

5th August 2024

London Borough of Camden
2nd Floor,
5 Pancras Square
c/o Town Hall,
Judd Street
London
WC1H 9JE

Dear Sir / Madam:

RE: EXTENSION TO LOWER GROUND FLOOR WITH GREEN ROOF, COMMUNAL BINSTORE AT ENTRANCE TO BE RESTORED AND MINOR RECONFIGURATION OF INTERNAL ROOM LAYOUT.

At: BASEMENT FLAT, 8 KING HENRY'S ROAD, NW3 3RP

We wish to submit information to support a planning application for the works outlined above. Please find enclosed the relevant drawings and design and access statement to satisfy this application.

DRAWINGS & DOCUMENTS

270-EX-010 SITE LOCATION PLAN
270-EX-011 SITE BLOCK PLAN
270-EX-012 SITE PHOTOS
270-EX-099 EXISTING LOWER GROUND PLAN
270-EX-100 EXISTING GROUND FLOOR PLAN
270-EX- 200 EXISTING SECTION AA
270-EX-300 EXISTING FRONT ELEVATION
270-EX-301 EXISTING REAR ELEVATION
270-10-099 PROPOSED LOWER GROUND PLAN
270-10-100 PROPOSED GROUND FLOOR PLAN
270-10- 200 PROPOSED SECTION AA
270-10-300 PROPOSED FRONT ELEVATION
270-10-301 PROPOSED REAR ELEVATION
THIS PLANNING AND DESIGN AND ACCESS STATEMENT
CIL FORM

PLANNING AND DESIGN AND ACCESS STATEMENT

LOCATION

The application site is located on the north side of King Henry's Road, a residential street within the borough of Camden with the rear of the site overlooking the railway line. The existing property is not listed nor lies within a Conservation Area but it is included on Camden's Local List under Camden Town with Primrose Hill and has the following description;

'Group of mid 19th century semi detached (and in some cases linked) and terraced houses on both sides of street. Intact and relatively unaltered group of high architectural quality creates fine consistent townscape.'

SITE ANALYSIS

The property at 8 King Henry's Road is a five storey, Victorian terraced house which has been previously split into 4 flats in 1971. This application relates to the lower ground floor/basement flat, private rear garden, and the communal front garden only.

Externally, a number of alterations have already been made to the existing property. On the front elevation, the existing detailing around the roof and bay have been retained but the existing brickwork and drain pipes have been painted over with a cream coloured paint. At the rear, a four-storey rear extension was built as part of the 1971 planning application to split the flats. This extension has lighter brickwork and a running bond unlike the original house which is darker and has a Flemish bond. The extension therefore is obviously differentiated from the original house.

A roof terrace (approved in 1989) and roof extension (approved in 2010) have also been installed at 8 King Henry's Road.

A number of neighbouring properties along the same locally listed bank of terraces have undergone further alterations in the form of additional rear extensions and upgrading of windows. The approved planning applications for these alterations are listed below;

NEIGHBOURING REAR EXTENSIONS

- 10 King Henry's Road - APP/X5210/C/18/3219239 (single storey rear extension)
- 14 King Henry's Road - 2006/1286/P (2 storey wrap around rear extension)
- 14 King Henry's Road - 2022/0468/P (replacement of LGF wrap around extension)
- 12 King Henry's Road - unknown code (single storey wrap around rear extension)
- 34 King Henry's Road - 2019/6332/P (single storey rear, side and front extensions)
- 50 King Henry's Road - 2018/0839/P (enlarged single storey rear extension)
- 18 King Henry's Road - unknown code (infill extension)
- 20 King Henry's Road - unknown code (infill extension)

NEIGHBOURING RELACEMENT OF SINGLE GLAZED WINDOWS TO DOUBLE GLAZED

- 1 King Henry's Road - 2020/2708/P
- 58 King Henry's Road - 2017/5290/P
- 37 King Henry's Road - 2015/3637/P

DESIGN PROPOSAL

Similar to the above properties, a new single storey, rear extension is proposed at lower ground floor, providing additional internal floor area for the lower ground floor flat.

The new extensions will infill the external area left of the existing closet wing to create a full width rear extension. The new extension will also protrude out an additional 1.1m from the rear wall of the existing extension (a total of 3.6m from the original house) to match the length of the rear extension on the adjacent house at number 10 King Henry's Road. The height of the proposed rear extension will be 3.6m, a similar height to the existing rear extensions along King Henry's Road.

The wrap around design of the proposed extension can be found on the existing rear extensions at numbers 12 and 14 King Henry's Road.

Using the proportions of the adjacent neighbouring extensions to inform our proposal ensures our proposed extension is in keeping with the local vernacular and is appropriate for a property with this locally listed area.

The proposed extension will be constructed in London Stock brickwork in Flemish bond, to match the original house. New double glazed, timber bifold doors will be installed, with fenestration to match the

doors and windows found on the existing property. A green roof will be installed on the flat roof of the extension, increasing biodiversity in the area and creating an aesthetically pleasing view from the ground floor flat windows.

The proposed extension will not be visible from King Henry's Road.

Internally, the layout of the flat will be reconfigured to accommodate the new floor area created by the rear extension. The new floor area will allow for a larger kitchen/dining/living space and an additional bathroom, raising the quality of living closer to the standards seen in today's housing market. There will be no change to the number of bedrooms in the flat.

The existing communal front garden is proposed to be refurbished and the existing bin store is proposed to be replaced with a new timber clad bin store. The existing railings will be repainted in black to match the neighbouring.

The existing front light well will also be refurbished with new paving and planting.

The existing single glazed sash windows are proposed to be replaced with double glazed sash windows with fenestration to match existing.

ACCESS

Existing access to the property is via the front door which is elevated from street level by an existing external staircase. This access is to remain unchanged.

REFUSE

The existing bin store is proposed to be replaced.

USE

The current residential use of the site will remain unchanged. The existing property consists of 4 flats within a terrace house. This is to remain unchanged.

CONCLUSION

We believe that the proposals set out in this application represent a balanced development of the site, and do not represent a negative impact on this property, or the character of the Conservation Area.

Yours faithfully,

HANNAH GREEN

FOR AND ON BEHALF OF Mutiny Architecture Ltd.