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# PLANNING STATEMENT

January 2017

*32 Oseney Crescent,  
London,  
NW5 2AU*

# For the use of the property as 2 No. self-contained flats at 32 Oseney Crescent, London, NW5 2AU

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## 1.0 Introduction and Aims

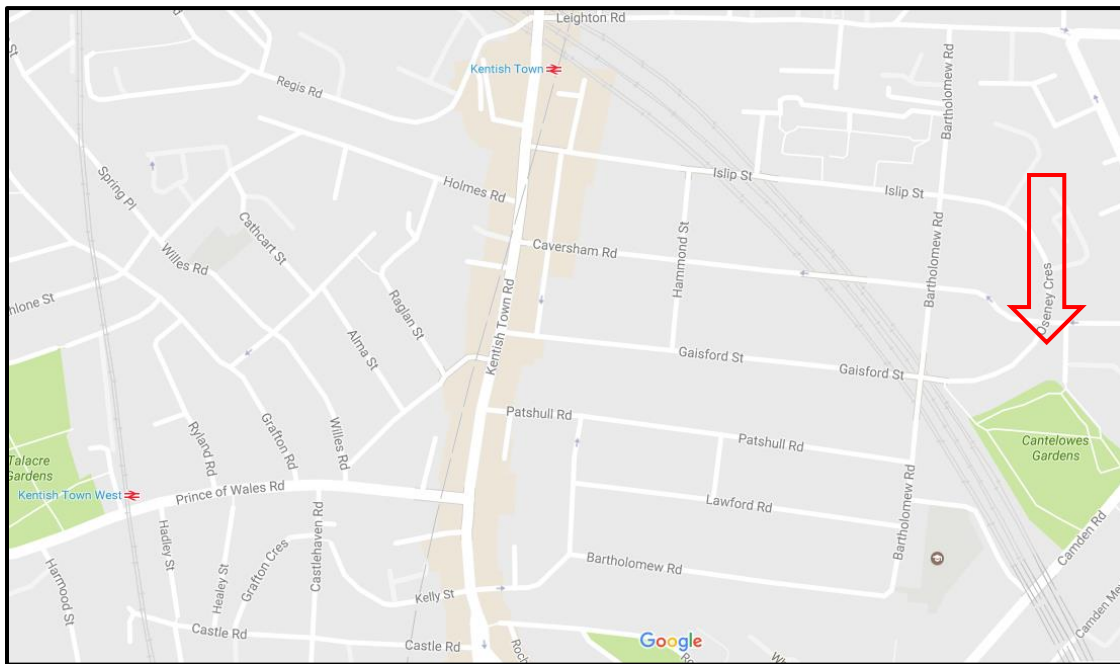
This supporting Planning Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, Hendon, London, NW4 4AR (0208 202 3665).

This Planning Statement has been prepared for an application for a Lawful Development Certificate to establish that the existing use of the property at 32 Oseney Crescent, London, NW5 2AU, as 2No. self-contained residential flats, is lawful.

The site has been identified on the location plan within the attached drawing pack. 32 Oseney Crescent is not located within a Conservation Area and the site does not support a Listed Building.

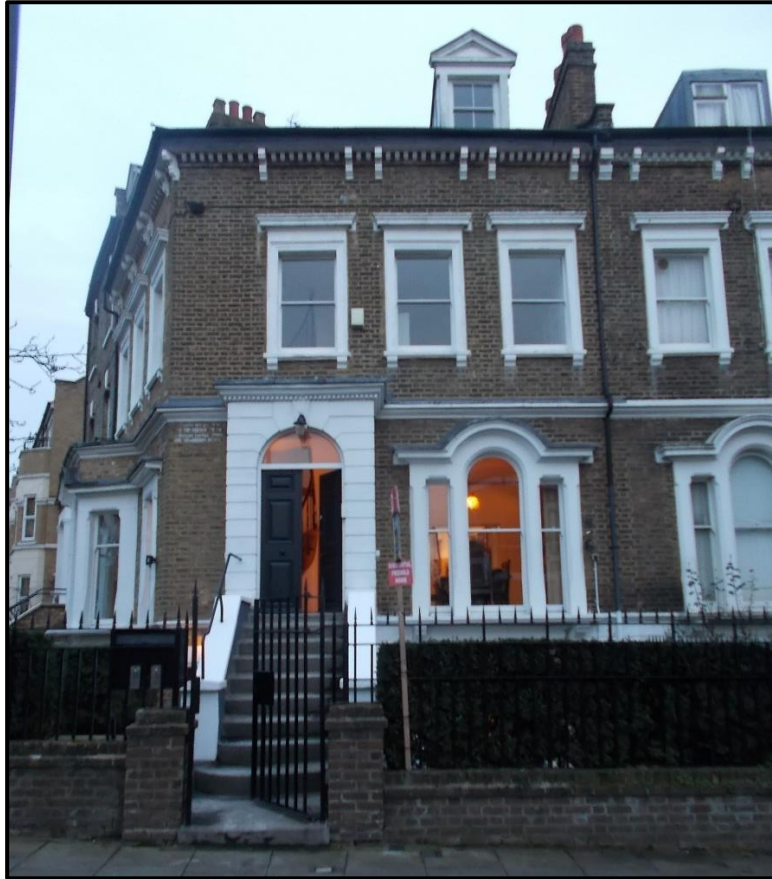
The subject site is located on the eastern side of Oseney Crescent, at the corner junction with Busby Place and backs onto the residential development accessed via Pandian Way. The subject building is a three storey terrace building with habitable rooms within the roof space, which currently support two self-contained residential flats. Both units support independent access externally, either via the main entrance or via the secondary entrance at lower ground floor level.

This application for a Certificate of Lawful Development, has been drafted by Drawing and Planning Ltd with the detailed drawings to accompany this application, attached.



**Fig. 1: Map of the local area**

## 2.0 The Site



**Fig. 2:** Front elevation 32 Oseney Crescent



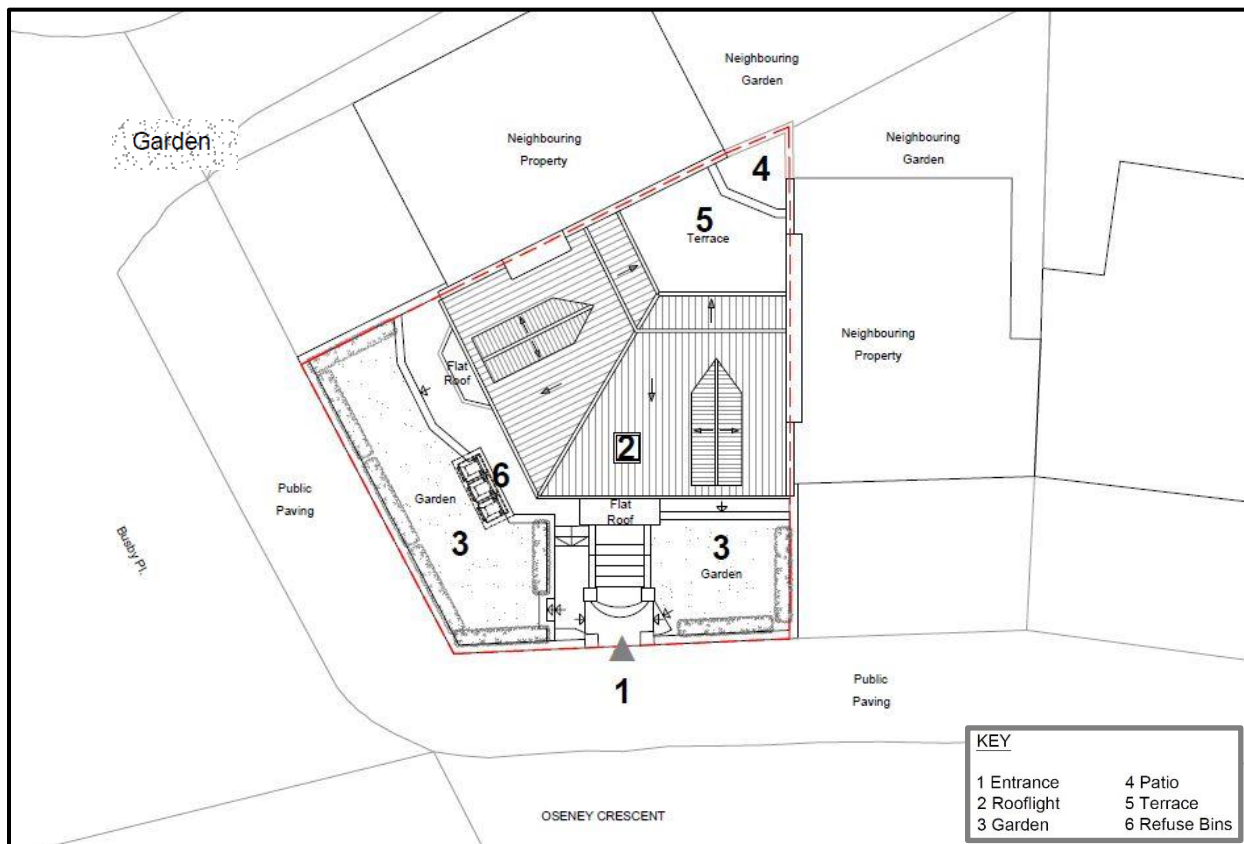
**Fig. 3:** Secondary front elevation 32 Oseney Crescent

The subject site is located on the eastern side of Oseney Crescent. The existing property which currently supports two self-contained residential units is arranged over the lower ground, ground, first and loft floor levels of this end-terraced property. As such, the lower ground floor unit (Flat B) supports a large one bedroom unit with its private/sole access to the rear garden patio space. The ground, first & loft floor maisonette unit (Flat A) supports a large four bed flat with separate living/dining room and kitchen facilities supporting both front and rear aspect windows.

Access to the subject site and through to the two self-contained units would be via the existing main entrance door fronting Oseney Crescent at ground floor level and the secondary entrance to flat B at lower ground floor level respectively. The front facade or character of the building has not been affected through the development/establishment of the two self-contained flats.

The character of the surrounding environment is residential. Immediately east of the subject site is the large residential development which is primarily residential flats, situated adjacent to Canteloves Gardens to the rear of the subject site.

The subject site is also in close proximity to Camden Road (A503) which provides the occupants of the flats with all the required amenities. Large open spaces such as Caledonian Park Open Space and Canteloves Gardens are in close proximity to the site and will ensure that the occupants of the flats have the ability to access outdoor open space.



**Fig. 4:** Existing Site Plan 32 Oseney Crescent

### 3.0 The Existing Use

This application looks to achieve a Lawful Development Certificate to establish that the existing use of the property at 32 Oseney Crescent as 2 self-contained residential flats is lawful.

The existing property currently supports two self-contained residential units arranged over lower ground, ground, first and loft floor levels with the lower ground floor unit (Flat B) supporting a large one bedroom unit with its private/sole access to the rear garden patio space. The ground, first & loft floor maisonette unit (Flat A) supports a large four bed flat with separate living/dining room and kitchen facilities supporting both front and rear aspect windows.

### 4.0 Evidence Details

The existing use of the subject building as shown in detail on the plans supplied with this application show the use of the site as 2 self-contained residential flats.

The subject building and land associated with this application for a lawful development certificate have been used as 2 self-contained residential flats since the site was purchased by the applicant in circa 1996. As such, the use of the site as two self-contained units has been in place for more than four years prior to the submission of this application.

Since the purchase of the site, the applicant has entered into Assured Shorthold Agreements to rent out the lower ground floor unit as proposed. (Please refer to the signed Tenancy Agreements shown in Appendix 2.0 to 5.0 attached).

Further supporting evidence to support the existing use of the site can be seen in Appendix 1.0 in the form of a selection of utility bills and Council Tax statements etc. submitted by the applicant which show the address of the site as 32 A & B, Oseney Crescent. The ground floor unit at 32A, was used by the applicants mother, with the lower ground floor unit at 32B, being let on an Assured Shorthold Tenancy Agreement to various parties as outlined within the attached appendices listed below.

Additional evidence can be seen in Appendix 6.0 in the form of invoices issued by the applicants letting agents (Oliver's Residential Ltd) for charges associated with the management of the property at 32B Oseney Crescent,

As such, the use of the property as two self-contained residential units can be seen to have been in place for more than four years prior to the submission of this application.

The relevance to each Appendix attached to this application has been listed below:

**Appendix 1.0 - Supporting Evidence for Flats A & B, 32 Oseney Crescent ...** Selection of utility bills and safety certificates submitted by the applicant which show the address of the site as 32A&B Oseney Crescent. Evidence from Direct Gov – Council Tax Valuation List showing an entry 'House Excl Bst 32 Oseney Crescent' stating 'With Effect from 1997'.

**Appendix 2.0 - Supporting Evidence for Flat B - 32 Oseney Crescent ...** Assured Shorthold Tenancy Agreement - Dated 13<sup>th</sup> Sep 2011, signed by Ms Laura Harris

**Appendix 3.0 - Supporting Evidence for Flat B - 32 Oseney Crescent ...** Assured Shorthold Tenancy Agreement - Dated 23<sup>rd</sup> March 2012, signed by Mr Peter Zezulka & Miss Sarah Whitham

**Appendix 4.0 - Supporting Evidence for Flat B - 32 Oseney Crescent ...** Assured Shorthold Tenancy Agreement - Dated 23<sup>rd</sup> March 2013, signed by Mr Peter Zezulka & Miss Sarah Whitham

**Appendix 5.0 - Supporting Evidence for Flat B - 32 Oseney Crescent ...** Assured Shorthold Tenancy Agreement - Dated 29<sup>th</sup> April 2014, signed by Mr Daniel John Burke

**Appendix 6.0 - Supporting Evidence for Flat B - 32 Oseney Crescent ...** Landlords Letting Agents (Oliver's Residential Ltd) Fees – Dated between March 2011 to May 2015. These details track the fees that were payable to the Landlords Letting Agents (Oliver's Residential Ltd), through their invoices sent to the landlord who resided at that time at Flat A, 32 Oseney Crescent.

#### **4.1 Existing Layout**

The subject building contains 2 self-contained residential flats. The existing flats are located over the lower ground, ground, first and loft floor levels.

Flat A, 32 Oseney Crescent is located at ground floor level and supports:

- 4 x Bedrooms
- 4 x En-suite bathrooms
- 1 x rear roof terrace
- 1 x Living Room
- 1 x Dining Room
- 1 x Kitchen

The existing layout of Flat A ensures that all necessary amenities have been catered for to support the occupants of the unit. All bedroom and living rooms have access to natural light and ventilation. The locations of the bedroom windows do not create any privacy infringements over the neighbouring property. Flat A has sole/private use of the existing rear roof terrace.

Flat B, 32 Oseney Crescent is located at lower ground floor level and supports:

- 1 x Double Bedroom
- 1 x Living-Dining Room located to the front of the site
- 1 x Bathroom located to the front of the site
- 1 x Kitchen located to the rear fronting the rear garden patio area

The existing layout of Flat B has been shown to maximise the floor area available and ensures that the living spaces are located to capture natural light and provide sufficient ventilation for the occupants of the unit. There is no direct view or privacy infringements caused by Flat B towards the neighbouring property.

#### **4.2 Scale**

There has been no further modification or any proposed alterations to the existing dwelling house since the implementation of the property as two self-contained units. The scale and

character of the existing residential building in comparison to its associated environment is considered to be complimentary.

#### **4.3 Landscaping**

There is no existing vegetation within the site which will be affected by the use of the site as two self-contained residential units. No changes to the existing landscaping have been proposed as part of this application.

#### **4.4 Appearance**

No internal or external changes to the appearance of the property have been proposed as part of this application for a Lawful Development Certificate.

#### **4.5 Vehicular Access.**

There have been no changes to the parking arrangements at the site since the implementation of the property as two self-contained flats. No significant effects on the immediate or surrounding road network are predicted through this development.

### **5.0 Conclusion**

The proposal in our opinion is one that will give rise to an appropriate Lawful Development to this part of the Borough. The existing residential dwellings are demonstrably benign in terms of characteristics and effects (traffic or noise disturbance) to the immediate and surrounding environment.

Based on the above statement it is clear that the existing building has been used as two self-contained units for more than four years prior to the submission of this application as shown in the attached 'Evidence' pack.

The granting of a Lawful Development Certificate is therefore considered to be appropriate in this circumstance.