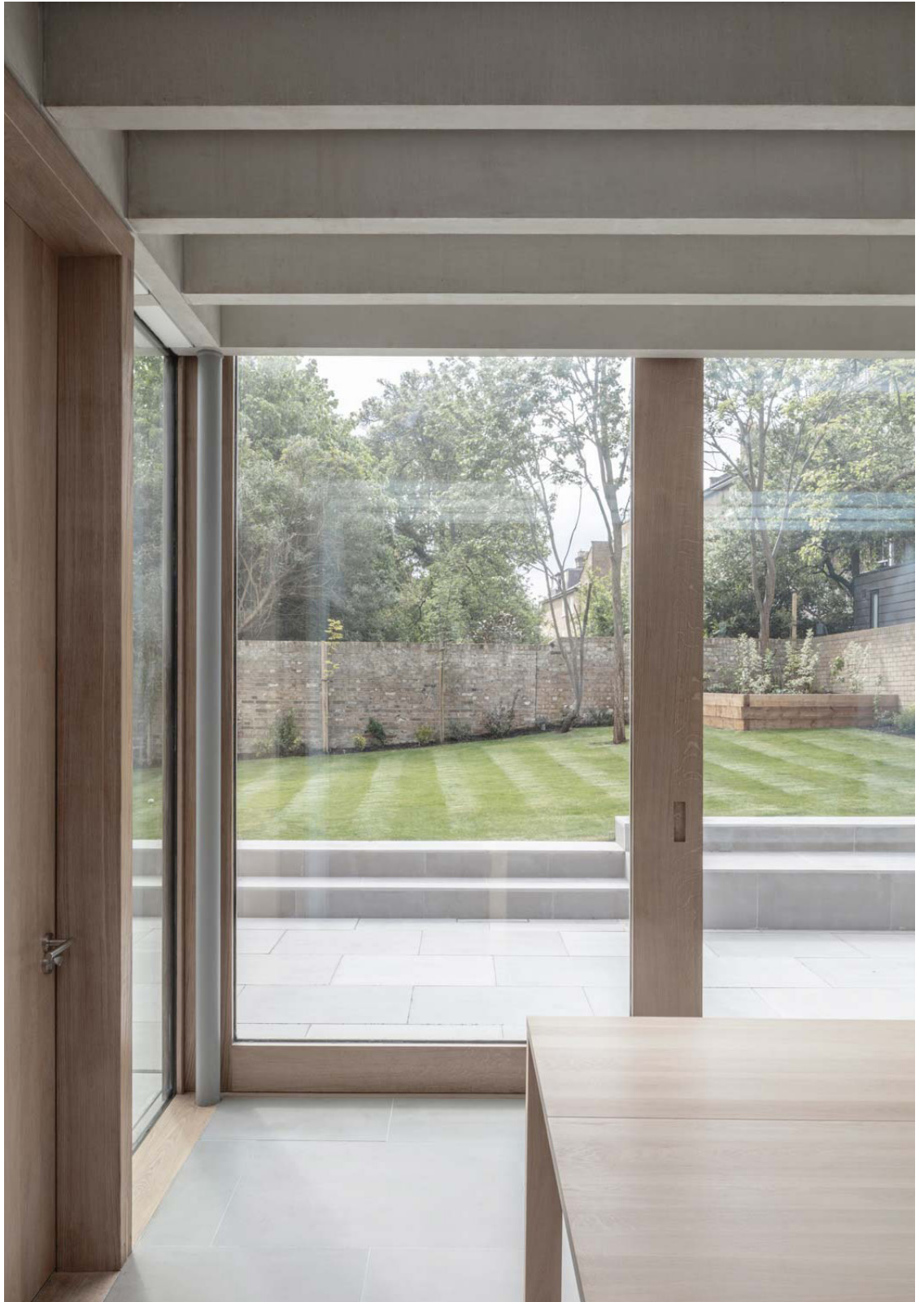


Architecture for London

Supporting Statement
15 Lady Margaret Road, NW5 2NG

April 2021

1.0 Introduction	This application seeks a Lawful Development Consent for the amalgamation of 2no. flats into a single dwelling house at no.15 Lady Margaret Road, NW5.
2.0 Site	The property sits in the centre of the Kentish Town Conservation Area and diagonally across the road from the Grade II listed Catholic Church of Our Lady Help. The general character of the immediate area is residential.
3.0 Proposed Works	<p>It is proposed to amalgamate the ground floor garden flat with the upper floors flat to create a single dwelling. The proposal includes reinstating openings into the existing ground floor rooms and removing partition walls forming a store that effectively blocked and separated the two apartments from the entrance hallway. The changes in level are to be considered and new steps reinstated in their original position. The works are internal and there will be no external alterations affecting any part of the building.</p> <p>The property will continue to be used as a dwelling and lived in by the owners and free holders of the building for their young, growing family.</p>
4.0 Planning history	<p>Nov 2021 - 2021/4035/CP Erection of two front dormer windows and a rear dormer: installation of rear rooflight; raising of rear outrigger parapet by 300mm. Application permitted</p> <p>May 2015 - 2015/3005/T Intended works to trees. Application No Objections</p> <p>July 2015 - 2015/2404/T Intended works to trees. Application No Objections</p>



House at Dartmouth Park, Camden Council, by Architecture for London

5.0 Planning policy

Camden Policy H3 provides that the Council will resist development that would involve the net loss of two or more homes (from individual or cumulative proposals)

Camden Local Plan states:

Net loss of one home is acceptable when two dwellings are being combined into a single dwelling. Such developments can help families to deal with overcrowding, to grow without moving home, or to care for an elderly relative. Within a block of flats or apartments, such a change may not constitute development. However, the council will resist the incremental loss of homes through subsequent applications to combine further homes within the same building or site.(3.75)

The proposal does not involve the loss of more than a single home. The proposal furthermore does not involve a cumulative proposal that would involve the net loss of two or more homes.

A number of similar applications have been approved by Camden Council previously. These include the following:

2021/1880/P - 126 Leighton Road, London, NW5 2RG
2021/1301/P - 116 South Hill Park, London, NW3 2SN
2020/3286/P - 9 Evangelist Road, London, NW5 1UA
2020/5030/P - 7 Well Road, London, NW3 1LH
2019/2064/P - 69 Patshull Road, London, NW5 2LE



OS site map showing 15 Lady Margaret Road

6.0 Conclusion

This application seeks to confirm that the proposed alteration does not constitute development of a property and therefore full planning permission is not required under section 55 of the Town and Country Planning Act 1990. The application therefore is for a Certificate of Lawfulness.

The application seeks to reinstate and restore a subdivided late Victorian townhouse into its original form as a single family dwelling.



Street view of 15 Lady Margaret Road, NW5 2NG

Architecture for London

We are award-winning London architects and designers, dedicated to the creation of sustainable buildings and places. Our residential projects include new homes, house extensions and refurbishments at all scales. We work toward Passivhaus and EnerPHit standards of comfort and low energy, creating sustainable homes that bring joy.

Our work includes both new build houses and alterations to existing homes, from house extensions and basements to lofts and garden rooms. Each provides inspiring, light filled spaces for living and entertaining.

We have extensive experience with heritage properties, where there is often a need to balance sensitive refurbishment with carefully considered contemporary extensions. Projects are designed holistically with architecture, landscape, joinery, and interiors each interlocking to form a coherent whole.

Recognition

Selected: RIBA Practice of the Month
Finalist: London Construction Awards
Finalist: Blueprint Awards Best Residential
Finalist: BD Young Architect of the Year Award
Finalist: Dezeen Awards
Winner: RIBA Journal Rising Stars Cohort
Finalist: BD Housing Architect of the Year Award
Finalist: AJ Small Projects Award
Finalist: Architizer A+ Awards
Finalist: AJ Retrofit Award
Finalist: NLA Don't Move Improve Award

Contact



An extension and refurbishment of a house at Calabria Road, Islington by Architecture for London