

PD13236/TT/GF/EM

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

3 June 2021

Dear Sir / Madam

5 ALBERT TERRACE, PRIMROSE HILL, LONDON NW1 7SU**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION**

On behalf of our Client, Lawrence Salem (“the Applicant”), please find enclosed an application (“the / this Application”) for planning permission (ref: PP-09836139) at 5 Albert Terrace (“the Site / the Building”) for:

“Amalgamation of existing two residential units into one residential dwelling.”

BACKGROUND

The Site is located within the ‘Camden Town and Primrose Hill’ electoral ward and within the administrative boundary of the London Borough of Camden.

The Site comprises a semi-detached five storey property. The property has been divided into two self-contained residential units (C3 use), with a flat on the lower ground floor and a flat on the ground floor and floors above. The Site is situated in a row of residential terraces. The Building fronts onto Primrose Hill Park. The rear of the Site backs onto Albert Terrace Mews.

The Site lies within the Primrose Hill Conservation Area.

The Building is unlisted but is referred to as a positive contribution to the special character and appearance of the conservation area (Primrose Hill Conservation Area Statement, 2000).

PLANNING HISTORY

A search of the Camden Borough Council’s planning application website has revealed the following:

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On 29 September 2004, planning permission (ref: 2004/3405/P) was granted for “internal alterations to convert the existing ground floor flat and upper maisonette into a single unit (basement flat to be retained).”

On 13 September 1982, planning permission (ref: 34498) was granted for “the change of use of the second and third floors to a self-contained dwelling unit including works of conversion and alterations to the existing balcony at the front”.

There has also been numerous applications relating to works to trees in a conservation area between 2004 to 2021.

PROPOSAL

This Application proposes for the amalgamation of two flats into one house. The associated internal alterations do not, in themselves, require planning permission.

The amalgamated dwelling would have a gross internal area (GIA) of 436 sqm. The proposal does not result in a loss of residential floorspace.

Property	Existing GIA	Proposed GIA
Existing - Flat 1	89 sqm	
Existing - Flat 2	347 sqm	
Proposed – Amalgamation		436 sqm
Total	436 sqm	436 sqm

PLANNING POLICY

Statutory Framework

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with policies of the statutory Development Plan, unless material considerations indicate otherwise and Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990.

The Development Plan

The statutory development plan for the Site comprises:

- London Plan (March 2021)
- Camden Local Plan (July 2017)

The adopted Primrose Hill Conservation Area Statement (December 2000) and the adopted London Housing Supplementary Planning Guidance (March 2016) are relevant considerations in the determination of the case.

PLANNING POLICY CONSIDERATIONS

Principle of Development

With regard to the proposal, consideration should be given to the existing building and the nature and function for which permission is sought.

The Building was originally constructed as a single family dwelling house and its return is therefore appropriate in layout and functional terms. The Applicant will occupy the Building as a large single family unit.

Loss of Residential

Policy H1 (Maximising Housing Supply) of Camden's adopted Local Plan outlines the need for an increased supply of housing in Camden. However, Policy H3 (Protecting Existing Homes) sets out the Council will only resist development proposals that result in a net loss of residential floorspace or the net loss of two or more homes.

The proposal does not result in a loss of residential floorspace nor the loss of two or more homes. Therefore the amalgamation of two dwellings into a single dwelling is acceptable in principle and is supported in the Council's adopted planning policy.

The provision of a large single family house is appropriate in terms of adding to the mix of large family housing provision for this area. It should be noted that, over the years, the number of family dwellings in Primrose Hill has significantly declined – a return of this premises to a single residential use would provide a mix of housing provision for the Borough.

The following neighbouring properties were once a single dwellinghouse but under planning permission have been converted to multiple self-contained units. For example, 3 & 4 Albert Terrace had planning permission (ref: PE9700122R2) granted in 1998 for eight flats. 2 Albert Terrace had planning permission (ref: 2682) approved in 1978 for the conversion to seven flats.

Permission for amalgamation was sought at 6 Albert Terrace on the principle of returning to its original use. An application (ref: PEX0300139/P) was granted to amalgamate six self-contained flats to a single family dwellinghouse in 2003.

The amalgamation would provide the following benefits:

- The amalgamation to a single family house would benefit the street parking situation, reducing the pressure of on-street parking in the area. Supporting Policy T2 (Parking and car-free development).
- The amalgamation will return the building to its original use as a large family dwelling. The Primrose Hill Conservation Area Statement (2000) outlines the Council will seek to retain uses which form part of the established character of the Conservation Area.

APPLICATION DOCUMENTS

The Application is submitted via the Planning Portal (Ref: PP-09836139) and comprises the following documentation:

1. Schedule of Application Documents by Montagu Evans dated 3 June 2021;

2. Completed Application Form (Full Planning Permission) (with Ownership Certificates) by Montagu Evans dated 3 June 2021;
3. Application Cover Letter (including Planning Statement) by Montagu Evans dated 3 June 2021;
4. Site Location Plan by GC Office dated 17 May 2021;
5. Drawing Schedule by Montagu Evans dated 3 June 2021;
6. Application Drawings by GC Office dated 17 May 2021; and
7. Community Infrastructure Levy by Montagu Evans dated 18 May 2021.

APPLICATION PROCEDURE

The planning permission application has been submitted via the Planning Portal PP-09836139. The Application fee has been calculated in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) 2012 (as amended). The fee amounting to £407.00 (+ £25.00 service charge) will be paid via the Planning Portal upon submission.

We would be grateful if Camden Council could confirm that our application is complete and will be validated shortly. In the interim, please contact Timur Tatlioglu (020 7312 7413 / timur.tatlioglu@montagu-evans.co.uk) or Gareth Fox (020 7312 7437 / gareth.fox@montagu-evans.co.uk) or Eleanor Mazzon (07341114765/ eleanor.mazzon@montagu-evans.co.uk) of this office.

Yours sincerely



MONTAGU EVANS LLP

Enc.