



**Tetrack Planning.**

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## **Planning Statement**

Proposed rear extension and external works

**83 Kingsgate Road,**

**NW6 4JY**

**Version 3 - December 2024**

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## 1. INTRODUCTION

- 1.1 My name is John Snow and I am a Director with Tetrick Planning, Chartered Town Planning Consultants. I have a BSc Hons and PgDip in Town Planning and am a Member of the Royal Town Planning Institute.
- 1.2 This Planning and Statement ('PS') has been prepared in support of planning application seeking "*Proposed rear extension and external works*" ('the Proposals') at No 83 Kingsgate Road, NW6 4JY ('the Site').
- 1.3 This PS outlines the Site, the Proposals, the Planning History, relevant planning policies within the Statutory Development Plan, and finally all relevant Material Planning Considerations are assessed against the planning policy context.
- 1.4 This submission has been prepared on behalf of the Applicant. It should be read in conjunction with drawings listed below, produced by UVA Design:
  - 001 – 'Existing Plans',
  - 002 – 'Existing Elevations and Section',
  - 003 – 'Proposal Plans and Elevations',
  - 004 – 'Proposal Plan and Sections',

### **The Site**

- 1.5 The Site is located within the London Borough of Camden, specifically in the Kilburn ward. This immediate vicinity of the Site is predominantly residential, with a mix of terraced houses and low-rise properties. The area has a range of local shops, cafes, and restaurants, particularly along Kilburn High Road. There are also some small-scale offices and industrial units.
- 1.6 While there are limited green spaces immediately adjacent to the Site, larger parks like Priory Park are within a reasonable distance, providing recreational opportunities for residents.

### **The Host Property**

- 1.8 The Site comprises the ground and first floor floors of an existing three storey Victorian terrace property . The ground floor was historically occupied by a shop, indicated by a roller shutter and a wooden door with a small window.

1.9 The upper floors benefit from traditional fenestration with white framing.

1.10 The Site is currently in use as 6 self contained studio flats. The property is being reconfigured internally and with the addition of rear extensions to increase the size and quality of accommodation provided by each of the flats in order to be compliant with HMO Licensing requirements.

## 2. PLANNING HISTORY

2.1 There are two recent planning permissions of relevance as follows:

2.2 In 2005, a Lawful Development Certificate was issued for the use of the Site as 6 x Self Contained Flats reference 2004/3555/P.

2.3 A subsequent planning application was Refused in 2007 for “*Enlargement of the existing basement and erection of rear ground and first floor extension, plus alterations to the front and rear elevations of the existing building*” reference 2006/4593/P.

2.4 However it is important to note that the 2007 application was refused for 1 sole reason:

*“It has not been possible, in the absence of a site visit to both verify the submitted drawings and clarify other relevant details in respect of the impact of the proposed development, to undertake a full and proper assessment of the proposed scheme to the extent that is necessary to determine the application.”*

2.5 Therefore it was not the principle of rear extensions and external alterations that was refused – but rather the lack of detail provided.

### 3. THE PROPOSALS

3.1 The Site is currently in use as 6 self contained studio flats. The property is being reconfigured both internally and with the addition of modest side and full width rear extension at Ground Floor and limited extension at first floor. The aim is to increase the size and quality of accommodation provided by each of the flats in order to be compliant with HMO Licensing requirements.

#### Reconfiguration and Extension Works

##### Ground Floor

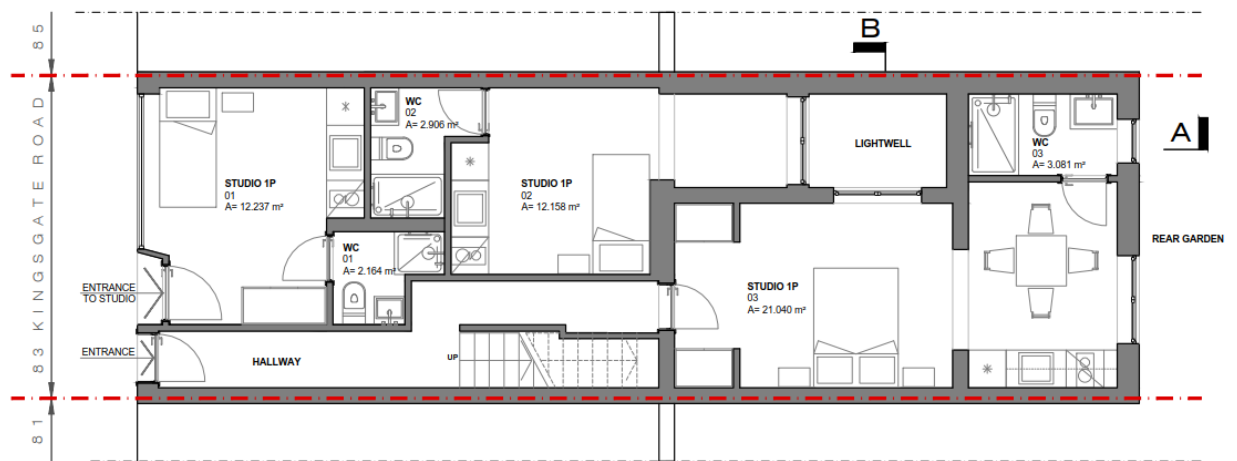
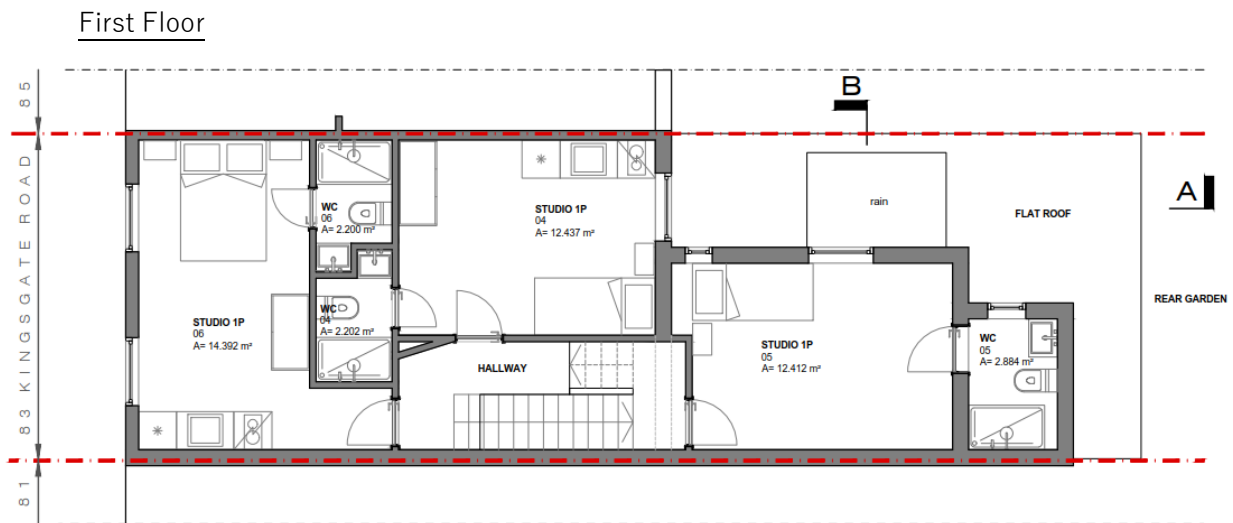


Figure 1 – Proposed Ground Floor

3.2 As can be seen illustrated on the drawings submitted with the Proposals, the Ground Floor reconfiguration would principally involve the a side and rear extension, reconfiguration and reposition of kitchens and bathrooms within the units, provision of additional living space and the additional of a dining area within the rear extension.



**Figure 2 – Proposed First Floor**

3.3 Works to the First Floor would involve internal reconfiguration of internal layouts and the additional of an ensuite at first floor.

External Works

3.4 Works external to the property mainly include fenestration changes to the front and rear elevations to provide more natural light into the property. The changes to the front elevation would replace the old shopfront and bring the property in line with other residential properties on the street.

3.5 The rear extensions and elevational treatment would largely match existing. The rear extensions are themselves relatively modest with a side and full width rear extension on the ground floor and a small extension on the first floor to accommodate an ensuite.

#### **4. PLANNING POLICY FRAMEWORK**

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The Development Plan comprises the following:
- The National Planning Policy Framework 2023
  - Camden Local Plan 2017

##### **The National Planning Policy Framework 2023**

- 4.3 The National Planning Policy Framework states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local surroundings and materials and should be visually attractive as a result of good architecture and landscaping.
- 4.4 Paragraph 135 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.5 Development should:
- a) Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
  - d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
  - e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;



- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

### **Camden Local Plan 2017**

4.6 Policy D1 Design states that the Council will seek to secure high quality design in development. The Council will require that development:

- a) respects local context and character;
- b) preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c) is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d) is of sustainable and durable construction and adaptable to different activities and land uses;
- e) comprises details and materials that are of high quality and complement the local character;
- f) integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g) is inclusive and accessible for all;
- h) promotes health;
- i) is secure and designed to minimise crime and antisocial behaviour;
- j) responds to natural features and preserves gardens and other open space;
- k) incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l) incorporates outdoor amenity space; m. preserves strategic and local views;
- m) for housing, provides a high standard of accommodation; and
- n) carefully integrates building services equipment.

4.7 Policy A1 Managing the impact of development states that the Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

## **5. MATERIAL PLANNING CONSIDERATIONS**

- 5.1 The two principal material planning considerations are the Quality of Accommodation and the Impact upon Neighbouring Amenity.

### **Quality of Accommodation**

- 5.2 The Proposals represent an enhancement of existing residential space, renovating and modernising the existing 6 studio flats, therefore making a more efficient use of the Site which is located in an established residential area.
- 5.3 Policy D1 of the Camden Local Plan seeks, amongst other things, a high standard of design and quality in new developments.
- 5.4 The Proposals would ensure that the flats are renovated and modernises with larger windows allowing more natural light to penetrate the property and also ensure compliance with HMO Licensing requirements.
- 5.5 The Proposals would entirely meet the aspirations of Policy D1 and the requirements of Camden for high quality design.

### **Impact Upon Neighbouring Amenity**

- 5.6 The Proposals would result in a modest side and full width ground floor and part first floor rear extension.
- 5.7 Given the height at the boundary the only element that has potential to give rise to adverse impacts upon neighbouring amenity is the first-floor extension – there is potential for impacts of an overlooking or overbearing nature.
- 5.8 However, the first-floor extension is very modest and is only the amount of space necessary to accommodate an ensuite. Its only window would face towards No 85 Kingsgate from where there is a significant set back. It would be obscure glazed to remove any potential for overlooking.
- 5.9 The additional rear projection at first floor level would only comprise around 2m more than is currently present. Given the modest extent of the addition on the boundary with No. 81 Kingsgate this is not considered likely to give rise to any adverse impacts.

5.10 The Proposal is therefore wholly in accordance with the requirements of Policy A1 of the Camden Local Plan with respect to Neighbouring Amenity.

## **6. CONCLUSIONS**

- 6.1 The Proposals represent an enhancement of existing residential space, renovating and modernising the existing 6 studio flats, therefore making a more efficient use of the Site which is located in an established residential area in accordance with the policies on the NPPF. The Proposals would also ensure full compliance with Licensing requirements.
- 6.2 The Proposals are designed to align with the character of the area present a thoughtful modernisation, integrating into the existing architectural narrative of the local area
- 6.3 In summary, the Proposals will serve to enhance the Host Property's functionality and aesthetic appeal.
- 6.4 In our view the Proposal is wholly supported by planning policy. There is no reason to justify withholding planning permission.