

9 Harley Road, NW3 3BX

Planning Statement  
14 March 2023

On behalf of  
Mr & Mrs Polychronopoulos

Rev A | Ref: 9HAR-A-4-ST-230314



## TABLE OF CONTENTS

1.0 Introduction	
1.1 Overview	3
2.0 Site and Surrounds	
2.1 Overview	4
3.0 Planning History	
3.1 Overview	5
4.0 Proposed Development	
4.1 Floor Plans - Ground floor & Basement	6
4.1 Floor Plans - First & Second Floors	7
4.1 Floor Plans - Roof	8
4.2 Longitudinal Section	9
4.3 Site Plan	10
4.4 Front Facade	11
4.5 Front Gate	11
4.6 Rear Facade	12
4.7 Southerly Side Facade	13
4.8 Garden Summerhouse	14
5.0 Heritage Statement	15
Appendix	
Approved Planning Application drawings	

# 1.0 Introduction

## 1.1 Overview

1.1.1 This Planning Statement has been prepared by Finkernagel Ross on behalf of clients Mr & Mrs Polychronopoulos, (hereafter referred to as 'the Applicant') in support of the following planning application:

*'Application under Section 73 of the Town and Country Planning Act 1990 for variation of Planning Permission relating to application 2019/5388/P (consent of the submittal of revised drawings pertaining to the approved drawings)'*

1.1.2 The Applicant is seeking planning permission to alter Condition 2 of the above application therefore allowing the approved plans to be replaced with the revised plans, which include:

- slight alterations to the massing and design of the rear extension;
- reduction of the approved basement;
- minor alterations to the setting out and design of the pedestrian and vehicle gates at the front of the property;

- minor design alterations to the front porch and forecourt;
- reinstatement of front bays on the existing footprint to match existing details;
- extension of the existing brick garden walls;
- minor alterations to existing chimney flaunchings;
- new double storey high window to side elevation to replace existing windows in the main stairwell;
- setting and design of the summer house in the rear garden.

1.1.3 The proposed development will provide an elegant and timeless approach to the design of the building, improve the quality of natural light in internal spaces, and provide a functional layout with improved flow between the internal and external spaces, all according to the needs of the Applicant.

Key for drawings forming part of this document:

- - - - Outline of existing building elements
- - - - Building elements approved as part of current planning approval (planning ref. 2019/5388/P)
- ~~~~ Areas of proposed changes

Rear extension as per approved planning scheme 2019/5388/P



Proposed rear extension





## 2.0 Site and Surrounds

### 2.1 Overview

- 2.1.1 The site is located on the North of the junction between Harley Road and Wadham Gardens. Harley Road is a predominantly residential street in the London Borough of Camden that runs in a North Westerly direction between King Henry's Road and Wadham Gardens. Apart from a hotel located to the north on Adelaide Road and buildings with education uses to the west on Avenue Road, the immediate uses that surround the application site comprises almost exclusively of residential. The area surrounding the site includes an informal layout of tree lined streets with private gardens fronted by predominantly large individually designed and detailed detached houses, which create a strong sense of character.
- 2.1.2 The building is not listed but it lies within 'Sub-Area 3, Willet Development' of the Elsworth Conservation Area which was adopted in 1973. 9 Harley Street is seen as a positive contributor to the conservation area.
- 2.1.3 The building operates as a single entity and has a sole primary use as a family home.
- 2.1.4 The house is designed in the 'Queen Anne' style with references to the English 'free style'. It extends almost the full width of the eastern boundary line. A single storey extension with both flat and pitched roofs faces the rear garden accompanied by a detached single storey summer house. Extensions over various years have resulted in the rear elevation having less order and a common language. The dominant and most differential feature is the single storey conservatory which is a combination of flat roof which stucco walls with a lead sheeted pitched roof.
- 2.1.5 Both the main vehicle and pedestrian access points are off Harley Road.



► Front Facade



► Rear Facade

## 3.0 Planning History

### 3.1 Overview

3.1.1 The following planning applications are relevant to the current proposal:

- **2019/5388/P** *Erection of single storey ground floor rear extension; excavation of basement level, relocation of summer house in the rear garden, installation of plant equipment at basement level, associated alterations, demolition of rear conservatory. Approved 7 April 2021 subject to a Section 106 Legal Agreement.*
- **2019/3416/P** *Details of tree protection measures as required by condition 5 of 2015/0715/P, 20/07/2015, for; Replacement of the rear conservatory; excavation of lower ground floor/basement level at the rear of the house; alterations to the front boundary fence and vehicle access; relocation of summer house in the rear garden; alterations to front entrance portico and alterations to the front elevation dormer window. Approved 16 July 2019.*
- **2015/7015/P** *Replacement of the rear conservatory; excavation of lower ground floor/basement level at the rear of the house; alterations to the front boundary fence and vehicle access; relocation of summer house in the rear garden; alterations to front entrance portico and alterations to the front elevation dormer window. Approved 16 July 2016.*

3.1.2 Condition 2 of the Decision letter for application ref. 2019/5388/P states:

*'The development hereby permitted shall be carried out in accordance with the following approved plans: Environmental Noise Assessment ref. 102977.ph.Issue2, Structural Engineers Design Statement for Planning, 102977.ph.Issue1 (Proposed Installation of Mechanical Plant), Renewable Energy Statement and Sustainability Report for the M&E Services JB.607 July 2015, Arboricultural Impact Assessment*

*Report (SHH/9HRR/AIA/01 23rd November 2015), Arboricultural Impact Assessment and Method Statement by Trevor Heaps Arboricultural Consultancy Ltd dated 16th June 2019 ref. TH 2008, Design and Access Statement, Basement Impact Assessment 15/23973-2, (6801)001\_PL01, (6801)002\_PL01, (6801)010\_PL01, (6801)200\_PL01, (6801)202\_PL01, (6801)203\_PL01, (680)003\_P01, (680)011\_PL01, (680)012\_PL01, (680)013\_PL01, (680)014\_PL01, (680)020\_PL01, (680)021\_PL01, (680)211\_PL01, (680)022\_PL01, (680)023\_PL01, (680)024\_PL01, (680)200\_PL01, (680)201\_PL01, (680)202\_PL01, SK001, SK002, SK003, SK004, SK005, SK006, SK007, SK008, SK009 and SK010, 1 P2, 2 P2, 3 P2, 4 P2, 12 P2 and 13 P2.'*

3.1.3 It is proposed to alter the above Condition allowing the approved plans to be replaced with the following revised plans:

9HAR-100\_P1 Proposed Site Plan  
9HAR-101\_P1 Proposed Basement Plan  
9HAR-102\_P1 Proposed Ground Floor Plan  
9HAR-103\_P1 Proposed First Floor Plan  
9HAR-104\_P1 Proposed Second Floor Plan  
9HAR-105\_P1 Proposed Roof Plan  
9HAR-106\_P1 Proposed Garden House Plans & Elevations  
9HAR-200\_P1 Proposed Section A-A  
9HAR-300\_P1 Proposed South East / Principal Elevation  
9HAR-301\_P1 Proposed South West Elevation  
9HAR-302\_P1 Proposed North West / Rear Elevation  
9HAR-303\_P1 Proposed North East Elevation  
9HAR-900\_P1 Proposed Front Curtliage & Gates

Arboricultural Impact Assessment & Method Statement Ref: TH 2008 B

## 4.0 Proposed Development

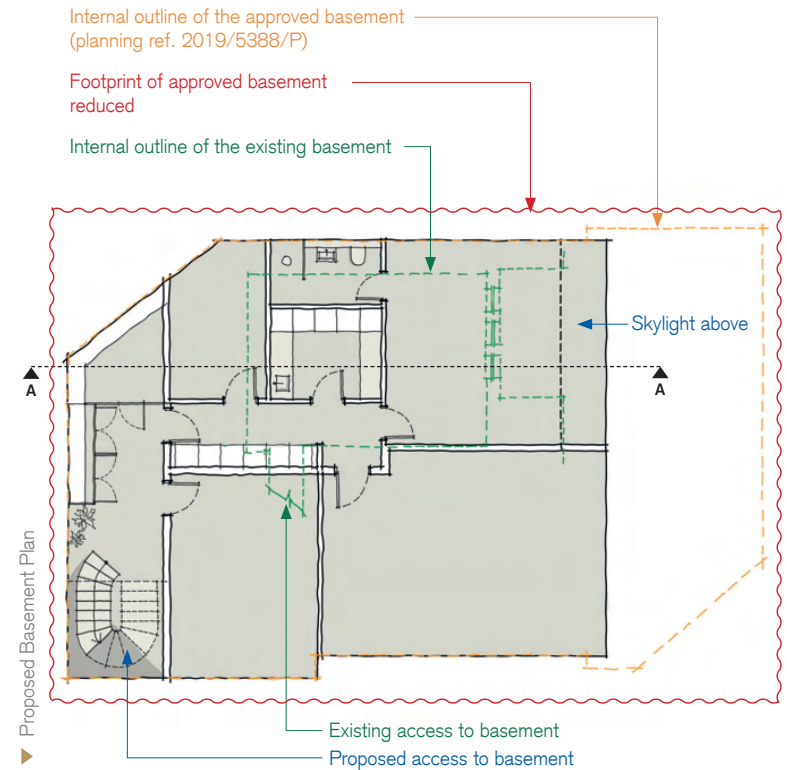
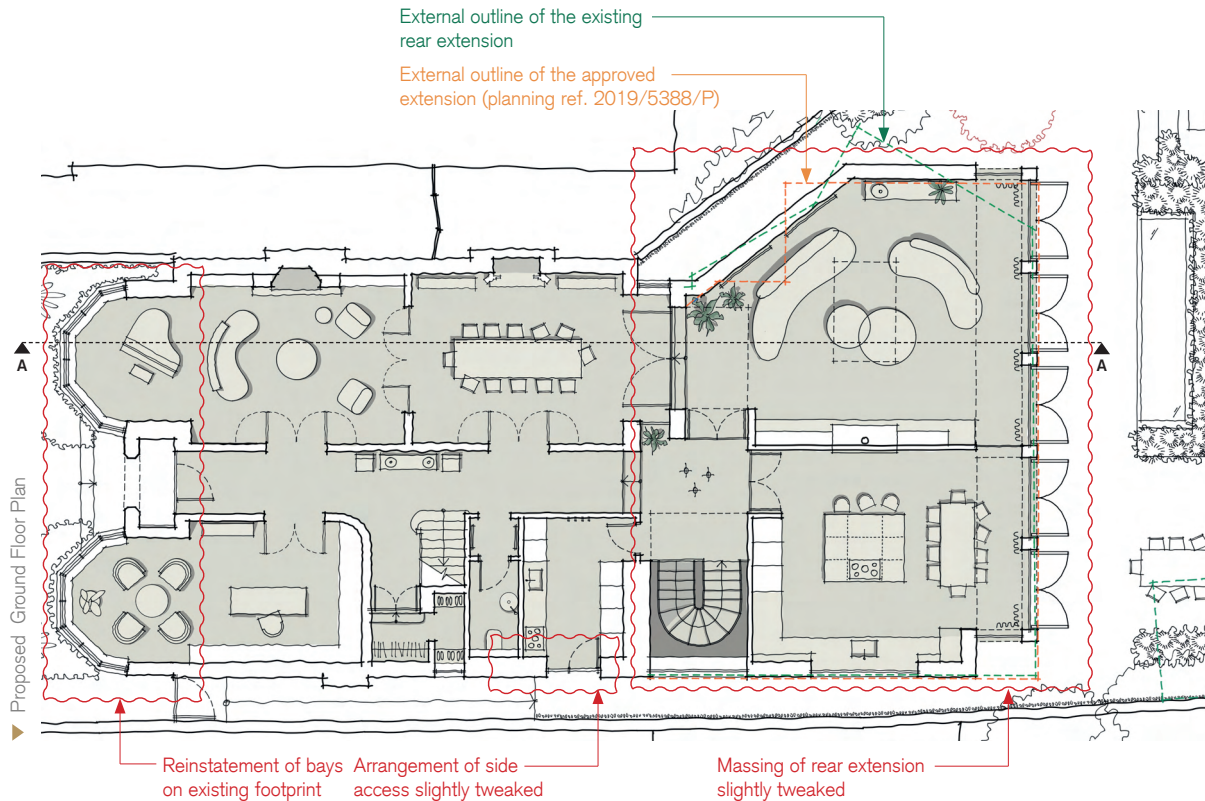
### 4.1 Floor Plans

#### Ground floor

- Minor adjustment has been made to the massing of the rear extension on the Northerly side.
- The proposed extension matches the overall depth and height of the current approved planning scheme.
- The approved floor plan, window and door layout has been rearranged to maximise the amount of natural light in the rear extension and the adjoining rooms.
- Minor adjustment has been made to the entrance door from the side alley.

#### Basement

- The proposed scheme reduces the extent of the approved basement.
- The area of the proposed basement falls within the dimensional constraints proposed by the current approved planning scheme.
- Construction Methodology remains as approved with minor adjustment to setting out of piles to reflect the adjusted size of the basement.





## 4.0 Proposed Development

### 4.1 Floor Plans

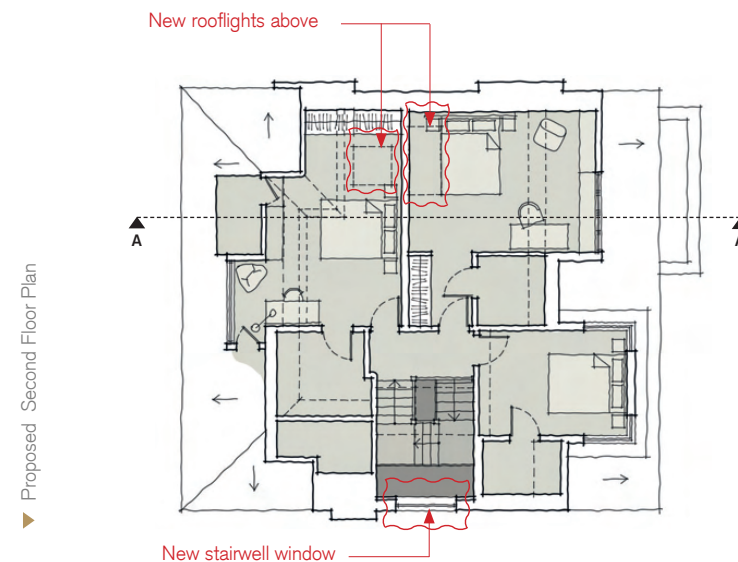
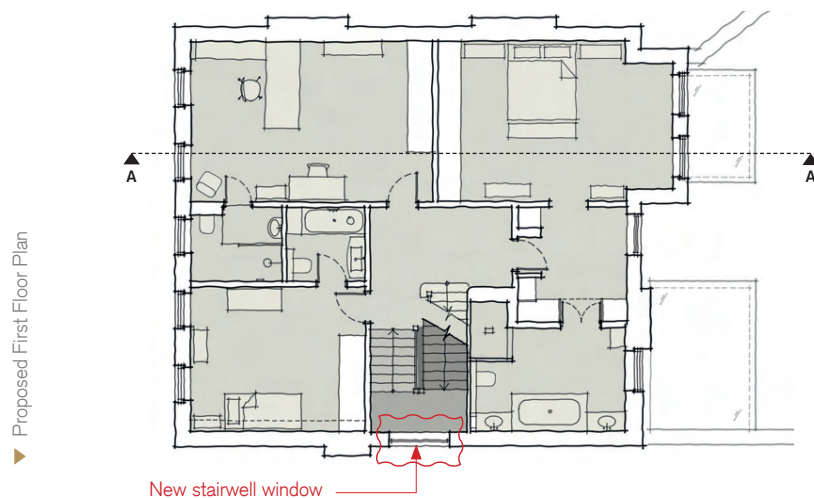
#### First Floor

- The applicant is seeking approval for replacement of one large window at the first floor level of the stairwell with one double storey high feature window which will provide more daylight to the stairwell as well as improve the aesthetics of the side facade and internal spaces. Please refer to 'Side Elevation' drawing further in the document.

#### Second Floor

- The existing Northerly bedrooms currently receive daylight from the existing dormer windows that is insufficient for the size of the rooms. The Applicant is seeking approval for two new skylights to provide daylight to the further corners of the two bedrooms.

- The proposal also includes replacement of three small grid windows at the second floor level of the stairwell with one double storey high feature window which will provide more daylight to the stairwell as well as improve the aesthetics of the side facade and internal spaces. Please refer to 'Side Elevation' drawing

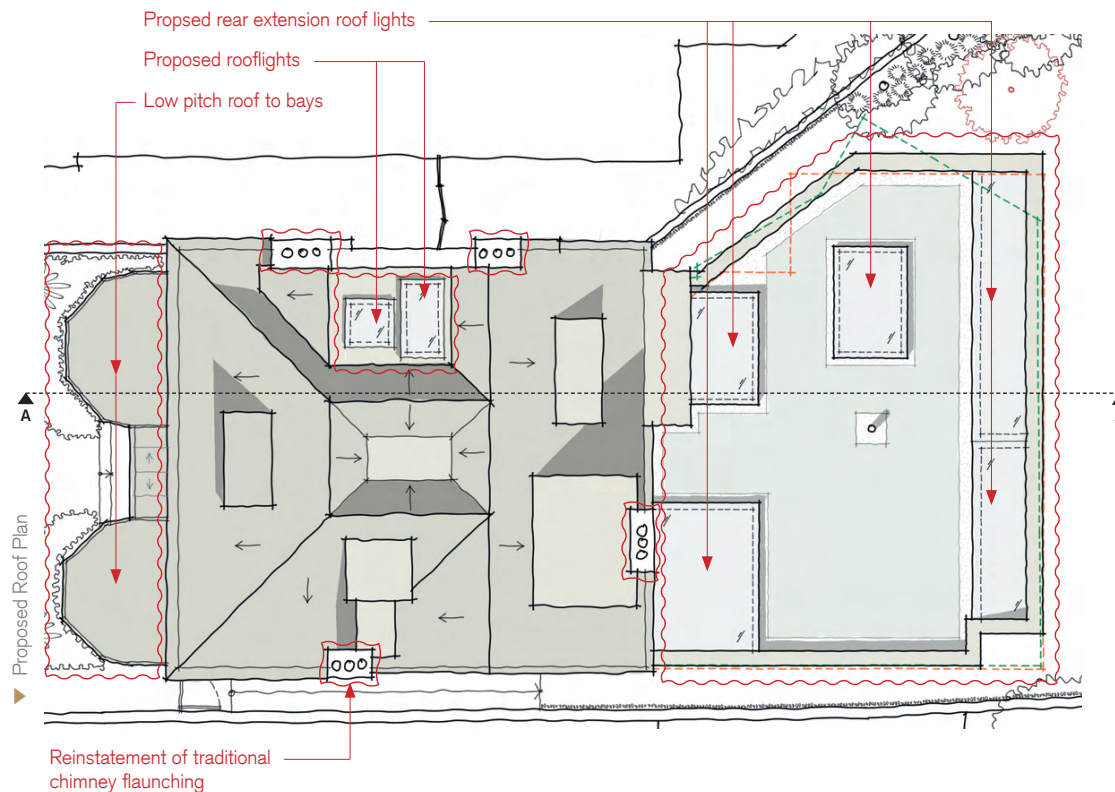


## 4.0 Proposed Development

### 4.1 Floor Plans

#### Roof

- Applicant is seeking approval for two new skylights on the main building roof to provide daylight to the further corners of the second floor bedrooms.
- The proposal includes alterations to the approved rear extension roof. The proposed roof has five rooflights, pebble boarder along the perimeter of the copping stone capped parapeth and a green roof.
- Small alterations are proposed to the portico roof to follow the shape of the altered detailing of the stone portico beneath. Please refer to the '4.4 Front Facade' section of this document.
- The proposal includes reinstating traditional chimney flaunching and pots to match the neighbouring properties.





## 4.0 Proposed Development

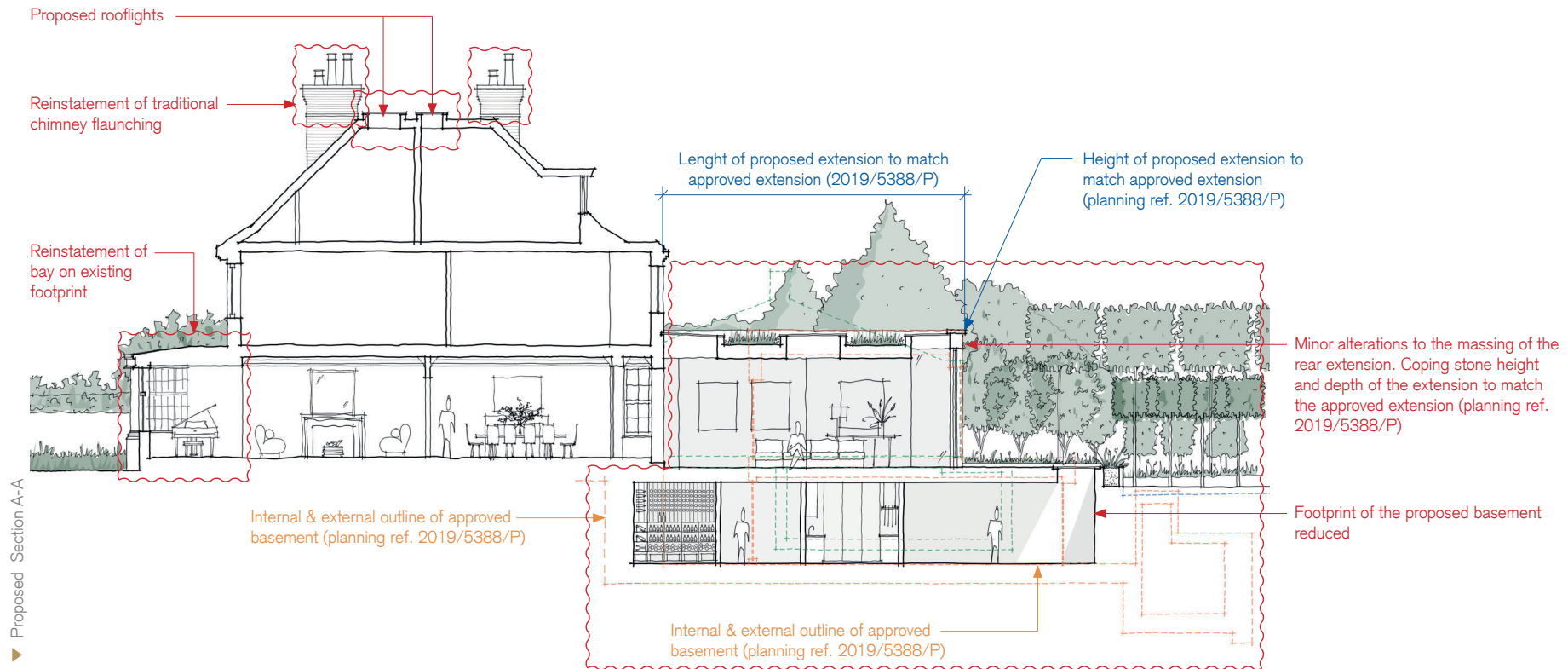
### 4.2 Longitudinal Section

#### Ground floor

- Ground floor rear extension floor level has been lowered by two steps to allow for more gradual and natural access to the garden from the rear extension.
- Overall height and depth of the proposed extension matches the approved extension.
- Proposed rear extension rooflights and windows will allow for more natural light into the North-West facing rooms of the rear extension, main building and the basement stairwell.

#### Basement

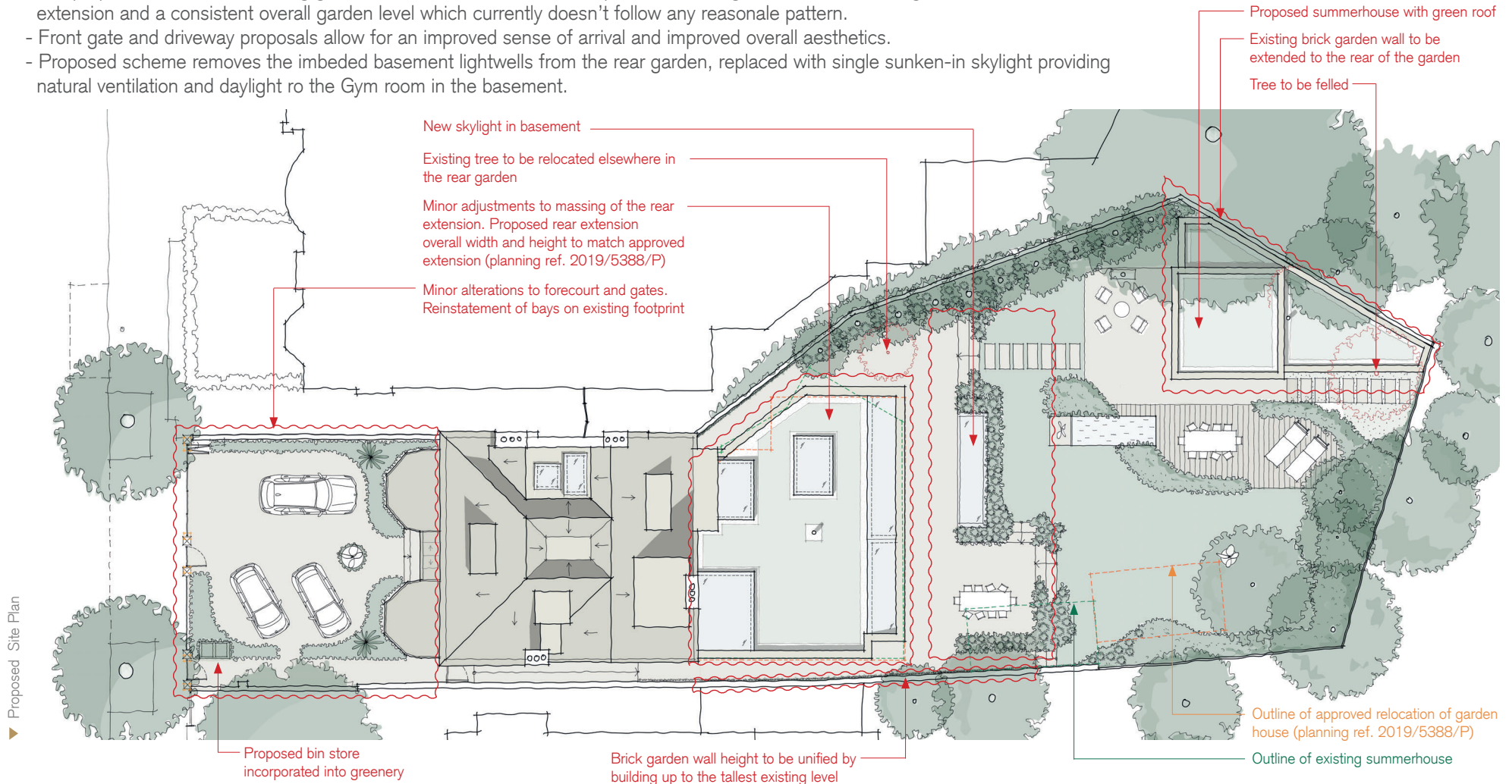
- The depth of the proposed basement matches the depth of the approved basement.
- The area of the proposed basement falls within the approved dimensional constraints and is smaller in size. The approved lowered part of the basement has been omitted.



## 4.0 Proposed Development

### 4.3 Site Plan

- Proposed location of the new summer garden house and the layout of the rear garden have been rearranged in relation to the sun path.
- Proposal includes removal of one tree in the rear garden and relocation of another tree.
- It is proposed to level the existing garden to a unified level in order to provide a more gradual access to the garden from the rear extension and a consistent overall garden level which currently doesn't follow any reasonable pattern.
- Front gate and driveway proposals allow for an improved sense of arrival and improved overall aesthetics.
- Proposed scheme removes the imbedded basement lightwells from the rear garden, replaced with single sunken-in skylight providing natural ventilation and daylight to the Gym room in the basement.



## 4.0 Proposed Development

### 4.4 Front Facade

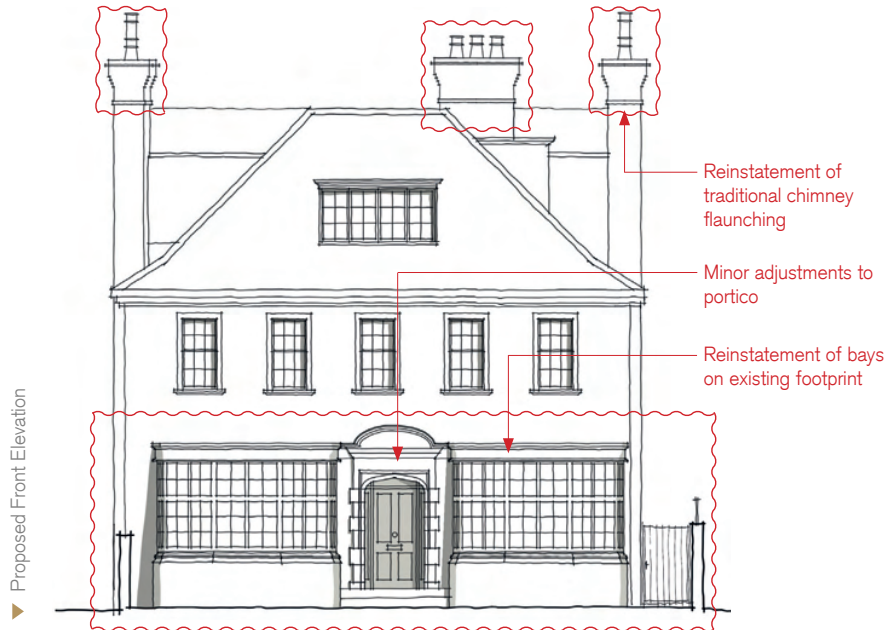
- The existing limestone doorway surround is proposed to be carefully relocated to align with the furthest point of the bay side walls. A new low-pitched roof will be set behind the stone portico and will follow its shape. This will allow for the doorway surround detailing to be celebrated instead of being hidden behind the bays and a basic portico roof.
- There are a number of similar precedents in the close vicinity of the property.
- The proposal includes rebuilding the existing two deteriorated front bays (one of which is not original and added in late 1980's) to the modern day standard matching the original detailing and built on the existing footprint therefore improving the thermal performance of the building.



Existing Main Entrance to the House with hidden away limestone doorway surround

### 4.5 Front Gate

- The height of the new side brick piers is to match the height of the existing piers to allow them to receive the existing side brick boundary walls. Central piers and gates to be built to the approved height. This is in line / below the line of the fences in the immediate vicinity.
- Minor alteration of setting out of the front gates to centre the pedestrian gate on the main entrance door of the house.
- Adjustments to the design of the front gates and piers to correspond to the overarching design in the close vicinity resulting in a design that is harmonious with its surroundings.



Proposed Front Elevation

Precedent images for proposed gate and piers



Proposed Gates and Fence

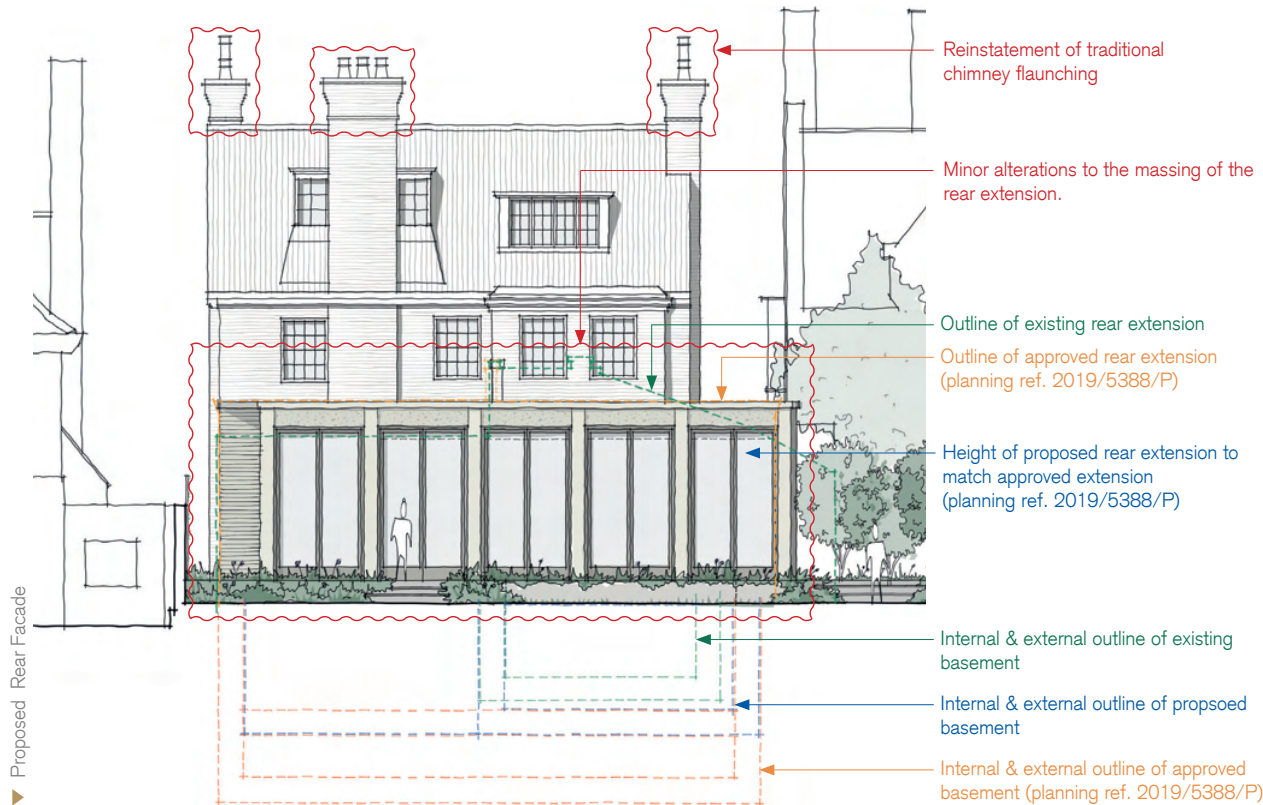


## 4.0 Proposed Development

### 4.6 Rear Facade

- The proposed extension matches the height and width of the approved extension.
- Minor adjustments to the massing of the rear extension.
- The proposal involves a consistent grid of stone clad piers with set back stone fascia infills at high level and glazed doors. Capped with a coping stone to match the piers.
- The lowered ground floor allows for smooth transition into the garden from the rear extension rooms, including the kitchen.

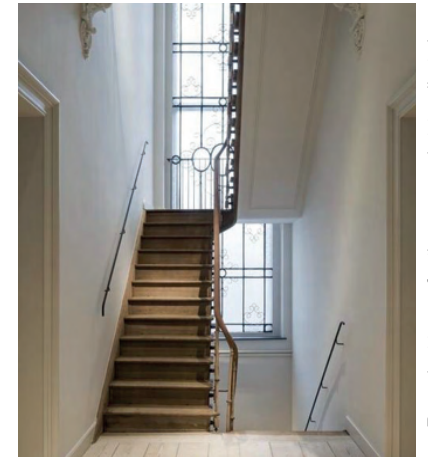
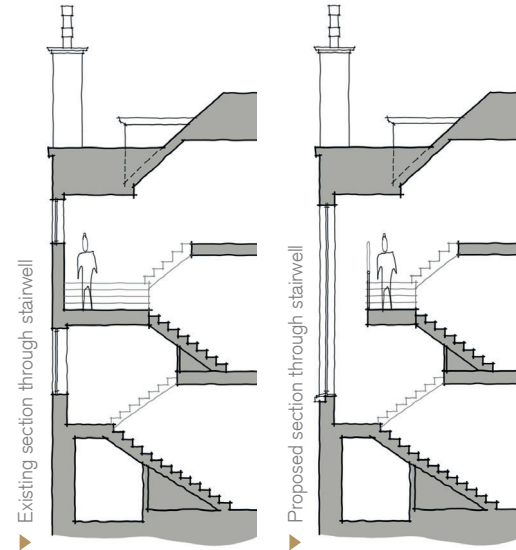
- The proposal compliments the existing facade and reflects materiality in the close vicinity.
- The proposed materials are:
  - Pale coal-fired bricks in flemish bond for side walls
  - Light limestone for columns and coping stones
  - Light fossil limestone for recessed fascia panels



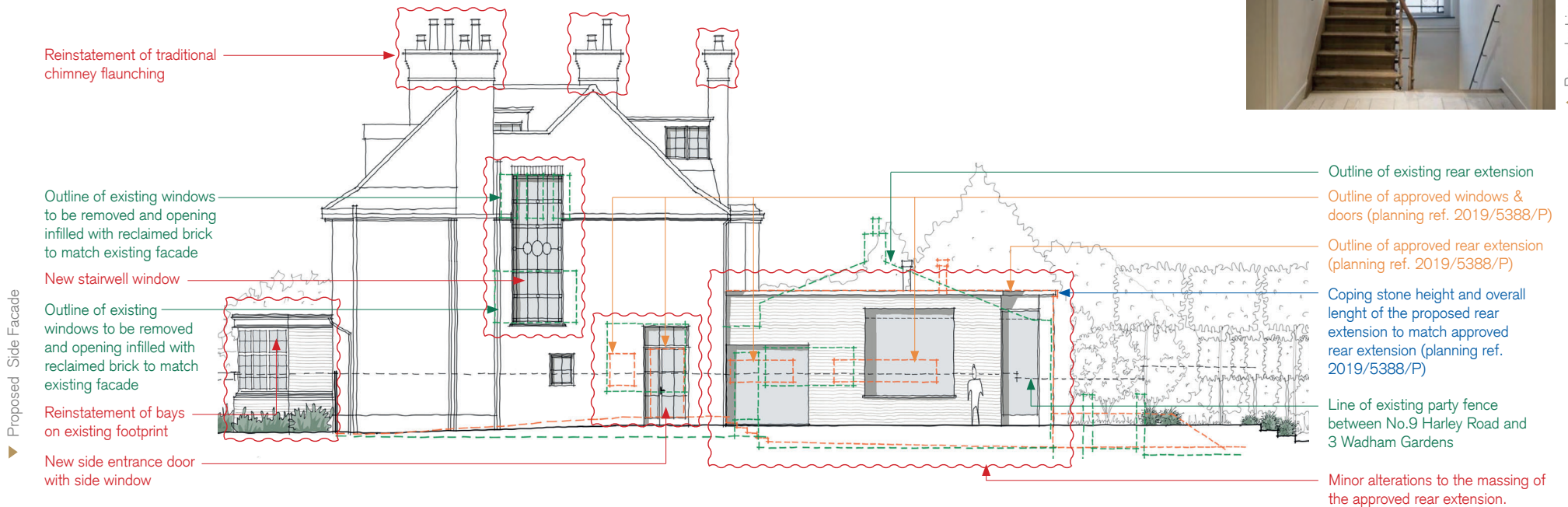
## 4.0 Proposed Development

### 4.7 Southerly Side Facade

- The height and depth of the proposed extension matches the approved extension.
- The proposal includes replacing the existing grid of three small windows in the second floor stairwell and a large window in the first floor stairwell with one double storey height window with elegant detailing. This will improve the aesthetics of the side of the house internally and externally, and improve the amount and quality of natural light in the stairwell and hallways.
- It is proposed to replace the existing large side window on the ground floor with a French style door to provide direct access to the working-kitchen.
- The approved ramp to the side entrance door to be lowered and the approved external steps removed providing more level access from the front to the rear of the house.
- Two square side windows in the rear extension are proposed to maximise the amount of natural light in the North-West facing kitchen, dining room and the hallway.



Precedent image for the proposed stairwell window





## 4.0 Proposed Development

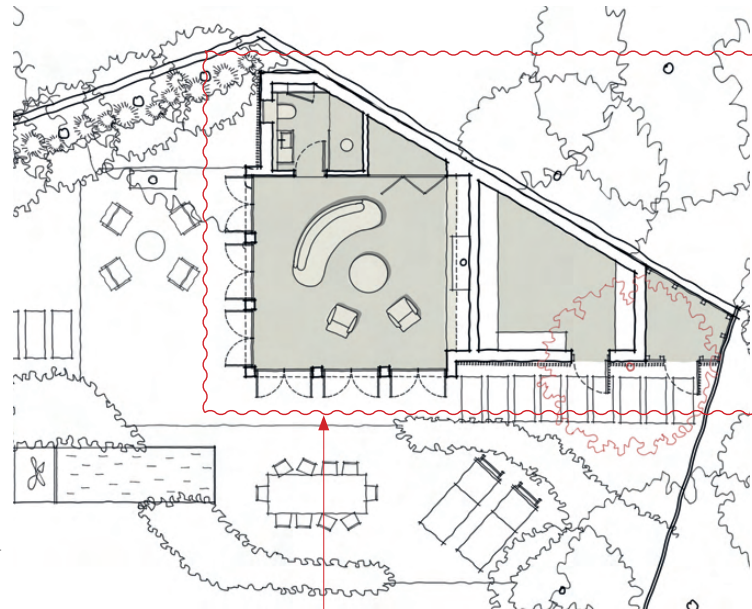
### 4.8 Garden Summerhouse

- Single storey garden summer house with green roof at two heights, highest point at 3 meters.
- Provides multifunctional room, shower room, storage room and a shed.
- Timber structure with light ceramic cladding for the tallest part of the facade and slatted cladding to the lower facades visually blending in with the surroundings.
- Hidden window to WC room behind the slatted facade treatment.

Proposed Elevations

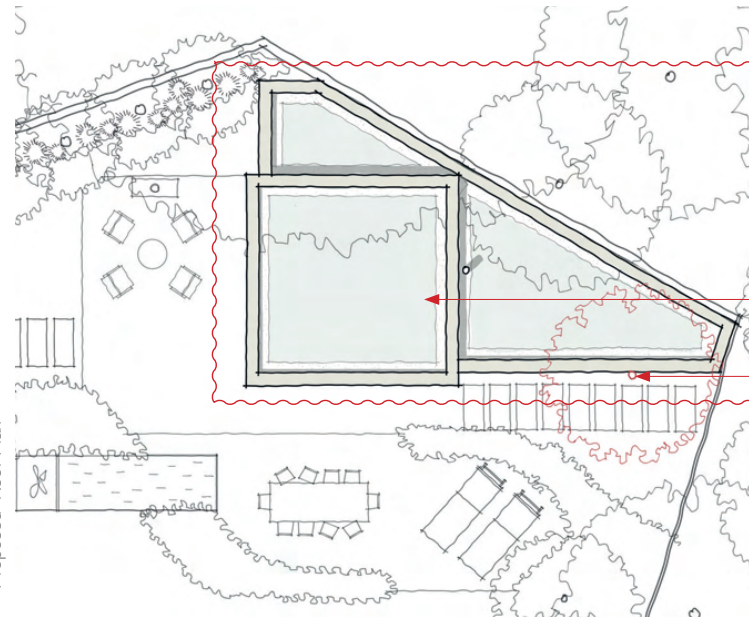


Proposed Ground Floor Plan



New garden summerhouse

Proposed Roof Plan



Garden summerhouse with green roof, pebble border and stone coping

Existing tree to be felled



Thank You