

ADDITIONAL PLANNING STATEMENT

Address:
Flats L, M & N
146 Fellows Road, London NW3 3JH

Date:
31st May 2016

This statement is to accompany a full planning application for alternations to the above mentioned property.

Background:

The proposal seeks to amalgamate 3 undersized units into 1 good sized residential unit.

Unit L has been noted by Camden Council as being not fit for residential use in it's current size. Unit's M and N are significantly under the London Plan Space Standards.

There is also common parts circulation space connecting these 3 units.

The proposal seeks to merge these flats and the connecting common parts to create a 67 sq m 2 Bedroom flat.

This proposal therefore utilises 3 significantly undersized flats back and creates good housing stock in line with the borough's guidelines. We have made the best use of the full space within this application's demise in order to create a high quality compliant residential unit.

Best Regards,

Tom Rutt
T R STUDIO