

Planning, Design and Access Statement

Planning Consent for:

Flat A 108 Priory Road, NW6 3NS

Prepared June 2023



edo

Prepared by Easton Design Office
2nd Floor, 23-24 Easton Street
London WC1X 0DS

Contents:

1.0	Introduction
2.0	Site Location and Surrounding Context
3.0	Design Proposals
4.0	Planning Statement
5.0	Photographs

1.0 Introduction:

- 1.1. This statement has been prepared to accompany the full planning application for Flat A 108 Priory Road, NW6 3NS.
- 1.2. The property is not listed but lies within the South Hampstead Conservation Area.
- 1.3. The design proposals seek permission for a modest addition to the habitable spaces within the existing lower ground floor dwelling, improving the provision in line with modern day living standards.
- 1.4. The proposals comprise:
- Single storey rear extension
 - Terrace at first floor level (to replace existing balcony)
 - Enlargement of window to side elevation



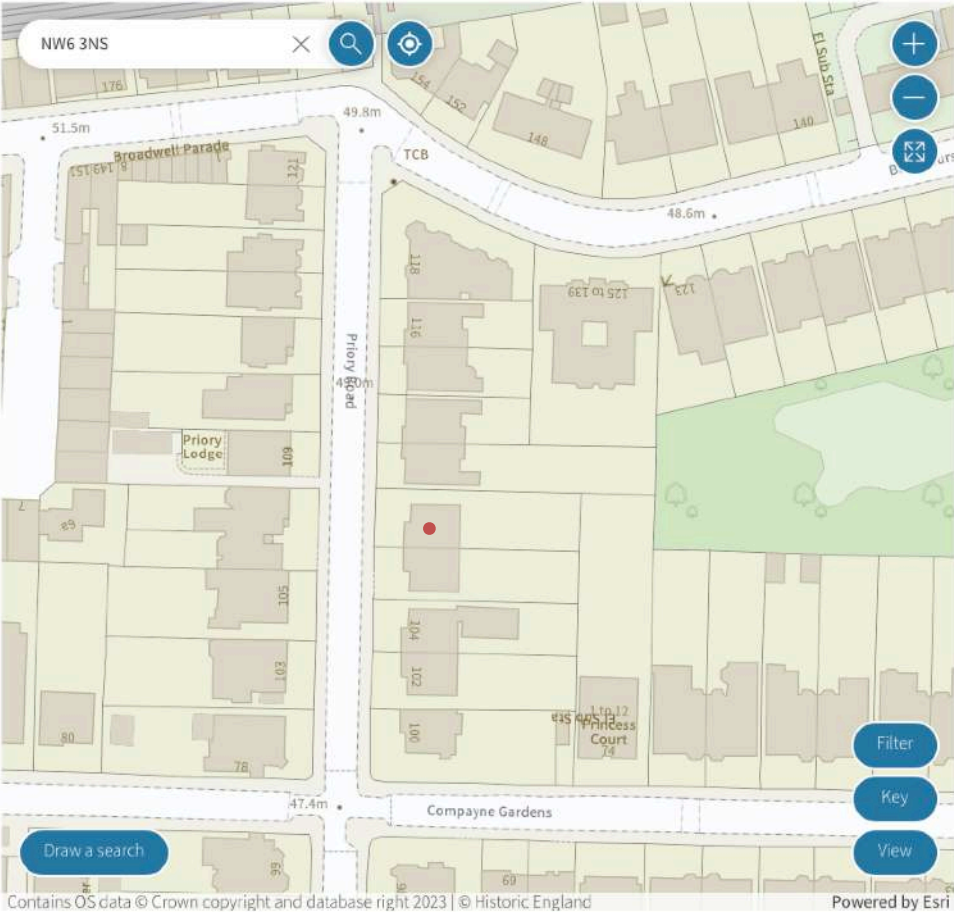
Plan Satellite view of 108a Priory Road



Rear Satellite view of 108a Priory Road

2.0 Site Location and Surrounding Context

- 2.1 The property is not listed but lies within the South Hampstead Conservation Area, within the London Borough of Camden.
- 2.2 Located on the eastern side of the street, the property fronts Priory Road.
- 2.3 Priory Road is a two-way residential street with on street parking to both sides.
- 2.4 108A Priory Road is a lower ground floor flat, which forms part of a large late victorian semi detached property in red brick that has been previously subdivided.
- 2.5 No. 108A shares a party wall to the south side only.
- 2.6 No. 108A forms part of a pattern of semi detached brick properties along the eastern side of the street, although it should be noted all vary in form, architectural detailing and brick colour.
- 2.7 To the front, Priory Road is a break fronted 4 window width with bay house comprised of lower ground, ground, first & loft storeys.
- 2.8 Metal balustrading surrounds a front light well at pavement level, with a dwarf brick & pier boundary wall topped with coping stones to the street.
- 2.9 The rear elevation consists of a render at lower ground level and red brick to upper floors.
- 2.10 A brick boundary retaining wall encloses a rear garden with mature planting. The rear garden is accessible to flats C&D via the side gate and A&B directly via the rear of their properties.
- 2.11 The adjoining properties were built in the same period of development and share similar generous proportions, settings and materiality, although no two pairs of houses are the same.
- 2.12 Rear elevations have been subject to alterations and extensions over the years. This has created numerous full and half width single storey rear extensions and ground floor level roof terraces.
- 2.13 The history, development, character and appearance as described in Camden Council's South Hampstead Conservation Area Guide largely relates the special nature of the area in terms of its external character of the street, setting, generous proportions, street set back and vegetation, rather than the appearance of the rear elevations.
- 2.14 The property is located in a flood zone 1 = low risk.



Extract from Historic Englands 'Search the List' Map -Not listed



Extract from Camden's interactive policy map- South Hampstead Conservation Area

3.0 Design Proposals

3.1 Use and Amount

3.1.1 The proposals seek full planning permission for the following works:

- Single storey rear extension at lower ground with patio and steps up to garden level
- Terrace at first floor level (to replace existing balcony)
- Enlargement of window to side elevation

3.2 Layout

3.2.1 The extension will be used as an open plan kitchen dining space, in line with modern day living standards

3.2.1 The patio provides private outdoor amenity space before stepping up to the rear garden shared with the ground floor flat

3.3 Scale

3.2.1 The proposed extension is built in line with the original property width (9.4m) x 3.5m deep x 3.15m height

3.2.1 The scale of the proposal is visibly subordinate to the original building

3.2.1 The size of the proposals occupy less than 50% of the garden space and is smaller in area than the original footprint of the host dwelling.

3.2.1 There will be no loss of amenity to adjacent properties with regards to daylight, overshadowing outlook, overlooking, privacy or sense of enclosure. This is due to the sunken site level at the rear, existing tall brick boundary wall and the proposal being a modest addition

3.2.1 The proposals are unseen from street view, protecting the special nature of the surrounding conservation area

3.2.1 Proposals seek to improve the habitable provision expected for this type of desirable property

3.4 Appearance

3.4.1 The rear extension with terrace has been carefully designed to enhance and preserve the characteristics of the original house and the history of the South Hampstead area.

3.4.2 The materials specified for the exterior are of high quality and will be of similar appearance to those used in the construction of the exterior of the original dwelling house, namely red facing brick and black rainwater goods.

3.4.3 The enlarged window to the side elevation will be white painted timber framed construction to match and in keeping with the glazing adjacent

3.4.4 The doors and casement window to the rear extension are slim framed aluminium construction specified to create minimal sight-lines and create a distinction between the original property and its new modern addition

3.4.5 The proposed roof of the extension is a flat roof with two skylight to increase the daylight levels penetrating the new open plan kitchen dining space within. Part of the roof also forms a terrace for the ground floor level flat, replacing the existing balcony and therefore not altering the level of overlooking or loss of privacy from the current situation.

3.5 Landscaping

3.5.1 The proposal includes minor landscaping works comprised of a rear paved patio with steps up to the raised rear garden level. This provides private amenity to the rear extension whilst retaining a generous sized garden

3.5.2 All existing mature shrubs and trees will be retained and protected as part of the works.

3.6 Access

3.6.1 There is no proposed change to the main access or garden access to the property, which is at the side elevation accessed via a private side passage and steps down from street level

3.6.2 Internally there will be no change to floor levels

3.7 Conclusion

3.6.1 The proposal for a single storey rear extension with terrace at ground level and enlargement of side window balance a modest yet valuable addition to improve the living standards with a harmonious design in keeping with the character, scale and materiality of the existing property and its surroundings within the South Hampstead conservation area

This Design and Access Statement is to be read in conjunction with the accompanying drawings

5.0 Planning Statement

5.1 This section sets out planning policy relevant to the proposals and provides an assessment of material planning considerations relevant to the scheme.

5.2 Relevant Planning Policy:

Planning policy relevant to the development proposals is contained within the Camden Local Plan, the Design Guide Supplementary Planning Document and South Hampstead Conservation Area Design Guidelines. The planning policies of particular relevance to the extent and scope of the development proposals are contained within the following planning policies:

- Policy DM2.1: Design- high quality, incorporate inclusive design principles and make a positive contribution to the local character and distinctiveness
- Policy DM2.1: Heritage
 - A. Conserving and enhancing the historic environment- Development that makes a positive contribution to Islington's local character and distinctiveness will be encouraged.
 - B. Conservation areas- alterations to existing buildings in conservation areas conserve or enhance their significance
- Policy DM2.1: Housing standards- The design of all residential development is required to maximise natural light into the room

5.3 Relevant Planning History

108 Priory Road London NW6 3NS (2020/0369/T)

No Objection to Works to Tree(s) in CA (Feb 26 2020) - Notification of Intended Works to Tree(s) in a Conservation Area

REAR GARDEN: 1 x Sycamore (T1) - Cut 4 limbs back from over neighbours garden back to trunk. 1 x Robinia (T2) - Cut 1 limb back from over neighbours garden back to trunk. 1 x Horse Chestnut (T3) - Reduce 1m of crown on previous pollarded points.

108 Priory Road London NW6 3NS (2021/0104/T)

No Objection to Works to Tree(s) in CA (Apr 9 2021) - Notification of Intended Works to Tree(s) in a Conservation Area

FRONT GARDEN: 1 x Lime (T1) - Fell to ground level and remove stump.

108 Priory Road London NW6 3NS (2021/5581/T)

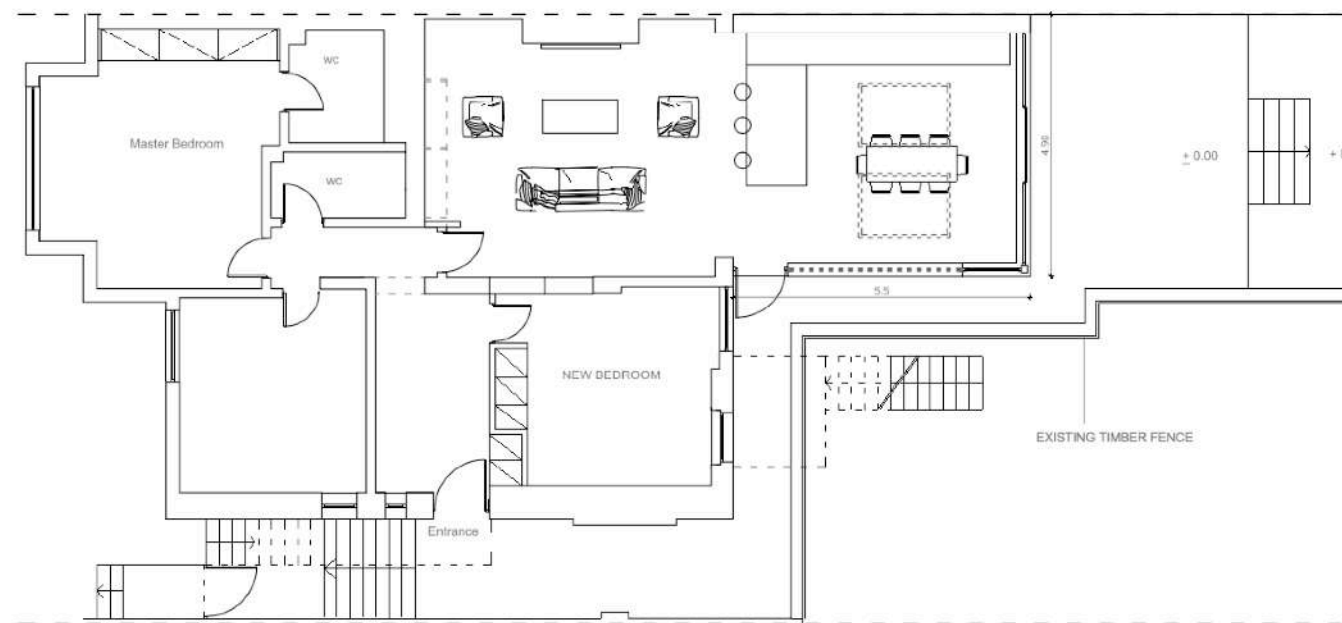
No Objection to Works to Tree(s) in CA (Jan 6 2022) - Notification of Intended Works to Tree(s) in a Conservation Area

REAR GARDEN: 1 x Sycamore (T2) - Reduce the lowest branch only by 75% leaving a 1.5m stem with multiple live growth shoots intact. 1 x Horse Chestnut (T4) - Fell to ground level.

106 Priory Road London NW6 3NS (2015/2663/P)

Granted (Jul 8 2015) - Full Planning Permission

Erection of single storey extension at rear lower ground floor level and associated fenestration alteration



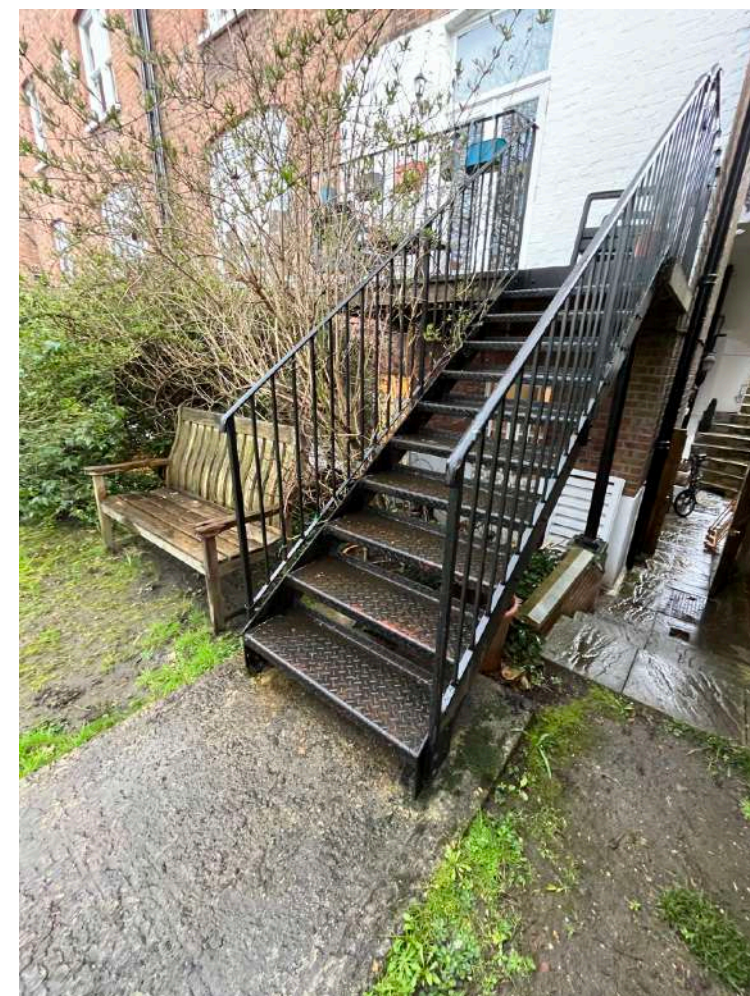
Planning permission granted for neighbouring no106 lower ground floor extension of much greater depth & equal height



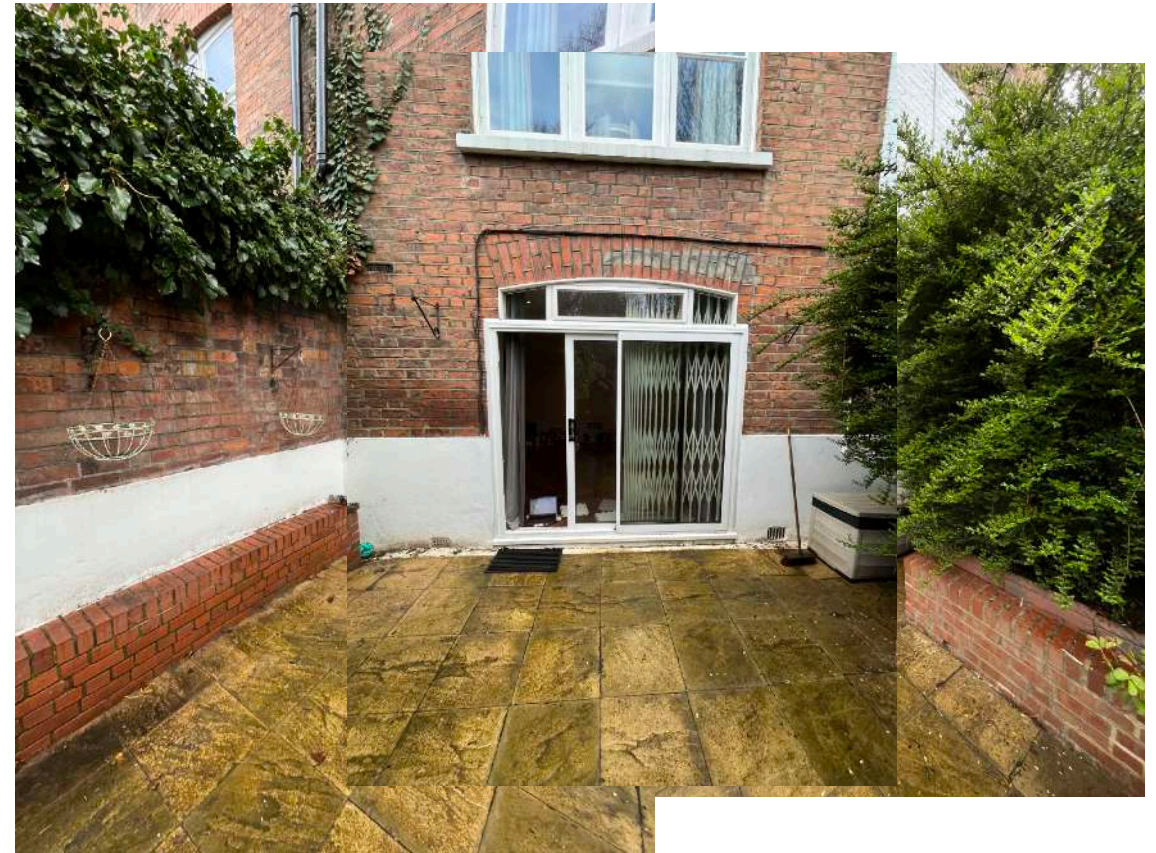
View of property from rear garden level

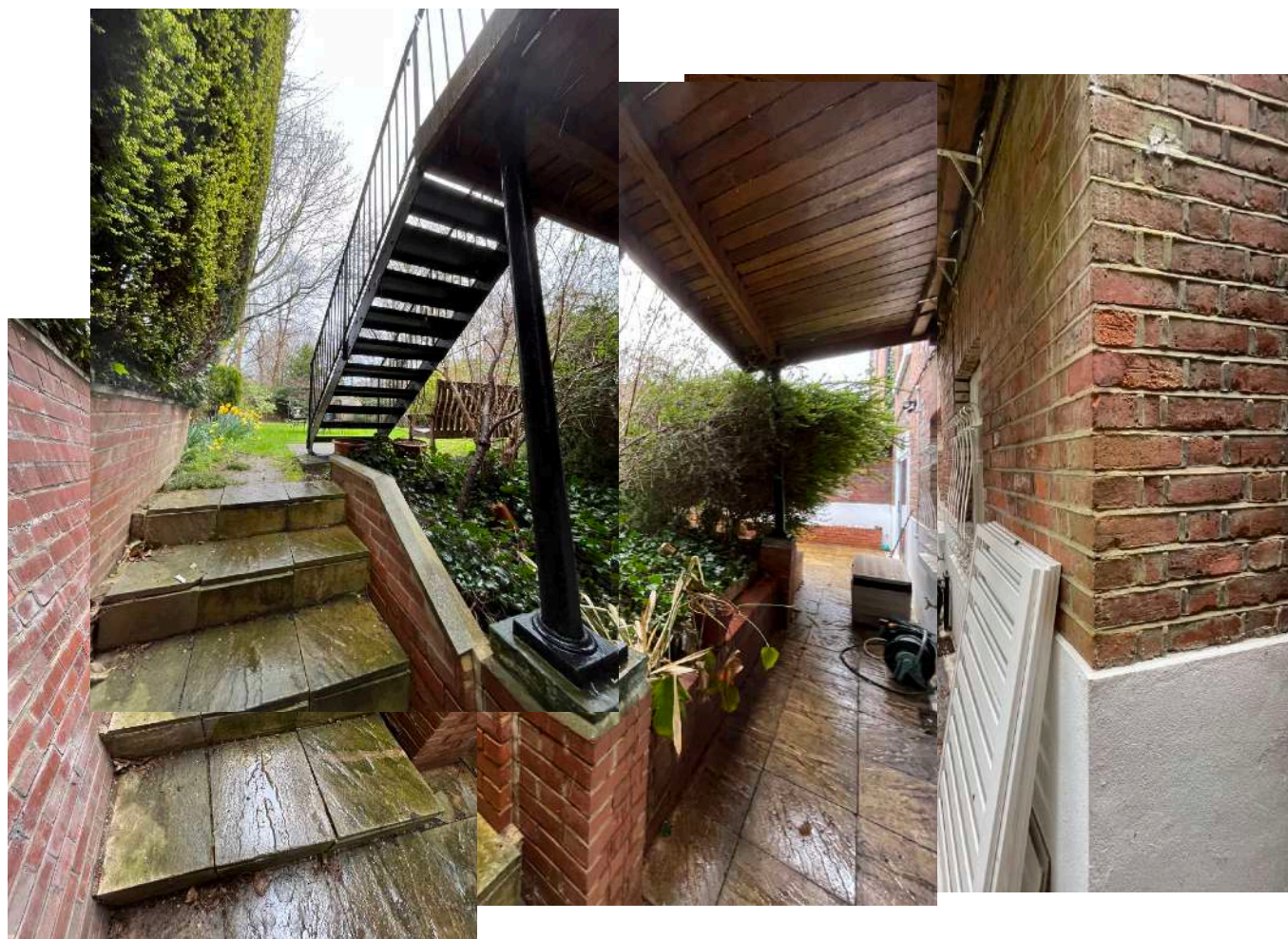


View of existing ground floor balcony & garden - garden stair access also shown at neighbouring property



View of existing ground floor balcony & stair to rear garden level





View from lower ground corner at patio level looking towards garden level



View of side elevation window (proposed to be elongated)