



Go To Professional Services Ltd.

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Design & Access

55 High Street, Leatherhead,
Surrey, KT22 8AG

36 Narcissus Road, West Hampstead, London
NW6 1TH

1.0 Introduction

- 1.1 This statement has been prepared in the support of a full planning application for a retrospective application to retain the change of use from 2 self contained flat to 5 self contained flats.
- 1.2 In accordance with the councils validation checklist, this application consists of the following.
 - Application form
 - Location plan (1:1250)
 - Retrospective floor plans
 - Design and access statement.
 - The correct fee.
- 1.3 No prior meetings with the council was conducted.
- 1.4 Local authority: Camden Council

2.0 Site & Surroundings

- 2.1 The premises originally was a split of 2 self contained flats.
- 2.2 The premises has been converted to provide 5 self contained units benefiting from the loft space and the basement area.
- 2.3 The premises is situated in a residential area with mainly terraced housing surrounding the site.
- 2.4 The land in the proposal is not in a set conservation area.
- 2.5 There are no protected trees within the property boundaries.
- 2.6 The environment agency flood map identifies that the site does not lie in any flood risk areas. Please see appendix A.
- 2.7 There is parking available on Narcissus Road, with permit as well as pay and display on the connected Mill Lane. There are properties that does not benefit from a driveway therefore parking is restricted in the area. The premises actively promotes to be occupied by professionals that commute via public transport.
- 2.7.1 The original 2 flats currently hold a permit each for Narcissus Road.
- 2.8 There are strong transport links in the immediate area. Bus stops, railway and tube links within minutes from the premises.

3.0 Proposed Development

3.1 It is proposed for:

“retrospective change of use from 2 x self - contained flats to 5 x self - contained flats”

3.2 The proposed development aims to acquire permission for a retrospective change of use from a 2 x self - flat to 5 x self - contained flats.

3.3 The change took place over 12 years ago, a determined date cannot be given as exact however the change being over 4 years ago with no enforcement would make this proposal acceptable.

3.4 The flats are split to 5 x self contained units. Please see plan 0050/36NARC-01. This plan shows all flats on each level with correct boundaries and ceiling heights throughout the premises. This has been the layout for over a decade.

4.0 Design

- 4.1 The premises is of standard construction methods.
- 4.2 Flat 1 - Consists of a separate living/kitchen area and bedroom. With a toilet and shower unit. Total floor area is 37.8 sqm.
- 4.3 Flat 2 - Consists of a separate living, kitchen and a bedroom. Flat 2 benefits from the basement area for bathroom and WC use. Total floor area for this unit is 41.3 sqm.
- 4.3.1 Flat 2 benefits from a patio area in the rear garden of the premises via sliding doors.
- 4.4 Flat 3 - Consists of a studio style accommodation with en-suite shower toilet. Total floor area is 19.7 sqm.
- 4.5 Flat 4 - This unit is the largest unit in the premises. Large double bedroom, living/kitchen area, single bedroom and a shower/wc unit. Total floor area is 42.3 sqm.
- 4.6 Flat 5 - This unit is incorporated in the loft space on the third floor. Consists of studio room, kitchen/dining room and bathroom/wc.
- 4.7 The premises is split between levels with communal corridors. Each unit has its own accessible door after the main entrance at the ground floor.
- 4.8 Premises does not consist of a driveway.
- 4.9 Waste can be stored in front of premises for collection and bikes can be stored in this area also.

5.0 Conclusion

- 5.1 I recommend to grant approval as the premises has been functioning this way for over 4 years. Never the less the spaces provided in each flat are adequate to each use and benefit from all facilities living accommodation should provide at least to a minimum. This being living/sleeping space, kitchen facilities and shower/wc facilities.

- 5.2 The premises has not suffered any issues in the past with neighbours or members of the public. Noise and activities are well respected in the area.



Flood map for planning

Your reference
NW6 1TH

Location (easting/northing)
525198/185108

Created
4 Aug 2019 9:36

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.










This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference
NW6 1TH
Location (easting/northing)
525198/185108
Scale
1:2500
Created
4 Aug 2019 9:36

-  Selected point
 -  Flood zone 3
 -  Flood zone 3: areas benefiting from flood defences
 -  Flood zone 2
 -  Flood zone 1
 -  Flood defence
 -  Main river
 -  Flood storage area
- 

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