential uses from development that would involve a net loss of residential floorspace (part d) and that the Council should resist developments that would involve the net loss of two or more homes (part f). The development will not result in the loss of residential floorspace, nor the loss of two or more dwellings. As such, the proposal should be considered to comply with policy DP2.

Camden are preparing a new Local Plan and the proposal complies with emerging policy H3, Protecting Existing Homes of the Draft Local Plan 2015, which has the same criteria as DP2 regarding the loss of residential floorspace and residential units.

Adopted policy DP6 requires all housing development to meet Lifetime Homes standards. This application is not for a new residential unit or conversion to a smaller unit but to combine two existing residential flats to a single residential unit. The property was originally in use as a single residential dwelling, but was later converted to three separate flats. This proposal is therefore to increase the size of the unit, not for a new residential unit. As such the proposal should not require a Lifetime Homes Statement. This was agreed with the Case Officer and Camden's Access Officer during the determination of the extant planning permission and an informative was placed on the Decision Notice stating that the applicant should comply with Lifetime Homes Standards as far as practically possible. The Officer's report also states that "*Given the proposed alterations would involve the floor levels above the ground level and the site constrains it would be unreasonable to expect the compliance with all Lifetime Homes Criteria*". Nonetheless, a Lifetime Homes Assessment has been submitted with this application.

The proposal complies with relevant adopted and emerging planning policy and we therefore request that planning permission is granted.

If you have any queries please contact Barry Murphy (bm@dwdllp.com/ 02073322116) or Emma Penson (ep@dwdllp.com/ 02073322115) of this office.

Yours sincerely



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