

Planning Department
London Borough of Camden
5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

05/02/2018

PLANNING STATEMENT Rev B 09/02/18

Change of Use(C3) of 9 Primrose Gardens from 2No. Flats - 1No. 4-bed flat (Flat 1 (Basement, Ground and 1st Floor) and 1 No. 2-bed flat (Flat 2 (2nd and 3rd Floor) to a 1No. 6-bed Single Family Dwelling

**9 Primrose Gardens
London
NW3 4UJ**

We enclose a planning application on behalf of our client for the use of 9 Primrose Gardens as a single family dwelling.

Drawing list

377_00_100	Site Location Plan Rev A
377_20_200	Proposed Plans Rev A
377_20_400	Existing Plans Rev B
377_20_420	Existing and Proposed Elevations Rev B

Planning History

9400720	Continued use of basement and ground floors as a maisonette and of the first floor as a flat as shown on drawing no 1803 FINAL DECISION19-05-1994 Grant Full or Outline Planning Permission.
9400888	Enlargement of front and rear dormers together with the provision of a terrace to the rear dormer in connection with the use of the second and third floors as a self-contained maisonette. as shown on drawing no K1/B as clarified by letter dated 23.09.94 FINAL DECISION10-06-1994 Grant Full or Outline Perm. with Condit.
2007/0463/T	REAR GARDEN: 1 x Holly & 1 x Lime - Remove. FINAL DECISION02-02-2007 No Objection to Works to Tree(s) in CA

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- 2007/3129/P Replacement rear windows at lower ground floor level of maisonette (Class C3).
FINAL DECISION23-07-2007
Granted
- 2009/2493/T REAR GARDEN: 1 x Lime - Remove.
FINAL DECISION08-06-2009
No Objection to Works to Tree(s) in CA
- 2011/3661/P Enlargement of rear roof level terrace and enclosure with railings, installation of spiral staircase from terrace to main roof of building and installation of railings to the rear of the main roof terrace all in connection with existing dwelling (Class C3).
FINAL DECISION28-07-2011
Refused
- 2012/0886/P Replacement of rear door and windows at lower ground floor level of maisonette (Class C3).
FINAL DECISION22-02-2012
Granted
- 2011/5277/P 2nd & 3rd Floor 9 Enlargement of rear roof level terrace including extension of railings and installation of access ladder from terrace to main roof (for maintenance purposes only) of existing dwelling (Class C3).
FINAL DECISION27-10-2011
Granted

Current Use

9 Primrose Gardens is a three storey plus basement Victorian Terraced Property. The main entrance door is on the raised Ground Floor level with secondary basement access.

The property is currently used as two separate flats. Flat 1 occupies Basement, Ground and 1st Floor levels enjoying the use of the existing rear garden and Flat 2 is a maisonette on 2nd and 3rd Floor levels.

It is unclear whether formal Approval for the use as two separate flats has been granted historically.

Proposed Use

Our Client wishes to convert the building back to its' original form and join the maisonette flat with the garden flat to form a single family dwelling house for the use of his family.

The proposed internal changes are minor and will have no effect on the overall appearance of the building. The main works are removal of additional internal entrance door on GF level, demolition of the secondary staircase between GF and First Floor level and restoration of existing main staircase LGF to Loft Floor levels alongside general decoration and refurbishment works.

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The proposal has no effect on the footprint or external appearance of the existing building: size or structure. The proposal will not have an adverse impact on the amenity of the neighbouring properties.

Policy H3 Protecting existing homes

The proposal results in the net loss of one unit which is within acceptable parameters with regards to Policy H3 and provides a gain of a larger family unit within the Borough.

Policy D1 Design

The proposal respects local context and character and preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;

In light of the above we seek approval for the proposals to form a single family dwelling of the two existing flats on 9 Primrose Gardens.

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Lifetime Homes Standards Check list

“(1) Parking (width or widening capability)

Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).”

“(2) Approach to dwelling from parking (distance, gradients and widths)

Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.”

N/A as the property has no on-site parking

“(3) Approach to all entrances

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings for the widest range of people.”

“(4) Entrances

Principle: Enable ease of use of all entrances for the widest range of people.”

“(5) Communal stairs and lifts

Principle: Enable access to dwellings above the entrance level to as many people as possible.”

Both the main entrance door and the secondary Lower Ground Floor entrance are accessed through a number of steps. It is difficult, but possible to install a mechanical stair lift to the main stair if needed. This would require a separate planning application.

“(6) Internal doorways and hallways

Principle: Enable convenient movement in hallways and through doorways”

“(7) Circulation Space

Principle: Enable convenient movement in rooms for as many people as possible.

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.”

“(8) Entrance level living space

Principle: Provide accessible socialising space for visitors less able to use stairs.”

“(9) Potential for entrance level bed-space

Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).”

Achievable with the current layout

“(10) Entrance level WC and shower drainage

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Principle: Provide an accessible WC and potential showering facilities for:

i) any member of the household using the temporary entrance level bed space of Criterion 9, and: ii) visitors unable to use stairs.”

Not currently achieved, Not achievable within current layout

“(11) WC and bathroom walls

Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.”

Achievable with adaptations within the current layout

“(12) Stairs and potential through-floor lift in dwelling

Principle: Enable access to storeys above the entrance level for the widest range of households.”

Achievable with adaptations within the current layout

“(13) Potential for fitting of hoists

Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.”

Achievable with adaptations within the current layout

“(14) Bathrooms

Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.”

Achievable with adaptations within the current layout

“(15) Glazing and window handle heights

Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.”

Achievable within the current layout

“(16) Location of service controls

Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - those with restricted movement and limited reach.”

Achievable with adaptations within the current layout

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