

04/01/2023

Ref: JAS/22/031-DA1

**Planning Statement**  
**Change of Use of Single Dwelling House into Two Self Contained Units to include**  
**Conversion of Integral Garage to Habitable Accommodation, New Mansard Roof**  
**Extension, Rear Ground Floor Extension with a Roof Terrace**  
**Provision for the Two Storey Maisonette Above**  
**7a Loveridge Mews, NW6 2DP**

**Introduction, Site and Surroundings**

7a Loveridge Mews is an end of terrace two bedroom, two storey house with a pitched roof and an integral car garage in the Fortune Green and West Hampstead neighbourhood.

**Design and Access Statement**

The proposal is to create two independent habitable units comprising a one bedroom ground floor flat with a two storey two bedroom maisonette above. two independent entrances will be set within the existing entrance portico.

The proposals are designed to match the neighbouring property at No. 7 Leveridge Mews where planning permission was granted in July 2018. They are made with reference to the policies A1, D1, H1 & T2 of the London Borough of Camden Local Plan 2017, National Planning Guidelines and National Space Standards.

**Ground Floor One Bedroom Unit**

The one bedroom flat will require the change of use of the current car garage to habitable accommodation and the creation of a ground floor rear extension. The gross floor area will be approximately 34sqm which is close to the recommendations by the National Space Standards as is the existing ceiling height.

The existing garage door will be replace with windows to match the existing set within the existing garage opening.

The proposed one storey rear extension is less than half the area of the rear garden and leaves approximately 4.5sqm of external amenity space. It will be constructed in facing brick to match the existing building.

**First & Second Floor Maisonette**

The two bedroom maisonette will consist of two bedrooms at first floor level with a rear roof terrace over the ground floor rear extension providing approximately 4.5sqm of external amenity space. The gross floor area including the formation of the new mansard roof containing the kitchen, dining and living room will be approximately 67.2sqm which is close to the recommendations by the National Space Standards.

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### **Car Free Legal Agreement**

It is anticipated that the development will be subject to a Section 106 car free legal agreement.

### **Summary Conclusions**

It is with the above high quality design proposals in mind that we commend this application to the council, trust you agree with the relative merits of the proposals and respectfully request you approve the application as presented. If, however you require further information or wish to discuss any aspect of the proposals please contact me at the earliest opportunity. We look forward to a positive response in due course.

### **JAS Design**