

26th September 2019

Planning  
London Borough of Camden  
2nd Floor  
5 Pancras Square  
c/o Town Hall  
Judd Street  
London

Dear Sir/Madam,

**RE: TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) APPLICATION FOR PROPOSED SUB-DIVISION AND EXTENSION OF 46 CANFIELD GARDENS, LONDON, NW6 3EB.**

Peter Brett Associates ('PBA'), now part of Stantec, are instructed by LRC UK Ltd. to prepare a planning application for proposed works at 46 Canfield Gardens, London, NW6 3EB. The description of development is:

*"Alterations to existing property comprising of a ground floor rear extension to create one additional bedroom, conversion of second floor/loft into 2 no. 1 bed flats and 1 no. 2 bed flat, new windows and dormer in the existing roof-space, block-up of side door in order to create new window and the installation of new rooflights."*

The application is accompanied by the following supporting documents:

- Completed Application Form and CIL Form;
- Site location plan prepared by Ettridge Architecture Ltd (drawing no: 19 30 060);
- Planning and Heritage Statement prepared by Peter Brett Associates;
- Design & Access Statement prepared by Ettridge Architecture Ltd;
- Existing plans prepared by Ettridge Architecture Ltd (drawing no: 19 30 005);
- Existing elevations prepared by Ettridge Architecture Ltd (drawing no: 19 30 010);
- Proposed plans prepared by Ettridge Architecture Ltd (drawing no: 19 30 107);
- Proposed elevations prepared by Ettridge Architecture Ltd (drawing no: 19 30 121).

Background:

The site is located at 46 Canfield Gardens within the London Borough of Camden ('LB Camden').

46 Canfield Gardens is a 4-storey, semi-detached block of five apartments surrounded by other similar residential properties.

The site is located within the South Hampstead Conservation Area and is listed in Appendix One of the Conservation Area Appraisal (2011) as a locally listed building. However, the property is not a statutorily listed building.

Proposed works:

It is proposed that a new dormer will be installed in the roof-space to the rear of the property, with a new window to the western side of the roof, as well as new rooflights.

The existing second floor/loft duplex flat will be sub-divided and converted into 2 no. 1 bed flats and 1 no. 2 bed flats. Minor remodelling of the 2 no. first floor flats and the 2 no. ground floor flats (including a new reconstituted stone parapet extension to create a new bedroom) are also proposed to help create more open planned layouts.

At ground floor level, it is proposed that the exiting side door on the west side will be blocked up and a new window will be installed.

As a result of the proposed works, 46 Canfield Gardens will contain 7 no. flats (6 no. 1-bed flats and 1 no. 2-bed flat), compared with 5 no. 1-bed existing flats.

A Planning and Heritage Statement has been submitted alongside the application which assesses the scheme against planning policy and the impact of the scheme on the immediate heritage assets including the Conservation Area.

Conclusion:

The proposed development is for:

*“Alterations to existing property comprising of a ground floor rear extension to create one additional bedroom, conversion of second floor/loft into 2 no. 1 bed flats and 1 no. 2 bed flat, new windows and dormer in the existing roof-space, block-up of side door in order to create new window and the installation of new rooflights.”*

The proposals comprise the conversion of the large second floor/loft duplex into 2 No. 1 bed flats and 1 No. 2 bed flat, including new former and rooflights, alongside the extension of the ground floor flat and remodelling.

Overall, the proposals are considered to accord with the Camden Local Plan, the London Plan and other material considerations including the South Hampstead Conservation Area Appraisal.

Yours sincerely,

Edward Buckingham

For and on behalf of  
**PETER BRETT ASSOCIATES LLP**