

<b>LDC Report</b>	19/11/2021
<b>Officer</b>	<b>Application Number</b>
Fast Track Team	2021/4680/P
<b>Application Address</b>	<b>Recommendation</b>
Flat 102a and 102b 102 Marquis Road London NW1 9UB	Grant
<b>1<sup>st</sup> Signature</b>	<b>2<sup>nd</sup> Signature (if refusal)</b>
<b>Proposal</b>	
Internal alterations to garden flat and ground, first and second floor maisonette to create en-suites to bedrooms.	
<b>Assessment</b>	
<p>The application site is located at the northern end of Marquis Road on the eastern side. It is a 3 storey plus lower ground floor end of terrace property which contains two flats, one at lower ground floor and the second at ground to second floor. It is not location within conservation area nor is it a listed building.</p> <p>The proposal is for internal alterations to both flats. In relation to the lower ground floor flat the layout has been altered swapping the position of the bedroom and study and creating an en-suite to the bedroom. In relation to the ground, first and second floor maisonette the ground floor living room has been changed to a bedroom with en-suite, and en-suites added to each of the upper floor bedrooms. A kitchen dinner would remain at ground floor level. There are no external alterations and no change of use.</p>	
<b>Applicant's Evidence</b>	
The applicant has submitted the following information in support of the application:	
<ul style="list-style-type: none"> <li>• A list location plan;</li> <li>• Floor plans as built;</li> <li>• An application stating that the works were complete on 31/03/2021.</li> </ul>	
<b>Council's Evidence</b>	
The property has the following planning history:	
<b>2019/6154/P:</b> New doors and window throughout and alterations to openings at lower ground floor level, raised parapet, railings and planter at 1st floor to create a terrace, all in relation to	

existing 2 x self-contained flats. **Granted conditional permission. 23/03/2020**

**2017/1241/P:** Conversion of 2 existing maisonettes into 4 x 1 bedroom flats. **Withdrawn**

**2008/0923/P:** Replacement of existing timber windows and doors with upvc double glazed units.  
**Refused 28/05/2008**

**G13/23/3/6399:** Conversion of 102 Merquis Road, Camden, into two maisonettes. **Granted 22/01/1969.**

### **Assessment**

There are no conditions on the above permissions which impose restrictions on the internal layouts of the flats.

The works as described above are purely internal alterations, that do not affect the external appearance of the building or the residential use of the property, and are not considered to fall within the "meaning of development" requiring planning permission as defined by the Town and Country Planning Act 1990.

**Recommendation: Approve.**