

Camden London Borough Planning,  
5 Pancras Sq,  
N1C 4AG,  
London

Dear Sir / Madam:

RE: SINGLE STOREY REAR EXTENSION VIA PLANNING PERMISSION & REMOVAL OF 4  
SMALL EXISTING TREES

7A ST GEORGE'S TERRACE, NW1 8XH

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

#### DRAWINGS & DOCUMENTS

290-EX-010 SITE LOCATION PLAN  
290-EX-011-SITE BLOCK PLAN  
290-EX-012 SITE PHOTOS  
290-EX-100 EXISTING GROUND FLOOR PLAN  
290-EX- 200 EXISTING SECTION AA  
290-EX-301 EXISTING REAR ELEVATION  
290-EX-302 EXISTING REAR SECTION BB  
290-EX-303 EXISTING REAR SECTION CC  
290-10-100 PROPOSED GROUND FLOOR PLAN  
290-10-101 PROPOSED ROOF PLAN  
290-10- 200 PROPOSED SECTION AA  
290-10-301 PROPOSED REAR ELEVATION  
290-10-302 PROPOSED REAR SECTION  
THIS PLANNING, DESIGN AND ACCESS STATEMENT  
HERITAGE STATEMENT  
DAYLIGHTING ASSESSMENT  
ARBORICULTURAL IMPACT STATEMENT  
CIL STATEMENT

#### PLANNING AND DESIGN AND ACCESS STATEMENT

##### **LOCATION**

The site consists of a Grade II listed Georgian terraced house, set in the centre of Primrose Hill Village overlooking the park within the conservation area of Primrose Hill.

##### **SITE ANALYSIS**

The original terrace house is 5 stories and contains 5 flats. The application relates to the ground floor flat and private rear garden only. Internally, the existing dwelling consists of x2 bedrooms, a bathroom, a WC and a kitchen living dining space. The flat has previously undergone significant alteration with the majority of original feature having been lost.

Currently the property is in need of reconfiguration as the current master bedroom can only be accessed through the bathroom. The rear garden access can only be accessed through this master bedroom also limiting the circulation of the space.

Externally, the property remains as original with an ashlar rendered ground floor and yellow London stock brick in Flemish bond on the upper floors, white timber frame windows and a slate tile roof. The property benefits from a small roof dormer to the rear.

To the front, the site boundary is lined with black painted metal railings. To the rear, the boundaries are predominantly lined with brick walls separating the neighbouring properties. The north boundary wall is created by a mews house on the adjacent street.

## **DESIGN PROPOSAL**

A new, single-storey extension with a flat roof and slight right pitch is proposed to the rear of the property, providing additional internal floor area and create garden access to the main living space.

The proposed rear extension is 3m in height and spans a length of 5.85 meters to match the existing extension at number 6 St George's Terrace.

The extension is set back 1.18 meters from the existing lightwell to minimise the impact on daylighting, 1.2 meters of the extension is also pitched to also help reduce the impact. A daylighting assessment has been included in this application.

In consideration of the daylighting and space planning of the extension we have proposed the removal of the 4 small trees to the rear of the property. None of these trees are TPO's and are all category C low quality trees. Please find an arboricultural assessment outlining the proposed removal of these trees.

The proposed extension is to be finished in London stock brick in running bond to match the brickwork on the existing house. A run of soldier course brickwork is proposed on the lintels of the openings. Once weathered coping stone topping the proposed parapet.

The proposed roof is to be clad in slate tiles to match the existing roof.

White timber frame double glazed Bifold doors are proposed on the rear elevation giving access to the garden from the living / kitchen / dining. An eaves window and rooflight have been proposed to improve daylighting without any onlooking to neighbouring properties.

For the internal works we are proposing to demolish the existing w/c / kitchen partition wall. This will be replaced with the addition of further partitions that create a more comfortable distribution of space.

The existing rear wall of the property will be demolished in order to add a small rear extension to the property, allowing access to the garden via the convivial living space of the flat. This proposal will replace the current layout that is very impractical for the property, where garden access is only available through a private bedroom.

These alterations will cause no further harm to any existing heritage / original features, as the flat has previously undergone extensive alterations that are unconventional to the original planform and characteristics of this property.

**ACCESS**

Existing access to the property is via the front door off St George's Terrace. This access is to remain unchanged.

**REFUSE**

No change to the existing refuse provision is proposed.

**USE**

The current residential use of the site will remain unchanged. The existing property is a single-family dwelling and 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 local area.

Yours faithfully,

STEPHANIE BLACK

FOR AND ON BEHALF OF Mutiny Architecture Ltd.