

**PLANNING STATEMENT TO ACCOMPANY THE PLANNING APPLICATION FOR  
THE SITE AT 1-7 HARGRAVE PLACE, LONDON N7 0BP**

**1 INTRODUCTION**

- 1.1 This is an application for a single storey extension to the existing detached building.

**2 SITE AND SURROUNDS**

- 2.1 The site is located on a short cul-de-sac off Brecknock Road (A5200) in west Kentish Town. It is approximately 0.03ha in area and contains a mixed use 4 storey residential block with B1 use at the ground floor. The building is not listed nor within the setting of a Listed Building, nor is it located within a Conservation Area.
- 2.2 The site is located in a predominately residential area, to the rear of the shopping parade fronting Brecknock Road, which is identified as a Local Centre in the LB Camden Core Strategy and characterised by commercial, food and drink, entertainment and residential uses. Buildings in the immediate vicinity of the site vary in age, form, height and architectural style. It is not located within a defined Employment Area.
- 2.3 The property was formerly in the ownership of the Borough who disposed of it in 2013.

### **3 THE PROPOSAL**

3.1 The proposed scheme seeks Planning Approval to extend the existing detached building for the following development:

- Single storey extension on the principal part of the building
- A total of 2 flats are proposed, at a mix of 2 x studio,
- The scheme is to be constructed in matching materials,
- The Cycle/refuse store is to utilise the existing facilities

### **4 Conclusion**

4.1 Overall, the proposals will cause no harm to the existing building, nor will there be any adverse impacts on the amenity of the area and traffic and parking are satisfactory. The new housing will meet the relevant standards for residential accommodation and will provide good quality living conditions for occupants.

4.2 The application proposals will have a beneficial effect on the social, economic and environmental well-being of the area. This will help to ensure that the proposals contribute positively to the Council's objective to optimise use of previously developed land at a sustainable location identified in the Development Plan for residential purpose.