

40 STRATFORD VILLAS, NW1 9SG

PLANNING STATEMENT

40 Stratford Villas is an end of terrace property in the Camden Square Conservation Area built in the 1840s. The building has four floors, with steps up from the street to a raised ground floor level and a front area with separate entrance to the lower ground floor. The main room on the first floor unusually has an oriel window which is likely to be a later addition. A number of other houses in the terrace, including the adjoining property at no.38 have added mansard roof extensions. There is a small rear extension, likely to be original, together with an infill conservatory between the extension and the party wall that was probably added in 1973 and subsequently updated.

Planning application ref:15839 approved on 23.5.1973 granted permission for the conversion of 40 Stratford Villas into two self-contained flats and one maisonette. The Land Registry record confirms this remains the status of the property. There are no subsequent planning applications listed on the Camden Planning website.

The property has been used as a single family dwelling for the last 15 years, with minor internal alterations carried out to reinstate the connections between the floors. However in the absence of any formal approval it is assumed that the planning status remains as confirmed in the 1973 permission. The owners' circumstances have now changed and it is now proposed to create two maisonettes. One of these would occupy the first and second floors in accordance with the 1973 permission. The other would comprise the upper and lower ground floors, each of which are indicated as separate flats on this permission. This application is therefore for a change of use from two self-contained flats into one maisonette.

No external alterations are required.

The upper maisonette would maintain access via the main front entrance door and use the primary staircase to reach the accommodation on the first and second floors. The existing door into the upper ground floor front room from the hall would be infilled to provide separation. Access off the stair landing to the small roof terrace above the rear extension would be maintained in order to provide some external space for the upper maisonette. A new kitchen would be installed in the first floor rear room together with an opening through into the front living room. This would reinstate the layout from the 1973 permission.

The lower maisonette would have separate private access from the front area. Minor internal alterations are required to provide fire separation to the internal staircase, form access to the upper ground front bedroom, remove one kitchen and upgrade a bathroom. This three bedroom maisonette would have full use of the rear garden.

The Land Registry listing of the property includes three leasehold titles, each of which would presumably qualify for a residents parking permit. The change of use would reduce this allocation from three to two and be an improvement on the current situation.

We have included drawings to show the current floor plans of the property as a single family dwelling, together with plans as proposed to confirm the layout as two maisonettes and in addition extracts from the 1973 approval which indicate the arrangement as two self-contained flats and one maisonette.