

DESIGN & ACCESS STATEMENT

10 Healey Street, London, NW1 8SR

Produced by Studio Malaqueen Ltd.

1. INTRODUCTION

This Design and Access Statement is submitted to the London Borough of Camden for proposed works at 10 Healey Street in Kentish Town London.

This application seeks consent for the erection of a mansard roof extension.

This application is submitted in the accordance with the Town and Country Planning Act 1990 and the Planning 1990.

2. SITE & HISTORY

Site Context

- 2.1 10 Healey street is a terraced house located in Kentish Town built in the 1800s in the style of the period. It is not a Listed Building nor is it located in a Conservation Area. Healey Street runs between Prince of Wales road and the Castle Road.
- 2.2 The original property is a three storey building. It consists of yellow bricks and grey roof tiles. It has a full-size bay window, a 'M' type butterfly roof, and a single storey extension at the rear. The site is three-storeys with additional floorspace at roof level with a skylight. The site has a rear garden.
- 2.3 The surrounding area is characterised as residential and consists of similar terraced houses.
- 2.4 The site adjoins 8 Healey and 12 Healey Street and comprises a two-storey terraced properties. 8 Healey Street has had a planning application approved to erect a mansard roof (2018/0230/P). On Healey Street similar applications have been approved such as for nos 14 and 16 Healey Street (2016/4604/P).

3. PROPOSAL

The proposals seek planning permission for:

‘Erection of mansard roof extension.’

The applicant seeks to maximise the site's potential whilst preserving the character and appearance of Healey Street. The applicant has the support from the local community and is prepared to accept planning conditions that mitigate the level of construction noise arising from the works.

4. RELEVANT PLANNING HISTORY

- 3.1 There are no historic planning records on the site that are relevant to the determination of this application.
- 3.2 The following planning applications are considered relevant to the determination of this application:
 - An application for full planning permission (ref. 2016/4604/P) was granted on 01.09.2016 for the ‘Erection of a mansard roof and extension at ground floor and first floor level to the rear of the existing dwelling house. Installation of a glazed balustrade and glazed screening to create a terrace at first floor level to the rear of the existing dwelling house (Class C3)’ | 16 Healey Street, NW1 8SR
 - An application for full planning permission (ref. 2018/0230/P) was granted on 18.04.2018 for the ‘Erection of mansard roof extension at third floor level’ | 8 Healey Street, NW1 8SR

5. PLANNING POLICY

- MHCLG’s National Planning Policy Framework (2021)
- MHCLG’s National Planning Practice Guidance (2021)
- The London Plan (2021)
- Camden Local Plan (2017)

6. ADDITIONAL INFORMATION

LAYOUT & USE

- 5.1 The proposed mansard roof extension at third floor level is designed in a way to minimise the impact on the surrounding properties by making a roof that is not visible from the street level. The proposed matches the same set back as existing erected mansard roof extensions. This proposal will therefore not adversely affect the overall appearance of the terraced houses on Healey Street.
- 5.2 The proposed design will be limited to the existing foot print of the roof.
- 5.3 The proposed design will house a bedroom and a bathroom. There will be a skylight installed to bring light into the bathroom.

NEIGHBOURING AMENITY

- 5.4 The proposed development will not result in an unacceptable level of overlooking for the neighbouring properties and will not be domineering (to the adjacent properties). The proposals, therefore, will not disturb the living conditions of the properties at 8 and 12 Healey Street.

CHARACTER & APPEARANCE

- 5.6 The proposed design takes into account the character of the surrounding roof extensions in terms of material choice, scale and design. This will therefore keep the visual and historic character of the existing terraced houses in the area.

ACCESS

- 5.6 Access to and from the property will not change.

FIRE SAFETY

- 5.11 The proposed development will not affect the Fire Safety procedures on the site. The Fire Evacuation Area for the site is understood to be located at the front of the property on Healey Street. This application, therefore, is compliant with Policy D12A (Fire Safety) of the London Plan.

7. CONCLUSION

- 6.1 This application seeks consent for the erection of a mansard roof extension.
- 6.2 The proposed development complies with Policy D1 and D4 (Design and Heritage), Policy A1 (Residential Amenity) and Policy D5 (Heritage considerations) of the Camden Local Plan (2017). The proposals are also supported by Paragraphs 124 and 130 of the NPPF.
- 6.3 The proposal will be in keeping with the character and appearance of Healey Street without causing any undue loss to the amenity enjoyed at neighbouring properties.
- 6.4 The Council is respectfully requested to grant permission for the proposed development on the site.

ANNEXE



1.1 Existing front elevation on no.10 Healey Street