

2 March 2023

**DESIGN + ACCESS STATEMENT:  
LB Camden Planning ref. no. 2022/5453/NEW**

Prepared by Evan Ferguson, Architect, for James Youngman + Siamak Habibiyan

**Application for Full Planning Permission for:**

**Alterations to the approved rear ground floor extension (Flat 1) and existing first floor balcony (Flat 2) at:**

**41 Howitt Road  
London NW3 4LU**

**1. Existing Properties**

41 Howitt Road is part of a terrace of similar Victorian properties, most of which have been converted into flats, with this building being converted into three flats in 1987 (Camden planning ref. 8702791). Flat 1 occupied the ground floor and basement and rear garden, Flat 2 the first floor with a rear-facing balcony and Flat 3 the second floor and attic with (originally) a roof-level rear-facing balcony.

Alterations to the existing ground floor rear extension to Flat 1, together with a basement extension, were approved by LB Camden on 9 September 2017 (application ref. 2014/5939/P), with works begun on 29.4.2021 but subsequently delayed and halted by Covid.

With the work stalled, a conversation began with the owner of Flat 2 on the first floor, as the ceiling to the existing, retained part of Flat 1's rear extension is artificially low and Flat 2's balcony (above this area) is 5 steps down from the kitchen instead of almost level as shown on the 1987 lease plans. Those steps occupy half of the usable area of that balcony. A solution arose whereby Flat 2's existing balcony could be made level with that flat's existing kitchen floor and the ceiling to that low part of Flat 1 raised to closely match the rest of the ground floor.

**2. Previous Planning Submissions + Advice from LB Camden**

An application for alterations to the rear extension to Flat 1 and the balcony to Flat 2 was originally submitted to LB Camden as a single Non-Material Amendment application (ref. 2022/3309) on 2 August 2022 on the basis that there was no addition of internal or external floorspace to either Flat 1 or Flat 2 and no changes to the Party Walls or Party Fence Walls to adjoining properties at either ground or first floor levels.

We were informed by email on 21 Sept 2022 that an NMA could not be submitted for this work and that Full Planning Permission would be required for work to both flats; though we challenged some assumptions made by Camden Planning, this was confirmed on 4 Nov 2022 and separate Full Planning Applications were submitted for Flats 1 and 2 (Planning Portal refs. PP-11760194 (Flat 1) and PP-11760197 (Flat 2))

on 12 December 2022. These were given refs. 2022/5453/NEW and 2022/5454/NEW by LB Camden Planning.

We were informed that we were mistaken in submitting two separate applications by email on 9 February 2023 and that a single application for both properties was required. It seemed illogical that Camden could not make a judgement based on the two applications, but the single, combined application is the current one, being submitted on 2 March 2023 with the re-used application ref. 2022/5453/NEW. Planning Officer Sam Fitzpatrick has confirmed that only a revised application form (using the Full Planning Application Template sent by Camden) and Design + Access Statement would be required, as the existing drawings were sufficient and the fees already paid to cover this application.

## **2. Drawings + Documents as Submitted for this Application**

The following drawings and documents have previously been submitted in pdf. format as part of the separate applications for Flats 1 and 2, and the Design + Access statement refers to these drawing numbers. Each drawing is marked with the scale and the paper size for that scale:

### **Flat 1**

2211.10c. Location and Block Plans.  
2211.24b. Existing or Approved Alteration Plans.  
2211.25b. Proposed Alteration Plans.

### **Flat 2**

2212.10c - Location and Block Plan.  
2212.24b - Existing Balcony Plans, Sections + Elevations.  
2212.25b - Proposed Balcony Plans, Sections + Elevations.  
2212.26a - Existing Balcony Images

As mentioned above, the fees have already been paid and the previously-submitted drawings listed above are deemed to have been received by LB Camden. Added are the revised application form and this Design + Access Statement. No other documents are listed as required in our communications with LB Camden.

Note that the Full Planning Application Template document is not suited to an application for two separate properties and we were not offered any guidance on how this can be completed for this purpose. Our solution was to name the owner of Flat 1, James Youngman, as the Applicant in Section 1 of the form, with the owner of Flat 2, Siamak Habibiyan, named as another owner in Certificate B. In reality, the application should be seen as being from Messrs Youngman and Habibiyan as the owners of the separate properties.

## **3. Proposed Alterations to Flat 1 and Flat 2**

The works proposed to the rear parts of Flats 1 and 2 and illustrated in the drawings listed above are the same as proposed in the original Non-Material Amendment application submitted in August 2022 and the same as proposed in the two separate applications submitted in December 2022, as follows:

1. The internal ceiling of the existing, retained rear extension to Flat 1 is raised to match that to the rest of the ground floor in this flat and the level of the first floor balcony above the raised ceiling is also raised to create a level threshold with the adjoining kitchen to Flat 2.
2. The glazing and glazed timber doors to the ground floor rear extension of Flat 1 are the same as previously approved, but now 300mm taller to suit the raised ceiling, with the same eaves design also raised by 300mm. The top of the glazed roof above the rear extension remains the same height as previously approved and none of the increased height to the glazing or doors, nor the change in slope of the glazed roof above involve any changes to the Party Walls with adjoining properties.
3. The existing brick parapets to the first floor balcony to Flat 2 are raised to suit the raised floor level of this balcony and in matching brick. A new handrail in black painted steel is added (as the previous balcony did not have a legal handrail) to match the existing handrail to the third floor balcony on 43 Howitt Road next door. As the rear extensions (and balconies) to nos 41 and 43 are structurally separate, there will be no change to the Party Wall with no. 43, as the timber panel fixed to no. 43's wall will, we assume, remain in place.
4. Note that, as previously mentioned, there is no additional internal or external floorspace added to either Flat 1 or Flat 2 by these alterations.

#### **4. Conclusion**

The accompanying drawings and documents fully describe the proposed works, but please telephone the agent if you require further information, clarification or alterations. It is the intention of the applicant to negotiate on any point, including all aspects of the detail and form of the proposals as drawn.