

13 October 2015

Mr O Hope
Development Control
Camden Council
5th Floor, Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Mr Hope

PLANNING AND COMPULSORY PURCHASE ACT 2004
15 BUCKLAND CRESCENT, LONDON NW3 5DH

Further to recent discussions relating to the above property, on behalf of our client Mr A Marsoni, we hereby submit a Full Planning Application for:-

"Reconfiguration of internal layouts and extension to existing 2 no flats (granted certificate of lawful use ref 2014/5692/P)."

The online application comprises the following documents:-

1. Completed Application Forms together with Certificate A under Article 7 of the Town & Country Planning (General Development Procedure) Order 1995;
2. This covering letter, incorporating a Planning, Design and Access Statement, and Lifetime Homes Statement;
3. Site Location Plan @ 1:1250;
4. Existing and Proposed Plans, Elevations and Sections;
5. CIL Forms completed and signed;
6. Planning Application Fee for £339 (paid online).

Background to Application

As you will be aware, further to discussions in relation to the potential re-conversion of the house into three flats (its original configuration) the applicant has withdrawn their application due to issues surrounding the requirement for a car-free agreement as part of the scheme, something which the applicant does not consider acceptable.

Instead, this application proposes to maintain the existing two flat arrangement but provide additional accommodation in the form of the extension previously proposed at ground floor level.

It is understood that through the assessment of the previous application officers consider the ground floor extensions acceptable in principle and we therefore trust that the application can be approved accordingly on the basis that there is no effect upon parking levels.

As before, part of the reconfiguration the intention is to bring the entrance point to the lower ground and ground floor flat forwards to the side of the garage, creating a lobby area and converting the garage structure from what is currently a home studio into a bedroom space.

Aside from the introduction of a door in this location (as is the case on many properties along Buckland Crescent) there is no external change in appearance to the front elevation.



Existing front elevation of garage



Similar Entrance Door to 17 Buckland Crescent

All of the units have been assessed in terms of their sizes and it is considered that they comply with the necessary standards.

Design and Access Statement

The following paragraphs address the requirements for design and access statements, using headings set out in national guidance on preparation of such statements.

Use

The residential use of the building is unaffected by the proposals.

Amount

A minor amount of additional space is provided to serve as a lobby to the lower ground and ground floor unit, between the existing garage structure and the main building. Visually this does not affect the building's composition.

Layout

The layout of the property is slightly altered by the proposals insofar as the current lower ground floor flat is joined to the ground floor, and the first and second floors become another unit (see submitted drawings).

Scale

There is no impact upon the scale of the building as a result of the reconfiguration of the property.

Landscaping

There are no proposed changes to landscaping as part of the current proposal.

Appearance

The proposed amendments to the ground floor layout will not adversely affect the appearance of the building, as demonstrated by the proposed elevations and site photographs attached above.

Vehicular Links

The application has no impact on transport or traffic levels to the site.

Inclusive Access

No alterations to access are proposed.

Lifetime Homes

Whilst the proposal is merely a reconfiguration of the existing property, for the avoidance of doubt we have set out below the lifetime homes criteria and an assessment of the scheme against these points.

Criterion 1 – Parking

The scheme includes a single parking space as per the existing arrangement

Criterion 2 – Approach from parking

Approach to parking from street is sloped from pavement level.

Criterion 3 – Approach to all entrances (convenient access)

Access from parking space is sloped with steps up to main entrance and steps down to lower ground floor entrance. This is as per the existing arrangement.

Criterion 4 – Approach (ease of use)

Both entrances are naturally lit and lighting will be provided to light the entrance door during dark hours. There is a level external landing to the door and there is a clear space to the pull side of the entrance door.

Criterion 5 – Communal stairs and lifts

The existing communal stair and lobby area is retained in the same configuration as existing.

Criterion 6 – Internal doorways and hallways

All internal doors have a clear space to the leading edge of the door on the pull side that exceeds 300mm.

Criterion 7 – Circulation space

The living rooms have a potential clear turning circle in excess of 1500mm. there is clear width of over 750mm between furniture. Room sizes/uses remain broadly as per the existing arrangement.

Criterion 8 – Entrance level living space

All of the proposed units have living spaces at entrance level.

Criterion 9 – Potential for entrance level bed-space.

All of the proposed units have bed spaces at entrance level.

Criterion 10 – Entrance level WC and shower drainage (accessible)

All of the proposed units have WC and shower drainage at entrance level.

Criterion 11 – Entrance level WC and shower drainage (grab rails)

Provision has been made for potential fixing and support (if necessary) of grab rails between 300mm and 1800mm from floor level.

Criterion 12 – Stairs and potential through-floor lift

There is potential space for a through lift for the lower ground unit to the rear room (living spaces) if ever required.

Criterion 13 – Potential for fitting of hoists and bedroom/bathroom relationship

There is scope for installation of hoists above the bed and bathroom if necessary, though further structural work would be required if ever installed.

Criterion 14 – (accessible)

The development incorporates an entrance level WC.

Criterion 15 – Glazing and window handle heights

The windows at the property are not being altered and remain as per the existing.

Criterion 16 – Location of service controls

Service control details are yet to be finalised however their positions are restricted by the existing arrangement of the property and are unlikely to change position unless entirely necessary.

Conclusion

For the reasons outlined above it is considered that the proposals are in full accordance with the objectives of national and local policy, and as such planning permission should be granted. The relocation of the lower ground entrance, coupled with the internal alterations and reconfiguration create units which accord with the Council's standards and provide important residential accommodation for the Borough.

This is an important matter for our client and we would therefore be grateful to maintain a dialogue with you throughout your processing of the application. We look forward to receiving your validation letter as soon as possible, but if you have any queries, or require printed versions of the plans or further information, please do not hesitate to contact us.

Kind regards

Yours sincerely

A handwritten signature in black ink, appearing to read 'Matt Bailey', with a stylized, cursive script.

Matt Bailey

Bsc(Hons) DipTP MRTPI