

London Borough of Camden 2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

22nd February 2023

Dear Sir or Madam,

57 Belsize Park, London, NW3 4EH

Please find attached to this submission a proposal for the above property. These changes are proposed because the existing accommodation that is being removed or enlarged is not compliant with the minimum floor areas given in the updated Camden HMO Standards: For self-contained flats and studios within Houses in Multiple Occupation, effective date 8th December 2020 (amended March 2021).

We are seeking permission to:

1. Remove 4 x self-contained studio flats at first and second floor level, and reallocate the floor area to the adjacent accommodation to enable the remaining rooms and bathrooms to meet space standards and improve the quality of accommodation provided.
2. Remove the existing front, rear and side dormers and replace with larger dormers to the front, rear and side in order to increase the floor area to the two rooms in the roof in order to meet space standards and increase the quality of accommodation provided.

The proposed changes at first and second floor level are internal only. There is no potential to increase the floor areas to the studio flats on these floors, where the minimum standards are not currently achieved, in order to achieve compliance. The removal of the selected existing units therefore enables the remaining units to be enlarged to create better quality living accommodation in line with Camden's standards, and allows the remaining enlarged units to be let.

The changes to the roof dormers will not only increase space available to the residents, and achieve the required space standards, but will also increase daylight levels internally. The proposals for the dormers have been made with reference to local permissions, and with materials that match existing materials in the area. They are compliant with planning policy and local precedents and will improve residential accommodation in this building.

Please do let us know if you require any further information.

Yours sincerely,



Sasha Sattar-Lothoré
For Openstudio Architects