

# Aubrey Technical Services

## Architectural Design Consultants

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### PLANNING STATEMENT

#### To SUPPORT PLANNING APPLICATION March 2016

#### Proposed amalgamation of second and third floor studio flats to form a single two bedroom flat at:

173A West End Lane London NW6 2LH

#### 1. History:

173 West End Lane is a four storey plus basement, Victorian/Edwardian terraced building.

We understand the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors were converted into studio flats in the early 1970's and numbered 'Flat 1', 'Flat 2' and 'Flat 3', 173A West End Lane, respectively.

At some point in the mid 1970's the first floor was converted to office use, leaving two studio flats, one on the 2<sup>nd</sup> floor and one on the 3<sup>rd</sup> floor and known as 'Flat 2' and 'Flat 3', 173A West End Lane, respectively.

Our client obtained the property in 1978 and at that time it was arranged as offices on the basement, ground and first floors (Camden Council demanding rates as such). The 2<sup>nd</sup> floor was a self-contained Studio Flat ('Flat 2', 173A West End Lane) and the 3<sup>rd</sup> floor was a non-self-contained Studio Flat ('Flat 3', 173A West End Lane) as the tenant had to share the toilet on the first floor with the office.

Soon afterwards the council prevented our client from re-letting the 3<sup>rd</sup> floor Flat ('Flat 3', 173A West End Lane) without making it self-contained although they did charge empty rates after 6 months and continued to charge until our client was successful in getting the property removed from the list in November 2015.

#### 2. Proposal:

To amalgamate the 2<sup>nd</sup> and 3<sup>rd</sup> floor studio flats (known as 'Flat 2' and 'Flat 3', 173A West End Lane) into a single duplex two bedroom flat to be known as 173A West End Lane.

The proposal will involve the partial bricking up of a window on the rear elevation with a new sash style fixed window in the reduced opening. The three third floor windows are to be replaced with similar styled sash windows to provide sufficient opening area to satisfy current Building Regulations.

Internal alterations are required to provide fire separation from the offices and means of escape from the bedrooms.

#### 3. Heritage Statement:

The replacement windows are to be white uPVC in a sash style to resemble the existing and the new brickwork to be in reclaimed bricks to match the existing as closely as possible.

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#### **4. Appearance:**

The overall external appearance of the property is being maintained and partly refurbished.

#### **Conclusion:**

We believe the proposal brings the sub-standard third floor accommodation into practical use by combining with the second floor flat and providing a two bedroom duplex flat. The proposal is respectful of and reflects the high quality standard of the Conservation Area and either preserves or enhances the character of the building.

The proposal has no detrimental effects on adjoining properties and is in line with Government and Local Planning guidelines aimed at utilising all available residential floor space.

We believe the application is acceptable in design and policy terms and therefore look forward to an approval.