

Address: Ground Floor Flat & Garden Flat, 28 Frognal Lane, NW3

Date: 13/03/2019

4D PLANNING™

4D Planning Consultants

Address: 86-90 Paul Street,
3rd Floor, London EC2A 4NE

Tel: 0203 1500 183

enquiries@4dplanning.com

www.GetMePlanning.com



Statement

Proposal

Lawful Development Application for: Amalgamation of ground floor and garden (lower ground floor) flats.

The proposal is to amalgamate two flats into one unit. The proposal would not be considered development as there is no change of use and no additional units will be created.

There is precedent in Camden for similar amalgamations, for example application No. 2015/7259/P which is a certificate of lawful use (proposed) for the amalgamation of 2 No. Flats into a single residential unit at ground floor of 107 and 109 King Henry's Road.

The purpose of the amalgamation is due to the occupants of the garden flat outgrowing their current accommodation. The applicant has two sons approaching their teens and they currently share a bedroom. Furthermore, the applicant would like to host their elderly parents until a longer-term arrangement can be made.

There have not been any previous amalgamations at No. 28, therefore the proposal would comply with planning policy H3 (part b) of the 2017 Camden Local Plan. The proposed amalgamation of two flats into one would not be considered development and is therefore lawful.