



**PROPOSED AMALGAMATION OF 2 MAISONETTES INTO 1  
SINGLE FAMILY DWELLING  
6 BERKLEY ROAD, PRIMROSE HILL, LONDON NW1 8YR  
PLANNING STATEMENT  
SEPTEMBER 2021**

**Introduction**

1. This Planning Statement has been prepared in support of a planning application being submitted by JPB Architects for the amalgamation of two flats into a single-family dwelling at 6 Berkley Road, Primrose Hill, London NW1 8YR.

**The Proposed Development**

2. I understand that the property was converted to two residential units in 2010. The current Council Tax records refer to a maisonette at lower ground and ground floor and a maisonette at second, third and fourth floors. The two units appear to have been added to the Council Tax records on 22 November 2011.
3. The proposal is to remove the sub-division between the ground and first floor and for the whole property to be used as a single family dwellinghouse. There would be no change to the external appearance of the property. The works are limited to internal changes only.

**Planning Assessment**

4. Given there are no changes to the external appearance of the property the main considerations are whether the amalgamation of two properties into one complies with relevant Camden policies and whether the resultant dwelling would comply with space standards.

5. The most relevant policy in assessing the application is Local Plan Policy H3 which deals with protecting existing homes.
6. Policy H3(a) states that the Council will resist proposals that lead to **a net loss of residential floorspace**, except if the loss is to provide small-scale health care facilities that are needed locally and cannot be provided on an alternative site. The proposal does not result in the loss of any residential floorspace and therefore complies with Policy H3(a).
7. Policy H3(c) states the Council will not grant planning permission for development that would **involve the net loss of two or more residential units** unless the development: a) creates large homes in a part of the Borough with a relatively low proportion of large dwellings; (b) enables an existing affordable unit to be adapted to provide a unit size that better meets affordable housing needs; or c) enables sub-standard units to be enlarged to meet residential space standards. The Plan (para. 3.75) acknowledges that amalgamation of two units into one dwelling can help families to deal with overcrowding, to grow without moving home, or to care for an elderly relative.
8. The policy is therefore permissive in relation to proposals which involve the net loss of one residential unit. The supporting text (para. 3.75) makes clear that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling. That is the case in this application. The current proposal involves the net loss of one residential unit and therefore complies with Policy H3(c).
9. One of the aims of the policy allowing amalgamations in certain situations is to enable sub-standard units to be enlarged to meet residential space standards. Whilst in quantitative terms each of the two existing maisonettes comply with the relevant space standards, in qualitative terms the lower maisonette does not benefit from good quality space due to the windows to the lower ground floor being fairly small and mainly below pavement level with limited outlook, and because the front windows look directly onto the pavement the use of blinds is necessary. Consequently large parts of the lower ground floor, which makes up half the total floorspace of the maisonette, do not enjoy good natural light or

outlook. The amalgamation of the units to create one single family dwelling would enable the internal layout to be rearranged so that all principal habitable rooms (living, kitchen and dining areas and bedrooms) would be on the upper floors and would enjoy good natural light.

10. The new single dwellinghouse would also benefit from direct access to a private garden which is an important benefit for a family-sized unit in an inner London Borough.
11. The proposals comply with the relevant standards set out in the nationally described space standards (MHLG 2015) and the minimum internal space standards in Table 3.1 to the London Plan 2021.
12. The proposals therefore comply with relevant policies applicable to the proposed amalgamation of two flats into one single family dwellinghouse.

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