

9 Downside Crescent, London NW3 2AN **Design, Access and Heritage Statement: Ref: 1122-DAHS-5**

4th October 2024
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1.0 Introduction

This document supports and justifies a retrospective planning application submitted to The London Borough of Camden Planning Authority for the addition of pergola shading to a rear extension constructed to this property under Planning Permission 2022/0314/P.

The proposed works are described in the following supporting documents:

Existing Drawings:

1. 1122-S05-01 Extg Grd Floor and Site
2. 1122-S05-02 Extg 1st and 2nd Floors
3. 1122-S05-03 Extg Front Elevation
4. 1122-S05-04 Extg Rear Elevation
5. 1122-S05-05 Extg Side Elevation
6. 1122-S05-06 Extg Sections
7. 1122-S05-07 Location Plan

Proposal Drawings:

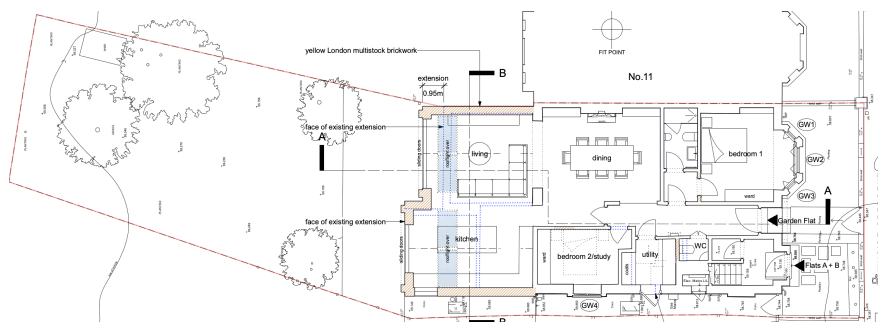
1. 1122-AP05-01 Prop Site Plan
2. 1122-AP05-02 Prop 1st, 2nd + 3rd Floors
3. 1122-AP05-03 Prop Front Elevation
4. 1122-AP05-04 Prop Rear Elevation
5. 1122-AP05-05 Prop Side Elevation
6. 1122-AP05-06 Prop Sections

Other:

Daylight Report Ref: 9 Downside-Daylight_Sunlight-Jan2021G

2.0 Description of Existing Building

- 2.1 The property no. 9 Downside Crescent is a late Victorian three- storey semi-detached property situated on the western side of Downside Crescent, close to the junction with Haverstock Hill within the London Borough of Camden.
- 2.2 Planning Permission was granted 10th January 2023 ref: 2022/0314/P for (amongst other things) the “*Erection of a single storey rear extension at ground floor, following demolition of existing,...*”



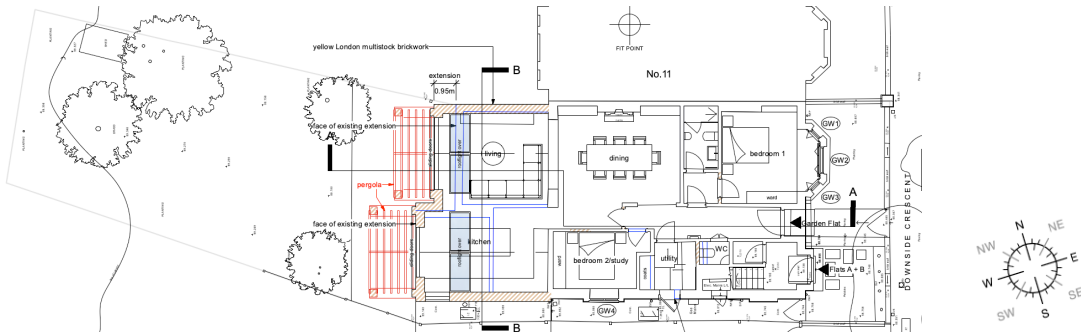
Extract from Permitted Site Plan Drawing 1122-AP03-01B

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3.0 Proposals

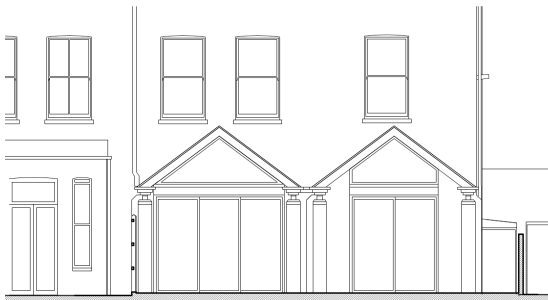
3.1 Pergolas were constructed in addition to the permitted extension to shade the interior from afternoon sunlight – the glazed extension rear elevation predominantly faces west.



Extract from submitted Proposed Site Plan Drawing 1122-AP05-01 with pergola shown in red.

4.0 Appearance and Materials

4.1 The pergola follows the shape of the permitted rear extension pitched roofs – the rear elevation is therefore almost identical:



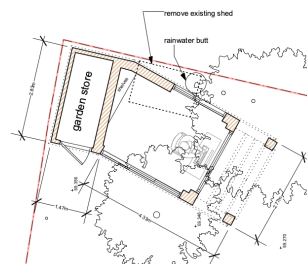
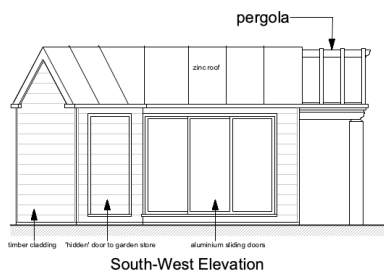
Extract of Permitted Rear Elevation
 1122-AP03-04C



Extract of Proposed Rear Elevation
 1122-AP05-04

4.2 The permitted, constructed rear extension is of yellow stock brickwork with red brick banding. These materials have been matched for pergola piers.

4.3 The form of the pergola, as well as matching the form of the permitted rear extension pitched roofs is identical in style to the permitted outbuilding in rear garden - 2023/0364/P dated 11th May 2023 – drawing extracts below:



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5.0 Amenities

- 5.1 No neighbouring amenities are affected by the proposals. A Daylight Report was commissioned from Schroeders Begg (UK) LLP Ref: 9 Downside-Daylight_Sunlight-Jan2021G, which included the pergolas and demonstrated that that daylight and sunlight levels to neighbouring residential properties meets or is close to the BRE Guide default target and on this basis, should be considered acceptable within this urban context.

6.0 Impact on the Street Scene

- 6.1 The proposals will not be visible from the street.

7.0 Access

- 7.1 Access to, from, and within the property is unaffected by the proposals.

8.0 Sustainability

- 8.1 The shading offered during the hottest part of the in the summer day – typically 4pm and when the sun has moved around to the direction of the rear elevation – greatly reduced the heat load on the building and removed the need for air-conditioning.

9.0 Refuse & Recycling

- 9.1 The existing arrangement will remain unaltered.

10.0 Conclusion

The application proposals are in full compliance with the aims and objectives of the relevant The London Borough of Camden Planning Guidance. For these reasons we consider Planning Permission should be granted accordingly.