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London Borough of Camden - planning Department
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Date: 02/12/2023

Re: Two storey rear extension to existing upper ground floor unit (flat-C) and lower ground floor unit (flat-B) as joint development.

Project: Flats C & B - 15 Adamson Road – London NW3 3HU.

Dear Sirs:

The proposed planning application is for joint development of carrying 2-storey rear extension to existing upper ground floor unit (flat-C) and lower ground floor unit (flat-B) within a converted semi-detached residential building which already consist of other flats at upper levels. The applicant is the owner of upper Ground floor flat-C and lower ground floor flat-B whilst had liaised with managing company and also with freeholder of the building with respect to proposed works. The proposed rear extension is designed to replicate immediate adjoining properties which benefit from similar schemes extensions and also taken into account the impact of extension with relation of other premises in particular adjoining premises at right side has boundary wall to ensure the extension such extension do not impact the 45-degree light to neighbouring sites. The scheme designed to meet Camden Planning Policies for setting and sizes of new residential accommodations as defined on policies; CPG2 Housing (Residential development standards chapter) & also Camden Planning Guidance (CPG-1) section-5.11.

The proposal as demonstrated on proposed section will meet compliance with London Regional Plan policies and also Local Planning Policies for maintaining clear headroom to habitable areas of residential units within 2.5m. The scheme is designed in compliance with Camden Planning Guidance with allowance given for means of access to property plus the design to match & complement the adjoining properties. The current access is retained as part of works which the means of access from main frontage that will retain as unchanged by proposal. Please see attached copies of relative drawings with forms & fee for the proposed works. We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

Yours truly,

R. Lakani
Director

Re: Two storey rear extension to existing upper ground floor unit (flat-C) and lower ground floor unit (flat-B) with rear light well as joint development.

Project: Flats C & B - 15 Adamson Road – London NW3 3HU.

DESIGN ACCESS STATEMENT:

AMOUNT:

The existing SITE is a semi-detached building that has been already converted to self-contained residential flats within a residential street. The proposal for 2-storey rear extension at lower ground floor flat and upper ground floor flats to alter interior floor areas adjusted to provide a better living structure.

The proposed works includes internal renovations to the lower and upper ground level rear flats B & C by changes to interior arrangements whilst maintaining the units use.

The proposed extensions are designed to replicate immediate adjoining properties which benefit from identical rear extensions and also avoids loss of light and impact to neighbouring premises. The proposed scheme to meet Camden Planning Policies for setting and sizes of new extensions as defined on policies; CPG2 Housing (Residential development standards chapter) & Camden Planning Guidance (CPG-1).

The proposal as demonstrated on proposed section will involve internal renovations to ground floor unit that will meet compliance with London Regional Plan policies and also Local Planning Policies for maintaining clear headroom to habitable areas of residential units within 2.5m

The EXISTING & PROPOSED areas of the flats C & B:

Existing Flat-C residential (C3-use) unit: 72m-SQ
&
Existing Flat-B residential (C3-use) unit: 87m-SQ

Proposed Flat-C residential (C3-use) unit: 91m-SQ
&
Existing Flat-B residential (C3-use) unit: 114m-SQ

Proposed scheme to rear extensions provide Gross additional area: 46m-sq

These areas meet planning standards and also to create suitable living accommodations.

LAYOUT:

The proposed scheme of new internal renovation and changes will provide suitable living accommodation for a residential flats B & C and also new renovated designated areas for terraced house with new extension to reflect and replicate immediate adjoining premises.

SCALE:

The Length, Height, and the Width of the existing building will be altered by the proposed scheme at main rear elevation extension by changes to rear window and door openings and new rear extension to reflect the immediate adjoining houses which is reflected on proposed plans and elevations to replicate immediate neighbouring premises dormers and also in compliance with Conservation Design Guidance.

LANDSCAPING:

The current premises have large shared rear garden area of have any garden and outdoor amenity areas and the proposed rear extension retaining current amenity areas to 176m-sq as landscaping amenity areas.

APPEARANCE:

The external appearance of the existing buildings will be altered at rear by creating new rear extensions replicating the adjoining houses and also in compliance with Camden Planning Policies and also meet the London Regional Unit Sizes.

The windows are designed to replicate immediate adjoining properties which benefit from extensions. The new windows designed to meet Camden Planning Policies; CPG2 Housing (Residential development standards chapter) & also Camden Planning Guidance (CPG-1). All proposed new window and door to the rear extension to have matching colours and bespoke construction to identical to existing timber panel door at rear extension of the existing sites which benefit from similar doors in timber frames in compliance with conservation design compliance of Camden Planning Policies.

USE:

The existing site is defined as semi-detached building consisting of residential self-contained flats defined as C3-usage and proposed to retain existing use as C3-use for residential flats located within a residential mews. The proposal are designated for rear extensions as joint development of Lower GF and Upper GF flats B & C.

ACCESS:

The building will be designed with energy efficient electrical lights and also sufficient amount of internal insulation to be provided to give the thermal conductivity of the structure in compliance to Building Control Guidelines. All new windows to be double glazed and in compliance with Building Regulation for thermal capacity (Min U-Value to be 1.6 for windows).

The internal doors to be fire checked and all designated areas to have smoke detectors that are connected to independent circuits. The structure will be constructed in compliance by Building Control, in order to enhance the life time of the building and also to retain a stable structure. The floors & entrance level will not be altered since it is in compliance for usage of ambulant person's accessibility under part-M. The site has main access to all areas via existing entrance doors which will be retained under proposal to meet fire regulations.

SUSTAINABLE STATEMENT:

The proposed development designed to meet Local Plan Policies for Sustainable Design and Construction.

The rear extension to the lower and upper ground floor flats of the building to utilize the existing water meter to existing unit as means of water efficiency measures. The proposal for internal renovations to have water filter allocated as part of heating system and also it will incorporate water saving measures to comply with Regulations 36(2)(b) of Part-G 2 of the building regulations in order to ensure that maximum of 105 litres of water is consumed per person per day.

The construction design to incorporate recycling surface water recycling by diversion of roof rain water to refill the toilets for flushing as means of water efficiency measures to meet Building Regulations Part-H.

The designated internal stairs will be constructed in compliance with Ambulant Accessibility. The mansard roof extension to have access via new internal stairs with risers at minimum of 170MM and goings of 250MM to meet ambulant accessibility and to compliance with Building Regulations Part M4(2).

The single dwelling house as part of the renovations will have carbon dioxide emission with reduction percentage of 25% in accordance with policies 5.2 and 5.3 of the London Plan (2015) and in compliance with Part-L. The windows for new mansard to match existing windows to main elevation and will be manufactured with a double glazed clear unite, 4mm clear – 20mm worm edge spacer – 4mm Low E: (Soft coat) – Argon.

CONSTRUCTION METHOD STATEMENT FOR NEW DEVELOPMENT

- (a) The site parking is designated along the main Road with provision of off on site and private meters.
- (b) The designated storage of site material and plants are defined at inside premises which provides adequate access and at no disturbance to adjoining sites and set away from boundary lines.
- (c) The new construction to have protective scaffolding with sheeting as means of dust protection during the construction. All cutting of material (timber, bricks & etc.) to be within new development to avoid any disruption to Adjoining Sites.
- (d) The site do not require any significant demolition works and predominately site clearance of internal partitions and debris and therefore has no significant noise pollution to adjoining sites. The Noise Pollution from general construction development anticipated between 40 to 38db within restricted working shifts, since the major works involved brick works and timber material. The working hours are restricted between 08.00AM till 18.00PM Mondays to Fridays and 09.00AM till 13.00PM on Saturdays. No construction works to be carried out outside these hours and no works to be carried out on Sundays or Public Holidays. All deliveries to be restricted between the agreed working hours stated as Main Construction Working Shifts and all works within Local Council's By-Laws.
- (e) Any pneumatic drills or noisy instruments should be muffled in order to keep the noise to a bare minimum.
- (f) Whole of the works referred to this Project shall be carried out in conformity with the regulations and requirements of the Building Regulations, and the requirements and Bye-Laws of all of any other properly constituted authorities, including the District Surveyor/Building Control Officer, and shall be executed in a proper and workmanlike manner in sound and suitable materials in accordance with the terms of this project, to the reasonable satisfaction of the District Surveyor and Planning Approval, in accordance with the current Local Council Environmental Health Section Construction Site Guidelines. The proposed works do not involve any excavation as all works involved for roof extension and therefore it is not required to provide wheel washing system by means of manual cleaning the vehicle tyre (all vehicles) prior to leaving site.
- (g) The site extension area to be fully hoarded and fences provided with only single entrance from current entrance door as means of entrance into & out of site. Provide signage to the main entrance and also along the boundary fence to main road, defining the name of contractor and details plus all relevant contact numbers. The site to have staff accommodation inside the premises for the works.

- (h) Provide main scaffolding with screen to the new mansard roof extension to the proposed development. The scaffolding is to be alarmed at all times when not in use and any ladders required should not be left unlocked at night. The scaffolding is to be removed as soon as works are completed so as not to cause any nuisance to the Adjoining Owners. The site to benefit from full-time security with 24-hours contact number stated at the main front signage. All first aid provided on site and all staff to be trained to comply with Construction Logistic and Health + Safety measures applicable to the development. Name and details of Construction Manager to be available as means of contact at all times (24-hours availability). All access and exit from site via single gates and approved by site security.
- (i) No material to be burnt on site and all wastes to be stored inside the allocated areas to the premises at designated part of the house and collected and cleared from site when necessary within restricted working hours by waste collection teams with license.
- (j) The development site must have adequate water supply at all time, so that any dust from site can be dampened down during dry periods.
- (k) The Main Contractor must ensure that all roads are to remain free from mud; debris associated with the construction site and should be cleaned via a road sweeper at all times.
- (l) Any waste or skip Lorries leaving site to be sheeted. Cutting operations using grinders should have water suppressant either attached to the grinder or an operative is to use water and a hose pipe during cutting operations preferably away from existing buildings. The developer must ensure that they follow the Mayor of London's best practice guidance during construction & demolition in relation to dust.
- (m) The works do not involve any soil excavation and therefore not impacting site constraints for mud and soil excavation works.
- (n) All works for services to be carried out by licensed and approved contractors with certifications to be provided upon completion of works for all services in compliance with Building Regulations.

PLANNING STATEMENT:

Site Description

The application site relates to a residential lower and upper ground floor flats within a converted residential building on the residential street at Adamson Road. The property is located at centre of a residential mews with variable characteristics whilst classified as Conservation Area.

The site classification as C3-Use residential flats at lower and upper ground floor level of the terraced building. The works to extension is designed in keeping with street scene and replicating the immediate neighbouring houses to meet Nation & Local planning Policies.

Proposal:

- (A) Two storey rear extensions with associated light-well to form new habitable areas to serve residential flats B & C.

Planning Considerations

NPPF

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'.

The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2016

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050.

It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan. The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Local Plan (2012)

Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012 (Relevant Core Strategy Policies: Camden Council SPG).

Core strategy policy aims to maximise housing choice by providing a range of sizes and types of accommodation that can meet aspirations and increase access to affordable and decent new homes. London Borough of Camden's growing and increasingly diverse population has a range of needs that requires a variety of sizes of accommodation.

Supplementary Planning Documents

The proposal is for new two storey rear extensions at upper and lower ground floor flats B & C to provide new habitable residential areas to serve to existing flats since the areas and unit sizes meet Local Policies and London Plan sizes. The extension height proposed to be at limited extension height replicating adjacent premises to meet local planning policies.

The new extensions will meet policies set out by Camden Council guidelines in order to be in keeping with adjoining premises and extensions with no impact to neighbouring sites. The proposal is for internal renovation to incorporate the new habitable areas for residential building's lower and upper ground floor flats. The principal windows and opening retained to serve designated room arrangements and existing window opening sizes and characters to be retained to avoid impact to original character of the external elevation of the premises.

As part of the site survey it is confirmed that the existing premises has rear garden and outdoor amenity as shared areas to the residential usage of building and the rear extension and the associated lightwell limited the rear garden area to 110m-sq which is greater than minimum standard and suit the characters.

Subsequently as part of the design assessment the proposal will not impact the neighbouring trees and the tree-consultant and arboriculturist report provided measures required as means of protections to the existing trees. The distance and height of extension is designed to avoid impacting adjoining sites light and outlook. The proposed increase unit will be in compliance with London Plan unit size and also to Camden Planning policies for unit sizes as outlined on policies' standards for unit size and for bedroom sizes which the bedrooms are greater than sizes stated in the table.

The main issues for consideration in this case are:

- i. The principle of roof to upper ground floor extension in this location to match immediate neighbouring premises and in compliance with local
- ii. The impact on the amenities of neighbouring occupiers
- iii. The Impact on the character of the area
- iv. Whether the proposal provides satisfactory living accommodation for future occupiers.
- v. Accessibility

Assessment of proposals

The scheme meets planning policies for extensions and also unit sizes. The proposed new extensions at roof level to replicate immediate neighbouring site. The mansard roof extension will serve residential ground floor flat. The increased area will create suitable living areas with as part of the residential unit.

Principle of use

The application site is located within the Adamson Road characterised by unique residential terraced houses within Conservation Area. The site is conveniently located adjacent to the main high street. The site will have access to public transport and immediate local buses at short walking distance. The unit can benefit from CAR-FREE Polices whilst also benefiting from off-street parking in designated residential parking permit bays provided by Camden Council.

Character

The proposed two-storey rear extension with associated light well to be constructed as part of Residential Building consisting of self-contained flats. The extension as demonstrated on plan (proposed) to be utilized as part of current unit to form larger living accommodation in compliance with local planning policies and national policies for housing conversions

Impact on amenity of adjoining neighbours

As discussed above, the site extensions to be in keeping with immediate neighbouring premises and also to take into account neighbouring extensions. The proposal is mindful of adjoining premises extensions and set as part of new design to their extension. The new door for the extension designed to replicate existing timber door at rear elevation that have similar openings and characteristics.

Impact on amenity of future occupiers

The Council has the following minimum room standards for rooms are provided with a separate kitchen:

- 1 person bedroom: 7.5sqm
- 2 person (double) bedroom: 13.0sqm

Accessibility and highways

Any proposal will need to demonstrate that it has complied with the relevant development plan policies in respect of parking and highway related matters. The council will expect development to provide parking in accordance with the London Plan standards, except in the case of residential development, where max standards will be:

- i). 2 to 1.5 spaces per unit for detached and semi-detached houses and flats (4 or more bedrooms);
- ii). 1.5 to 1 spaces per unit for terraced houses and flats (2 to 3 bedrooms); and
- iii). 1 to less than 1 space per unit for development consisting mainly of flats (1 bedroom).

The proposed site plan identifies the premises within short walking distance of public transports and buses.