**Evidence to Verify Application
Flat Amalgamation at 25 Camden Park Road, NW1 9AX**

Application for Lawful Development Certificate in respect of proposed flat amalgamation at 25 Camden Park Road, NW1 9AX (the “**Property**”), currently comprising two flats (flat comprising the lower ground and ground floors, “**25A**”; flat comprising the first and second floor**s** “**25**”)

1. ***Last Use of Property Lawful***

The Property was constructed as a dwellinghouse in the mid-19th century and to my knowledge has always been used as such. As reflected in the Supporting Documents, the conversion of the Property from one dwellinghouse into two dwellinghouses was granted planning consent in April 1973, not subject to any conditions restricting de-conversion.

1. ***Reasons for Grant of Lawful Development Certificate***

There is no change of use class with respect to any of the Property, 25A or 25.

While the Property is in the Camden Square Conservation Area, no external alterations are proposed. The Property is not listed.

As set out at Paragraph 3.75 of the Camden Local Plan, "Net loss of one home is acceptable when two dwellings are being combined into a single dwelling". The proposal involves the net loss of one home as a result of the combination of two dwellings into a single dwelling. It is further stated "the Council will resist the incremental loss of homes through subsequent applications to combine further homes within the same building or site". As reflected in the floor plan in the Supporting Documents, there are no additional dwellings within the Property, and as such no subsequent loss of homes is possible.

As set out at paragraph a. in the text box titled "Policy H3 Protecting existing homes" following Paragraph 3.67 of the Camden Local Plan, the Council will resist development that "involves a net loss of residential floorspace". The proposal will not result in any loss of residential floor space, as the proposal is merely for the combination of 25A and 25 into a single dwellinghouse. The total floorspace of the Property will therefore necessarily remain the same.

As set out Paragraph 3.70 of the Camden Local Plan, the Council will resist proposals including "reductions in floorspace that are material because they reduce the number of residents who can occupy a home or property". The Property is currently organised as two two-bedroom flats. The proposal will involve the creation of a four-bedroom family home. Notwithstanding that, for the reasons set out above, there will be no loss of residential floorspace, it is argued that the proposal will certainly not reduce, and is likely to increase, the number of residents who can, and in fact likely will, occupy the property. This is because the surplus kitchen and bathrooms may be converted into use as bedrooms in a family home.

The recent Decision Notices attached as Supporting Documents indicate Camden Borough Council are indeed permitting flat amalgamations of this nature.