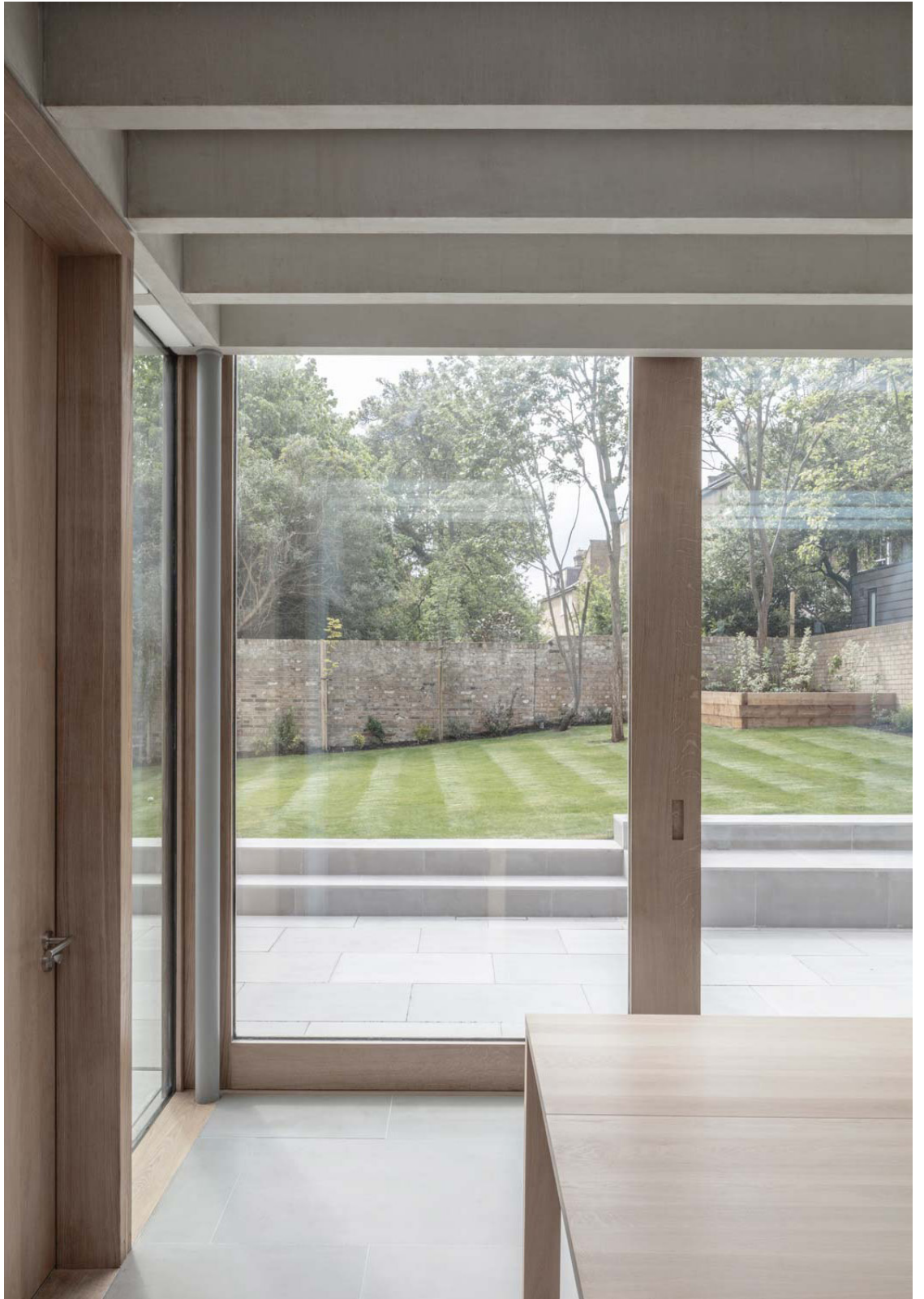


Architecture for London

Design and Access Statement
15 Lady Margaret Road, NW5 2NG

June 2023

1.0 Introduction	<p>This application seeks planning consent for the demolition of the existing rear extension and the creation of a new rear elevation through the alteration of existing walls and installation of new glazing and associated works at no.15 Lady Margaret Road, NW5.</p> <p>This application seeks to alter some of the works approved under application 2023/0110/P.</p>
2.0 Site	<p>The property sits in the centre of the Kentish Town Conservation Area and diagonally across the road from the Grade II listed Catholic Church of Our Lady Help. The general character of the immediate area is residential.</p> <p>The existing property is an end of terrace, four storey late Victorian townhouse with two existing garage structures located to the end of the garden. The existing house has a debilitated single-storey rear extension and roof terrace in need of refurbishment.</p>
3.0 Planning history	<p>April 2023 - 2023/0110/P Erection of single storey rear extension and garage following removal of existing rear extension and garages and external alterations. Application permitted</p> <p>Nov 2021 - 2021/4035/CP Erection of two front dormer windows and a rear dormer: installation of rear roof light; raising of rear outrigger parapet by 300mm. Application permitted</p> <p>May 2015 - 2015/3005/T Intended works to trees. Application No Objections</p> <p>July 2015 - 2015/2404/T Intended works to trees. Application No Objections</p> <p>Relevant neighbouring applications:</p> <p>Nov 2021 - 2021/5808/P Erection of a single storey rear extension and front porch Application permitted</p> <p>Apr 2019 - 2019/1610/P Erection of rear extension, and front porch, demolition of existing rear conservatory Application permitted</p>



House at Dartmouth Park, Camden Council, by Architecture for London

4.0 Planning policy

National Planning Policy Framework (published 2012, updated 2019)
London Plan 2016

Camden Local Plan 2017 (2021)
LP1 Design Quality and Local Character
LP2 Development and Amenity
LP4 Non Designated Heritage Assets
LP6 Archaeology
LP16 Housing design
CC3 Water and Flooding

Kentish Town Conservation Area Appraisal
London Borough of Camden Local Plan 2017 (D1 and D2)
Home Improvements – Camden Planning Guidance – January 2021
Camden Planning Guidance: Biodiversity – March 2018

5.0 Planning policy

The property is located in Kentish Town Conservation Area and is not listed. It is a good and well proportioned example of a Victorian terraced house but the existing extension. The proposed will be built using high quality materials and detailing that is sympathetic to a building of the period.



OS site map showing 15 Lady Margaret Road

6.0 Proposed Works

This application seeks to alter some of the works approved under application 2023/0110/P.

Works still include the proposal to demolish the existing debilitated single-storey rear extension but then create a new rear elevation by adapting the existing walls. We are no longer proposing a rear extension.

Works to replace the existing timber roof deck are also still proposed with a new walk-on roof light. The size and location and been adjusted to let natural light deep into the open plan family kitchen/dining space.

The new rear elevation has been designed to be paired back with simple architectural detailing. The proposed external materials are a palette of brick with stone detailing and metal frame glazed doors.

The new rear elevation design features simple architectural detailing, with a palette of brick, stone and metal frame glazed doors and windows. The proposal will reduce the amount of glazing on the rear facade and increase garden space. Pulling back the building line to match the original outrigger is also a more sympathetic approach to the existing building and conservation area.

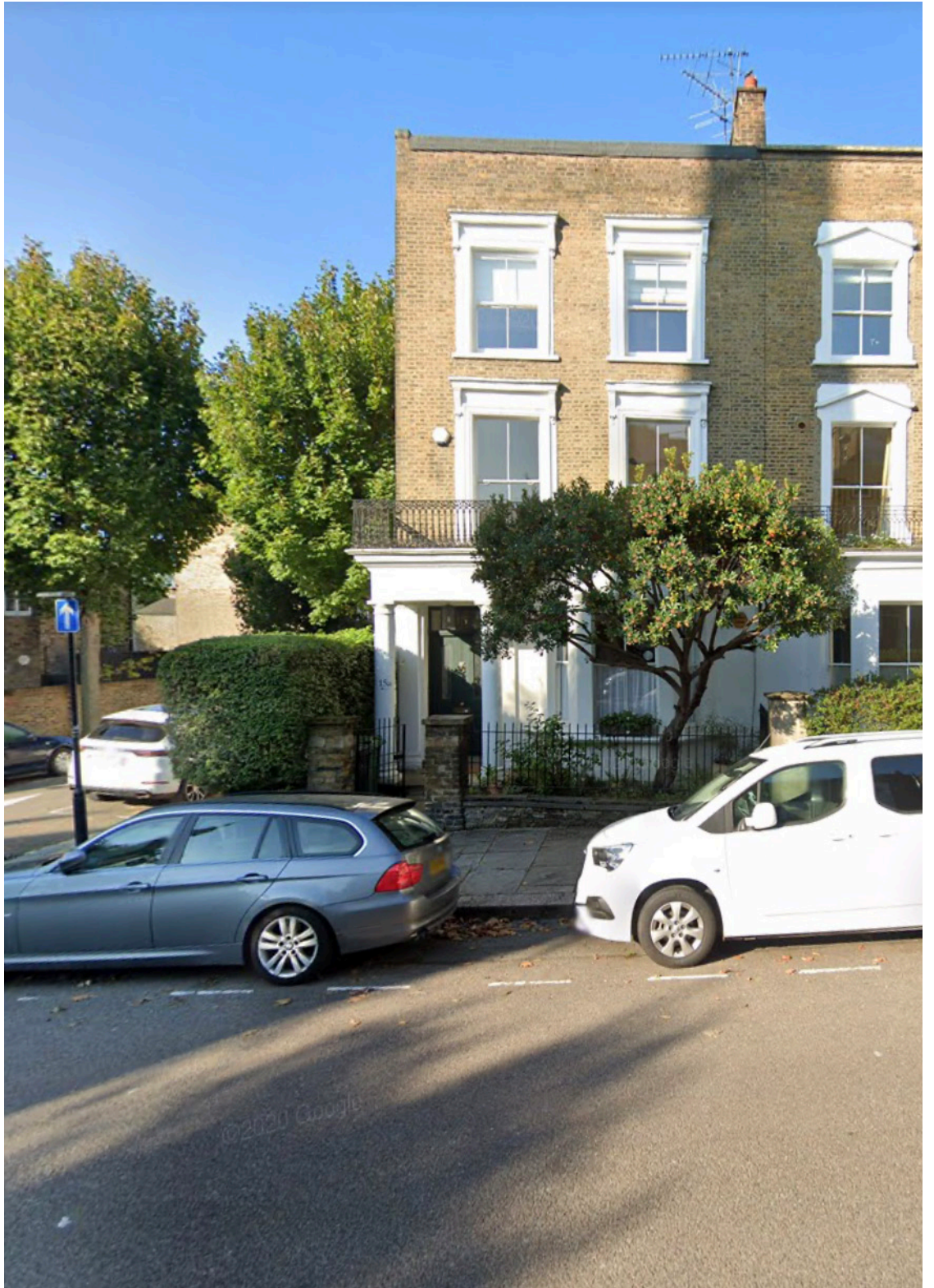
The proposed works on the ground interior have also been adjusted to minimize development and reuse the existing space, wherever possible while improving the area to create a more adaptable family home.

7.0 Access

Unchanged

8.0 Conclusion

The proposal is to demolish the existing full-width extension and to adapt the existing walls to create a new rear elevation with new metal framed glazing. The proposal is sympathetic to the historical fabric and form of the original building and has no detrimental effect on the building or surroundings.



Street view of 15 Lady Margaret Road, NW5 2NG

Architecture for London	<p>We are award-winning London architects and designers, dedicated to the creation of sustainable buildings and places. Our residential projects include new homes, house extensions and refurbishments at all scales. We work toward Passivhaus and EnerPHit standards of comfort and low energy, creating sustainable homes that bring joy.</p> <p>Our work includes both new build houses and alterations to existing homes, from house extensions and basements to lofts and garden rooms. Each provides inspiring, light filled spaces for living and entertaining.</p> <p>We have extensive experience with heritage properties, where there is often a need to balance sensitive refurbishment with carefully considered contemporary extensions. Projects are designed holistically with architecture, landscape, joinery, and interiors each interlocking to form a coherent whole.</p>
Recognition	<p>Selected: RIBA Practice of the Month Finalist: London Construction Awards Finalist: Blueprint Awards Best Residential Finalist: BD Young Architect of the Year Award Finalist: Dezeen Awards Winner: RIBA Journal Rising Stars Cohort Finalist: BD Housing Architect of the Year Award Finalist: AJ Small Projects Award Finalist: Architizer A+ Awards Finalist: AJ Retrofit Award Finalist: NLA Don't Move Improve Award</p>
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An extension and refurbishment of a house at Calabria Road, Islington by Architecture for London