

To: London Borough of Camden
Regeneration & Planning
2nd Floor
5 Pancras Square
London
N1C 4AG

Date: 5th November 2019

Ref: 143-19.11.05-PIStat

JAA

Dear Sir/Madam,

Re: Application for subdivision of dwellinghouse into 2 apartments at 22 Chevington, Garlinge Road, London, NW2 3TE

This application seeks to subdivide the existing 4 bedroom dwelling at 22 Chevington, Garlinge Road, into 2 No. self-contained one bedroom apartments.

The existing building forms part of a terrace in the Chevington Estate, a post-war housing estate. The building is constructed from red brick with a tiled roof a white uPVC windows. The front door to the property is located fronting Garlinge Road. A parking area is located within the centre of the estate with direct access to the rear of the property.

The existing house consists of four bedrooms with three located on the first floor and one on the ground floor. It is likely the house was originally designed as a three bedroom house with the ground floor bedroom originally used as the living room. A 3.3m rear extension was approved under Permitted Development but has yet to be implemented. The proposals seek to divide the existing property into two separate dwellings.

Flat 1

This is the proposed ground floor dwelling, which will be accessed from front of the house via Garlinge Road. The layout remains largely as existing with the exception of a more comfortable bathroom located to the centre of the flat. The flat benefits from both front and rear gardens. The dwelling meets the space standards as established in the Nationally Described Space Standards (NDSS) with a gross internal area (GIA) of 56.4 sqm. All proposed rooms also all meet the relevant space standards with the bedroom 12.1 sqm in size, the open plan kitchen, dining and living space 33sqm in size. The former W/C is converted to form a storage space 1.5sqm in size.

Flat 2

Flat 2 is also accessed from Garlinge Road and is located on the first floor. The dwelling meets the space standards as established in the NDSS with a GIA of 50.2 sqm. The kitchen & dining area is 11.7sqm in size with a 1.9 sqm terrace located to the rear, the only external alteration. The bedroom is 13 sqm in size with 1 sqm of built in storage. The living room is 8 sqm with 0.3sqm of storage. 0.2 sqm of built in shelving at the ground floor level bringing the total built in storage to 1.5 sqm.

The proposals represent the logical separation of the existing building to create 2 no. 1b2p flats located close to Kilburn Station, ideal for young professional first time home buyers. We trust that the Council finds the information submitted with the application sufficient to satisfy the criteria as stated above and that the proposals are deemed acceptable.

Yours Sincerely,



Jennifer Fleming
Director
For and on behalf of JAA Architects Ltd