

DESIGN & ACCESS STATEMENT

1 Introduction

- 1.1 This application is for the conversion of two flats into the original use of a single dwellinghouse. The proposed development therefore involves the reinstatement of the original configuration of the house.

2 Planning Context

- 2.1 The original single dwellinghouse was converted into two flats approximately 30 years ago. This involved removing the lower to upper ground floor stair, and infilling the stair void.

- 2.2 Policy H3 'Protecting existing homes' of the Camden Local Plan states that:

The Council will aim to ensure that existing housing continues to meet the needs of existing and future households by:

- a. *resisting development that would involve a net loss of residential floorspace, including any residential floorspace provided;*
 - *within hostels or other housing with shared facilities; or*
 - *as an ancillary element of another use, wherever the development involves changing the main use or separating the housing floorspace from the main use;*
- b. *protecting housing from permanent conversion to short-stay accommodation intended for occupation for periods of less than 90 days; and*
- c. *resisting development that would involve the net loss of two or more homes (from individual or cumulative proposals), unless they:*
 - *create large homes in a part of the borough with a relatively low proportion of large dwellings;*
 - *enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed; or*
 - *enable sub-standard units to be enlarged to meet residential space standards.*

Exceptionally, the Council may support development that involves a limited loss of residential floorspace where this provides for the expansion of existing health premises to meet local needs.

3 Proposal

- 3.1 In order to convert the two flats into a single dwellinghouse, it is proposed to reinstate the original lower to upper ground floor stair. This is the only proposed alteration to the existing building.
- 3.2 The proposal therefore meets the requirements of Policy H3 as it does not result in a net loss of residential floorspace, and does not result in the net loss of two or more homes.
- 3.3 The existing access arrangements will remain unchanged, with the upper ground floor entrance acting as the primary entrance to the dwellinghouse, and the lower ground floor entrance retained as a secondary entrance.