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# Planning Statement

The Amalgamation of a Ground and First Floor Flats  
in an Existing Block of Flats at  
**37 & 43 Avenue Close, NW8 6DA London.**

MAY 2022



## 1.0 Introduction

1.1 This statement accompanies the planning application made in respect of alterations to 37 & 43 Avenue Close, NW8 6DA, comprising of amalgamation of two self-contained flats into a single dwellinghouse.

The works covered by this application relate only to the merger of two flats by the addition of a staircase between the Ground and First floors.

1.2 The application submission comprises of the following:

- Completed application form;
- Planning Statement
- Architectural Drawings
- Fire Safety Plan

## 2.0 Site and Surroundings

2.1 The two flats are located on Ground and First floors respectively, of a four-storey residential complex, 1-61 Avenue Close, Avenue Road, London, NW8 9BX. The refurbishment plan involves the addition of a single, protected staircase serving the two flats.

The main access to the flats is currently via four entrances, two on the Ground floor and two on the First floor. There is currently no stair access between the flats.

This application is

2.2 The application site is not located within a Conservation Area and the property is not listed.

## 3.0 Planning History

### 3.1 Relevant Planning History

Application No. 8905416 for 43 Avenue Close NW8 - Full planning application for external alterations to relocate main entrance door at ground floor level. Permission Granted.

## 4.0 Planning Considerations

### Proposal:

4.1 The proposal seeks planning consent for the amalgamation of two self-contained flats into a single dwellinghouse.

4.2 Local Plan was adopted in 2017 and Policy H3 seeks to protect existing housing by resisting development that would involve the net loss of **two** or more home **however** the policy provides exceptions for 'large homes' where there is a low concentration of such housing.

Proposed development would provide a large family sized dwelling, out of the joining of the two flats.

4.3 The Council aims to achieve mixed, inclusive and sustainable communities by seeking a range of housing types suitable for households and individuals with different needs. Seeking a range of housing types, **sizes**, accessibility, and affordability.

4.4 Furthermore properties with three or more bedrooms are seen as a valuable resource, for which there is an identified need in the borough.

4.5 In considering policies, on balance of the provision of a large family dwellinghouse for which there is an identified need in the borough, the loss of two-bedroom flats may be acceptable in principle, subject to high quality, and a high standard of residential amenity internally.

4.6 On the basis of the above, it is considered that the proposed conversion of the two self-contained flats into a large family sized single dwelling, on balance of the harms and benefits outlined above is acceptable in principle.

## **5. Design**

5.1 Core Strategy repeats the necessity to achieve high quality design seek to ensure that a high standard of development is upheld; proposals must complement the existing development, townscape, and character.

5.2 The refurbishment plan involves the addition of a single, protected staircase serving the two flats. The proposal would not result in any impact on the character and appearance of the property.

### **Quality of Accommodation**

5.3 Policy D6 of London Plan 2021 relates to housing quality and standards. It includes a requirement to meet adequately sized rooms in line with table 3.1 4 of London Plan 2021. It goes onto say that all new homes should be provided with adequate levels of outlook, daylight and natural ventilation.

5.4 The main components of residential quality in this instance are space standards.

5.5 LP Policy D6 states that dwellings must provide at least the gross internal floor area and built-in storage area set out in Table 3.1 and guides that a 3-bedroom house in two storey for 6 people should have a minimum gross internal floor area (GIA) of 102sqm.

5.6 The proposed single-family house would have approximate GIA of 387sqm GIA which exceeds the requirements set out in Table 3.1 of LPP D6, therefore, it is acceptable. On this basis, the dwelling would have the standard of amenity. The property would continue to provide the existing access and levels.

5.7 The rooms are all of a good size with windows, and the individual bedrooms meet the standards for the minimum floor to ceiling height (retaining the existing), which are acceptable.

5.8 In summary, the proposal would deliver a 3x bedroom single family house with an acceptable standard of residential amenity. As such, the proposal is policy compliant.

### **Amenity Impact**

5.9 The conversion of two flats into a single-family dwelling which consists of internal alterations would not have any impact on the amenities of neighbouring properties.

5.26 The proposal would not result in any changes to the condition of parking provision and therefore it is our opinion that the proposal would be acceptable in this regard.

## **Fire Safety**

5.27 A fire statement is submitted within this application.

## **6.0 Conclusion**

6.1 Based on the above assessment, we consider that the proposed development would be considered acceptable and meets policy requirements.