

154-156 CAMDEN HIGH STREET, LONDON NW1 ONE**FULL PLANNING APPLICATION TO THE LONDON BOROUGH OF CAMDEN
FLAT 1 – Conversion of existing 1st floor rear flat roof to provide private terrace
FLAT 2 – Conversion of 2 x single bedrooms into 1 x double bedroom****Planning statement v2 – 13th August 2018****Introduction;**

154-156 Camden High Street is a pair of interconnected 4-storey terraced properties.

The ground floor units and basements are retail use and there is a dedicated door at ground floor leading to a communal stair up to 6 self-contained flats on the 1st to 4th floors.

The upper floors were previously used as a Language School but this business went into administration and a change of use to residential was granted in 2006. See application reference 2006/4984/P

Brief;

The applicant wishes to undertake minor improvements to Flats 1 and 2 to enhance the facilities in response to recent trends in demand for high-quality apartments in town-centre locations.

- **Flat 1- proposed roof terrace;**

A studio flat of approx. 33 sq.m nett internal area.

The flat currently has no external amenity area however the main bed-sitting room overlooks a flat roof (of approx. 19 sq.m) which could be made accessible.

- **Flat 2 – conversion of 2 x single bedrooms into 1 x double bedroom** (no change in floor area);

Currently a spacious and well-appointed 3-bed flat comprising a living room, kitchen, main bathroom, 1 x double bedroom (with en-suite shower room) and 2 x single bedrooms.

Recent letting enquiries have indicated that the existing 2 single bedrooms are rather cramped and difficult to let. In recent years there has been a high turnover of tenants of this flat compared to the other units. A larger double bedroom would be more sought-after and better suited to this calibre of property.

Design process/space planning/scale/use;

- **Flat 1 – proposed roof terrace;**

The proposed roof terrace would comprise an independent timber deck spanning across the existing flat roof so as not to compromise the integrity of the existing roof finish. The new deck would be in sections and removable for maintenance of the flat roof.

Access to the new terrace from the bed-sitting room would be achieved by removing one existing timber sliding sash window. The brickwork beneath the window would be removed and a new door installed in the existing opening. The new door will be glazed and fabricated from thermally-broken aluminium sections with a white finish to match the existing windows.

As the existing flat roof is bounded by existing brick walls to two sides and a large area of green roof to a third side at the same level the new terrace would only require a short length of guardrail along the north-east corner to protect a drop of about 1m onto an adjoining flat roof.

The new roof terrace would not give rise to any issues or concerns of overlooking of adjacent properties.

It should be noted that there is an existing roof terrace adjacent to this area which is to the rear of 158 Camden High Street - see drawings. The existing roof terrace is about 1m higher than the proposed terrace and has a translucent glass privacy screen on the boundary between the properties.

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- **Flat 2 – conversion of 2 x single bedrooms into 1 x double bedroom** (no change in floor area);

Existing internal partition walls are to be removed from between the existing single bedrooms and between the bedrooms and the inner hall. The existing bedrooms have a compromised layout making placement of furniture difficult with beds placed adjacent to the windows. The existing wall between the bedrooms abuts the external wall very close to a window reveal.

Removal of the partition wall from between the bedrooms goes some way to restoring the proportions of the original room and in particular clear access to the existing large sliding-sash windows.

A new partition wall is to be constructed between the double bedroom and the inner hall to include a new communal storage cupboard.

Sustainability;

Both projects have limited scope to embrace issues of sustainability but where possible existing materials will be re-used to minimise construction waste and movement of materials to and from the site and new materials will be responsibly sourced.

Access;

Other than a new internal step and threshold to be constructed in Studio Flat 1 for access to the roof terrace there are no other modifications which will modify the existing arrangements.

Travel & Transport;

Highways, public transport, car parking, cycle parking and emergency services etc. are outside the scope of this project.

Landscaping;

- **Flat 1 – proposed roof terrace;**
Planter troughs are to be installed along the parapet wall which separates the roof terrace from the existing green roof to deter residents and guests from crossing onto the green roof.
- **Flat 2 – conversion of 2 x single bedrooms into 1 x double bedroom**
Not relevant.

General amenity and security;

- **Flat 1 – proposed roof terrace;**
The proposed roof terrace presents an opportunity to provide the Studio Flat with a small but invaluable external amenity space. Replacement of an existing timber window with a new secured-by-design aluminium door with toughened glass and multi-point locking will improve the security to this flat.
- **Flat 2 – conversion of 2 x single bedrooms into 1 x double bedroom**
Not relevant.
