

Design & Access Statement

Flat 3 & 4, 17 Willoughby Road, NW3 1RT, London

July 2021



Introduction

This statement describes a planning application for Flats Nos. 3 & 4 at 17 Willoughby Road, NW3 1RT, London borough of Camden. It should be read in conjunction with the accompanying set of existing and proposed drawings.

Existing house

No. 17 Willoughby Road is an end of terrace Victorian townhouse divided into four separate flats. The front façade features a bay window over two floors. Common entrance is raised above the street level, accessed by eight steps. The roof was converted and has a dormer at the front. There is a two-storey modern extension at the rear. It is also visible from the street as this is a corner property.

The house is divided into 4 separate flats. No.1 and No.2 are located on the lower floors.

Flat No.3 is a two-bedroom residential flat located on the second floor. The access is via a communal corridor. Flat No.4 is a three-bedroom residential flat located on the third (loft) floor. It is also accessed via the communal corridor.

Location

The property is located in the Hampstead Town Ward, London Borough of Camden. The adjacent area has a predominantly residential character, with variety of commercial establishments around Hampstead High Street.

Proposal

The proposal is for a change of use – from a current two separate flats Nos.3 and 4 to one single flat that would be No.3(new).

No external changes are proposed. The conversion would involve a new interior door and a wall creating a single access to the flats and some minor changes to the layouts. The part of corridor involved is a private property of the current owner.

Local Precedents

There are some planning applications of a similar character that were granted recently:

Planning Application - 2021/1301/P,

Site Address: 116 South Hill Park London NW3 2SN

Proposal Conversion of 2 x self-contained flats at ground and first floor, consisting of 1 x 1Bed and 1 x 1Bed units, into a 1 x 3Bed unit.

Decision Granted: 26-03-2021

Planning Application - 2020/5490/P

Site Address: Wells Court Oriel Place London NW3 1QN

Proposal Conversion of a 1 bed flat and a 2 bed flat on ground floor to one 3 bed flat (Class C3).

Decision Granted: 26-05-2021

Planning Application - 2019/4657/P

Site Address Flat 1 and Flat 3 10 Lyndhurst Gardens London NW3 5NR

Proposal: Conversion of 2 x 3 bed self contained units into 1 x 4 bed self contained unit (Class C3); Replacement of all existing windows

Decision Granted: 23-12-2019

Conclusion

We believe that the described proposal would be beneficial for the young family and it would not have a negative impact on the adjacent properties.