

**8 ETON ROAD,
LONDON
NW3 4SS**



**AMALGAMATION OF TWO STUDIO FLATS TO
CREATE 1 X 2-BED FLAT**

PLANNING STATEMENT

Produced by: PB PLANNING CONSULTANCY LTD

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1. Introduction

1.1 This application seeks planning permission to amalgamate two existing studio flats on the ground floor level of this semi-detached period property and to create a 2-bed flat.

1.2 There is a sound planning case for this 'de-conversion' as the existing studio flats are below existing minimum floorspace standards for single person accommodation and the proposed development would replace these substandard units with a 2-bed flat that would be compliant with current space standards.

1.3 The proposed development complies with relevant local, regional and national planning policies and standards and this is explained in this statement.

2. The Site

2.1 The site comprises the ground floor level of a four-storey building with additional roof level accommodation. The building is currently laid out as self-contained flats.

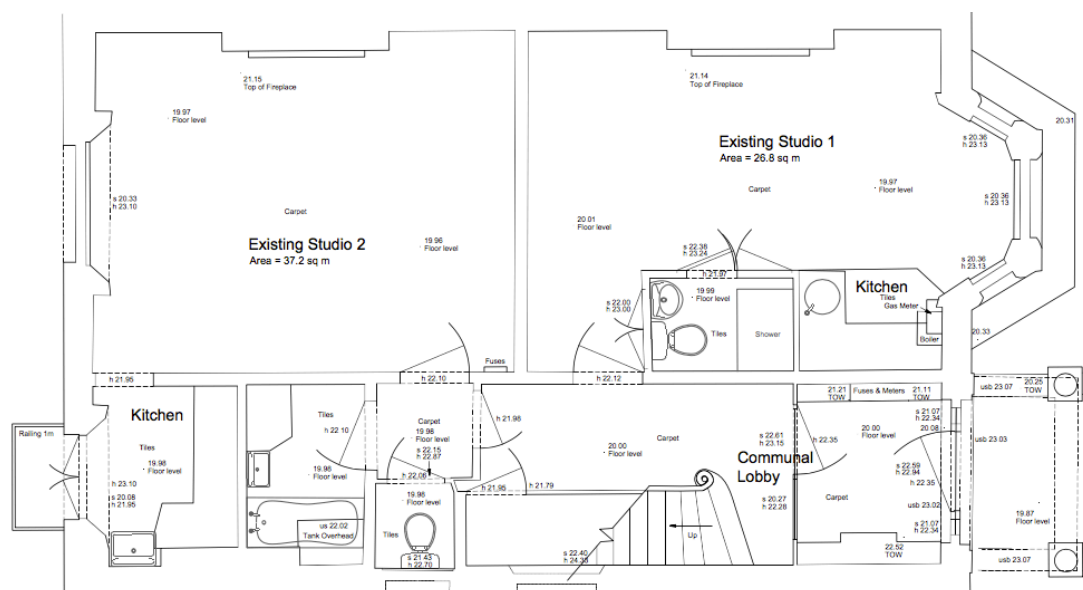
2.2 The existing flats are arranged as follows:

Existing Accommodation Schedule

Level	No.	Type
Lower Ground Floor	Garden Flat	2-bed
Ground Floor	Flat 1	Studio
	Flat 2	Studio
First Floor	Flat 3	Studio
	Flat 4 (Duplex, 1/F & 2/F)	2-bed
Second Floor	Flat 5	Studio
Third Floor (loft)	Flat 6 (loft space across no. 7 & no.8)	1-bed

2.3 The existing ground floor contains two studio flats and is laid out 'front-back' with Studio 1 at the front (street-facing side) of the building and Studio 2 to the rear, facing the garden area (see Fig.1 below).

Fig.1 – Existing ground floor plan showing the two existing studios.



1 Existing Ground Floor Plan

2.4 Studio 1 – the unit located to the front of the building – has a Gross Internal Floor Area (GIA) of 26.8m² and this is some 10.2m² below the current minimum requirement of 37m² – as per both the DCLG Technical Housing Standards and the London Plan (Housing SPG 2016) minimum unit sizes – for a unit of this type.

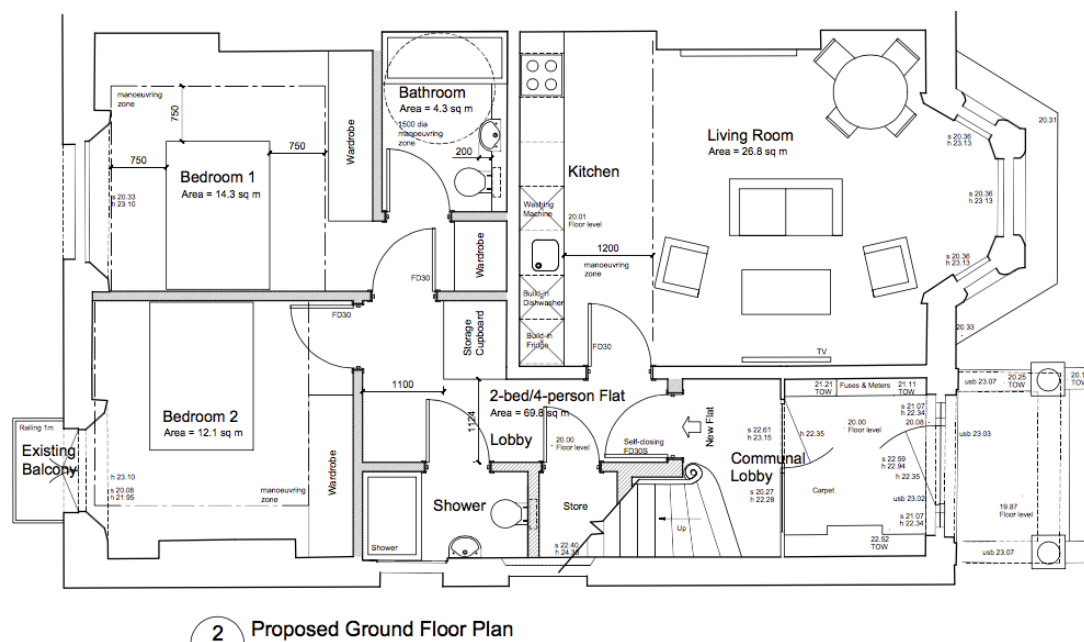
2.5 Studio 2 – the unit located to the rear of the building – has a GIA of 37.2 and this is some 1.8m² below the current minimum requirement of 39m² for a unit of this type (because it has a proper bathroom and separate WC rather than a shower room).

2.6 Both existing studio units are single aspect. Studio 1 is south-east facing and Studio 2 is north-west facing.

3. The proposed development

3.1 It is proposed to create 1 x 2-bed flat with a GIA of 69.8m² (see Fig.2 below), which is broadly compliant with the both the DCLG Technical Housing Standards and the London Plan minimum unit sizes requirement of 70m² for a 2-bed, 4-person flat. The 0.2m² GIA shortfall is considered to be negligible and the flat complies with all other internal space standard requirements as described below.

Fig.2 – Proposed ground floor plan showing the proposed 2-bed, 4-person flat.



3.3 The two bedrooms meet the minimum internal layout standards (as contained in the DCLG Technical Housing Standards) in that:

- (i.) Both double bedrooms are over 11.5m²;
- (ii.) Sufficient built-in storage (2.0m²) is included;
- (iii.) The bedrooms meet the minimum width requirements (2.75m for the main bedroom and 2.55 for the second bedroom);

4. Principle of development

Local Planning Policy

4.1 The most relevant planning policy to the proposed amalgamation of these two studio units to form a single 2-bed flat, resulting in the loss of one unit, is Camden Local Plan (2017) Policy H3 'Protecting Existing Homes'.

4.2 Policy H3 (a) states that the Council will resist '*development that would involve a net loss of residential floorspace...*'. There will be no loss of residential floorspace as a result of the proposed development. In fact, the area of usable residential floorspace will actually increase because the amalgamation of the entire ground floor level will see an additional 4.8m² of residential floorspace being created. The combined floorspace of the two existing studios (26.8m² + 37.2m²) is 64m² and the proposed 2-bed flat is 69.8m².

4.3 Policy H3 (c) seeks to resist '*development that would involve the net loss of two or more homes (from individual or cumulative proposals) unless they...enable sub-standard units to be enlarged to meet residential space standards.*' The proposed development accords with the provisions of Policy H3 (c) because it only involves the net loss of one residential unit. Indeed, Para.3.75 of the sub-text to Policy H3 states that: '*net loss of one home is acceptable when two dwellings are being combined into a single dwelling.*'

4.4 Notwithstanding the above, the proposed development complies with the thrust of Policy H3 (c) because it results in sub-standard units being amalgamated into a larger, space standard-compliant residential unit.

4.5 The proposed development also accords with the provisions of Camden Local Plan Policy H7, 'Large and Small Homes', which aims *'to secure a range of homes of different sizes that will contribute to creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply.'* In the market housing sector, two-bedroom properties are considered 'high priority' in Camden (as shown in the Council's Dwelling Size Priorities Table 1 reproduced below) and therefore the development helps to meet an identified need in this regard.

Fig.3 – Camden's Dwelling Size Priorities contained in the Camden Local Plan 2017.

Table 1: Dwelling Size Priorities

	1-bedroom (or studio)	2-bedroom	3-bedroom	4-bedroom (or more)
Social-affordable rented	lower	high	high	medium
Intermediate affordable	high	medium	lower	lower
Market	lower	high	high	lower

London Plan Housing SPG (2016)

4.6 A key benefit of the proposal is that the development results in the loss of two single aspect unit and the creation of a dual aspect unit. The London Plan Housing SPG (2.3.39) states that *'single aspect dwellings are more difficult to ventilate naturally and more likely to overheat.'*

4.7 The replacement of single aspect dwellings with one dual aspect dwelling accords with the provisions of London Plan Housing SPG Standard 29 which seeks to minimise the number of single aspect dwellings. The London Plan Housing SPG stresses the benefits of dual aspect dwellings such as *'better daylight, a greater chance of direct sunlight for longer periods, natural cross ventilation and a greater capacity to address overheating, mitigating pollution, offering a choice of views, access to quiet side of the building, greater flexibility in the use of rooms, and more potential for future adaptability by altering the use of rooms.'*

5. Conclusion

5.1 In summary, the planning merits of the proposed development are as follows:

- (i.) The replacement of two under-sized studio units with a 2-bed, 4-person unit that has an appropriate GIA and meets all aspects of current internal layout standards;
- (ii.) The replacement of two single aspect dwellings with a dual aspect dwelling and this is supported by the London Plan Housing SPG (2016);
- (iii.) The provision of a 2-bed, 4-person unit contributes to providing a dwelling size and type that is considered a 'high priority' by the Council in the market housing sector (as per Policy H7, Table 1, of the Camden Local Plan 2017).