

9 Evangelist Road
Kentish Town
London
NW5 1UA

Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

1 June 2020

Dear Sirs/Madams,

9 Evangelist Road London NW5 1UA

The application relates to a three storey mid-terraced property situated on Evangelist Road.

1. The property is not listed and is not within a designated Conservation Area.
2. The proposal involves a change of use from a one bedroom unit on the ground floor and a three bedroom maisonette on the first and second floors to a single family dwelling house (Class C3).
3. The proposed use as a single family dwelling house would provide 8 habitable rooms, 4 of which would be bedrooms. The overall gross internal floor area of the single dwelling house would be approximately 179 sq.m.
4. The application proposes the loss of one unit of residential housing only, and does not conflict therefore with policy DP2 of the LDF.
5. The change of use would not require any external works.
6. The existing use of the building is residential. The change of use would have no impact on the amenity of any occupiers of neighbouring properties. Access will remain unchanged. There will be no increase in the volume of traffic using the site. No change to parking requirements is required.
7. The planning history of the property is set out on page 2. The work under 2015/6602/P and 2017/0989/P is complete.

Yours faithfully



Abdulali Jiwaji

9 Evangelist Road – Planning history

Date	Property	Description	Planning Reference
15 January 1987	9 Evangelist Road	Change of use and work of conversion to provide a two person flat on the ground floor and a four person maisonette on the first and second floors as shown on four unnumbered drawings.	8700101
13 May 2016	9A Evangelist Road	Construction of a single storey side and rear extension to ground floor flat	2015/6602/P
10 March 2017	9B Evangelist Road	Erection of first floor rear extension	2017/0989/P