

PLANNING STATEMENT

86 FORTUNE GREEN ROAD, LONDON NW6 1DS

Retention of ground floor office [Class B1] and reinstatement of ground floor rear to B1 use. Retention of first floor & second floor as 5 bed house in Multiple occupation [HMO] [Class C4] [Retrospective]

**REF:
LONDON BOROUGH OF CAMDEN – MINIMUM HMO &
HOSTEL STANDARDS. Housing Act 2004**

**HOUSES IN MULTIPLE OCCUPATION
STANDARDS
Housing Executive**

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Revision A

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1. Introduction

The building is located in Fortune Green Road and is a 3 storey terraced property with a shop frontage retained for B1 use and 5 studio flatlets on the first and second floors.

The flatlets are accessed from the street via a separate hallway and staircase. The shop has a separate entrance from the street. This Planning Statement is in support of the current usage as a licensed HMO ref: 86827 date: 25/01/2019 in support of a retrospective application for Planning Approval.

The application is retrospective and the plans attached records the current building usage as an HMO for a period of more than 4 years.

The improvements include removal of substandard communal facilities such as kitchen and bathrooms and creating self-contained units. The additional unit created at the ground floor rear is to be reinstated as office B1 use.

The HMO is now classified CATEGORY F
[flats/flatlets/maisonettes]

Ref: Housing Standards [Housing Executive].

2. Space standards

All room sizes are marked on the drawing indicating the as built layout. All rooms exceed the required space standards for Bedroom/Living room/Kitchen. The minimum space standard designated ref: Housing Standards [Housing executive].

1 occupant 13m².

2 occupants 20.5m².

3. Personal Washing Facilities

The house is divided into 6 separate occupancies and provided with a readily accessible shower room with adequate space for drying and changing. All shower rooms comply with Building regulations in respect of mechanical ventilation, heating and lighting.

4. Sanitary Conveniences

All water closets are located in each separate shower room together with a wash hand basin.

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5. Facilities for the storage, preparation and cooking of food and for the disposal of waste water

Each household has its own kitchen and complies with the facilities listed in the Adopted Standards for HMO's.

6. Heating

The house has a communal central heating system powered by a gas fired boiler. There are thermostatic valves to all the radiators in all living and sleeping areas.

7. Power Sockets

There are a minimum of 4 power sockets suitably located in each Studio in addition to kitchen area.

8. Security

All windows are double glazed with key opening security locks. All exterior opening doors will also have security locking mechanisms. All bedsit and flat opening doors have auto-deadlocking night latch for security and means of escape.

9. Provision of means of escape in case of fire in houses of multiple occupation

A specialist consultant has designed the installation of the automatic fire detection system and emergency lighting in accordance with BS 5839 Part 1. & BS 5266 Part 1.

The legend on the drawing indicates the location of: Fire alarm panel, heat sounder base, manual call point, optical sounder base and emergency light fittings.

Partitions between flats and protected corridors are fire resistant. All bedsit and flat opening doors are fire resistant with access to a protected corridor and or staircase to the main entrance.

10. Management of houses in multiple occupation

Management will comply with the requirements of The management of Houses in Multiple Occupation [England] Regulations 2006.

11. Planning Permission/Building Regulations

Building regulations have been complied with and inspections have been made by an Approved Inspector Agency who will provide a Certificate of Completion following compliance and completion.

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12. Other Management Issues

Furniture and furnishings comply with fire safety regulations. Gas Safety Certificates by Gas Safe approved contractor.

13. Conclusion

In conclusion the conversion of this property into an HMO complies with all known regulations. The exterior of the property remains unchanged with the exception of a small single storey rear extension. The application is retrospective and regularizes the current usage as a licensed HMO.

The applicant accepts the request by Camden Planning department to enter into a Section 106 Agreement to restrict the sale of the flatlets as separate units at any time in the future and comply with the occupation standards referred to in item 2 of this report as a licensed HMO.

Martin Beaton RIBA
27/11/2019

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