

Planning Department
LB Camden 5 Pancras Square London N1C 4AG

15th December 2017

Dear Sirs,

Flat 5, 136 Fordwych Road, London NW2 3PB

Householder Planning Application for combining 2no studio flats, no 5 and no 6 into a new one bedroomed flat, and the resulting flat 5 to retain the previously granted class C3 residential use (residential self-contained dwelling).

The Property

136 Fordwych Road is a detached 20th century house constructed in solid brick with protruding front facing bay windows. The property comprises 9 flats in total.

The subject property (Flat 5) is located on the first floor in the north-east corner (front face) of the property. The flat is 1 room with a large triple window bay, kitchenette, bathroom, general storage joinery and is decorated throughout. The existing layout of the property is shown on drawing number P01 and has a floor area of approximately 24m². Flat 6, is also located on the first floor to the north-west corner (front face) of the property. Flat 6 is two rooms, one main living/ sleeping space and a separate bathroom. The existing layout of the property is shown on the existing and proposed drawings, it has a floor area of 19m².

The flat 5 property is in a good decorative and structural condition, flat 6 is in a state of disrepair and requires updating.

Access to both properties is from a communal staircase which also serves the remainder of the building.

Design

We propose to combine the two flats to make a new one bedroomed flat, with open living area, storage and bathroom.

At present the individual areas of each flat do not meet the current Camden's Residential development standards. In the Camden Planning Guidance the minimum floorspace for a new one person flat should be 32sqm and 48sqm for a 2 person flat. The proposed combined new flat would total 43sqm which would exceed the minimum standard requirement for a one person flat.

Flat 5 was granted a Certificate of Lawfulness from Camden Council for its existing use class C3 on 19th July 2017 (ref: 2017/3127/P). Flat 6 is currently classed as a C4 use. Flat 6 has in fact been used as a self-contained flat for a number of years and only recently the premises have been vacated by the long-term tenant. As the proposal seeks to extend flat 5, which has been granted residential C3 class use we would ask the class use of flat 5 should also be extended to cover the new amalgamated flat.

Flat 5, 136 Fordwych road was purchased by myself in May 2008. The property, a studio flat, contained an open kitchen/dining/sleeping area and separate shower room (including wc). The leasehold property is one of nine flats located in a two-storey brick Victorian property. The communal areas at

this time were for access to the flats and general circulation only. There were no shared bathroom/shower areas leading off communal areas.

Flat 6 is currently owned by the freeholder and is not accessible to myself.

In the proposal I have met the requirements that Camden Planning Guidance sets out. A bedroom size of 11sqm and combined storage areas of over 0.15sqm/per person.

Conclusion

We believe we have followed the current policies set out by Camden Council. Therefore it would be unreasonable for Camden Council to not to be in favour of the combining of the two existing dwellings and to grant the planning consent for these works.