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20.09.2018

For the Attention of: Camden Development Management

London Borough of Camden 2nd Floor,
5 Pancras Square c/o Town Hall,
Judd Street
London
WC1H 9JE

Dear sir/madam,

Re: A Full Planning Application for the Conversion of an existing single residential unit into two new self-contained units (2 x 2 Bedroom Flats) including associated internal alterations over first and second floor levels to an end-of terrace property at:

Address: 81 Haverstock Hill, NW3 4SL

Further to our ongoing consultation please find enclosed a full planning application for the above mentioned address.

The application has been submitted via an online application through the Planning Portal and the package includes the following:

- A completed online Planning Application Form
- A planning application fee (paid online via Planning Portal) of £462.00
- A completed Community Infrastructure Levy (CIL) form
- A copy of the supporting Sustainability Statement and Sustainability Letter by ThermEnergy Ltd
- A supporting Design and Access Statement, including supporting information:
 - Appendix 1** British Gypsum Approved Systems - Separating Wall Details
 - Appendix 2** British Gypsum Approved Systems - Separating Floor Details
 - Appendix 3** British Gypsum Approved Systems - External Wall Details
 - Appendix 4** Transport for London Cycle Stand Specifications

One set of the existing and proposed planning drawings enclosed:

- 1628-PH 2-E01-00 Ordinance Survey Site Plan 1:1250, Site Block Plan at 1:500 and Site Photos
- 1628-PH 2-E02-00 Existing Floor Plans at 1:100
- 1628-PH 2-E04-00 Existing Section AA' at 1:100

- 1628-PH 2-P02-00 Proposed Floor Plans at 1:100
- 1628-PH 2-P04-00 Proposed Section AA' at 1:100

The existing property is a 3 x bedroom residential unit over first and second floor levels to an end-of terrace building.

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The existing area around the site is mainly residential, with neighbouring properties of similar bulk, size and styles with a number of the immediate/adjoining buildings having similar conversions.

This proposal includes the conversion of an existing 3 x bedroom residential unit into two new self-contained units (2 x 2 Bedroom Flats) including associated internal alterations over first and second floor levels.

The proposed conversion of the existing 3 x bedroom unit into 2 x new self-contained units is not dissimilar to those currently established/approved at nos. 73,75,77,79,85 and 87 Haverstock Hill all featuring 2 x residential units over first and second floor levels. The neighbouring residential uses and mix information were assessed with the use of the online Planning Application Map service of London Borough of Camden. (Retrieved from: <http://gis.camden.gov.uk/geoserver/PlanningApplication.html>)

The application has no proposed external alterations.

Access to the 2 x new self-contained residential flats is retained via the existing entrance door at ground floor level from Steele's Road to an existing internal lobby area. Both flats are directly accessed via the first floor landing.

Both proposed residential flats meet and exceed the requirements of the minimum standards as listed in local authority policies and the London Plan for area requirements for new self contained flats. The units are designed to make use of eminent day lighting to the living/habitable areas and benefit from adequate external amenity areas.

Flat A: 1 x 2 bedroom unit is designed at first floor level with street access along the communal residential entrance at ground floor level.

Flat B: 1x 2-bedroom unit is located at second floor level with street access along the communal residential entrance at ground floor level and a private entrance at first floor landing with direct access to the existing roof terrace to be used as private amenity space at 23 square meters.

In summary the proposed development with the overall occupancy of 7 persons in comparison with the existing situation will not materially increase the intensity of use or represent any material change in pedestrian or vehicular movements. Secure cycle store has been provided for each unit with refuse and recycling store being retained with the addition of individual in-house stores along with sink-waste disposal system.

In addition the proposal has assessed relevant Planning Policy documents and is presented as a solution to the limited availability of adequate and sustainable housing accommodation.

We consider this proposal to be suitable with the relationship to its neighbouring properties and not detrimental to the street scene or over development of the site.

We trust the application is in satisfactory order and you will consider this application for approval.

The proposed drawings attached are to scale when printed on A3 paper.

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Again we thank you for your guidance and co-operation with the application, should you have any further queries please do not hesitate to contact me.

Yours sincerely



Peter Koumis

Cc (Client/Applicant)