

Camden Council  
Planning Department  
Camden Town Hall Extension  
Argyle Street  
London,  
WC1H 8EQ

17<sup>th</sup> December 2024

Dear Sir / Madam,

**RE: 27A HEMSTAL ROAD, LONDON, NW6 2AB**  
**PP-13579709**

I am submitting a planning application for the rear extension of the lower ground floor flat.

The following information has been provided via the Planning Portal:

- Application form, duly completed
- Cover Letter including Accessibility Statement
- Design and Access Statement
- Existing Elevations
- Proposed Elevations
- Existing Plans
- Proposed Plans
- Fee of £328.00.

The property is part of a share of freehold with three other share of freeholds who have all been notified of the works by letter and email.

### **1. The Property**

The property is a lower ground floor residential flat in mid terrace property located on Hemstal road. The surrounding area is characterised by a mixture of property styles with residential blocks and different styles of terrace properties, all constructed with red brick materials.

The property was constructed around 1900 as a single-family home and was converted into 4 self-contained flats in 1977.

The property has an independent access via an external stair from the pavement.

The building is constructed of stock brick with a slate roof. The building has a mixture of double glazed PVC sash windows and painted timber single glazed sash windows.

The property is not listed and is situated outside of the South Hampstead Conservation Area. The property lies within the boundary of the Fortune Green and West Hampstead Neighbourhood Plan Area.

The property can be seen below in **figure 1**.



**FIGURE 1:** FRONT EXTERIOR OF 27 HEMSTAL ROAD.

To the rear of the property the lower ground floor flat has the sole use of the garden where the extension is proposed.

The existing property is in need of refurbishment, and this offers the opportunity for a modest extension to create a more flexible modern family unit with larger living space and kitchen.

## **2. Proposal**

Planning permission is sought for a single-story rear extension. The extension would extend out from the rear elevation of the host dwelling by 6m in length, 3.75m in width and 3m in height.

## **3. Assessment**

The material considerations for this application are as follows:

- **Design and Heritage**
- **Amenity**
- **Accessibility Statement**

## **Design and Heritage**

The proposal seeks a modest single storey rear extension which will provide an extended living space including new kitchen.

The extension will be brick built and rendered then painted to match the existing lower ground floor finish. The flat roof will be finished in asphalt and will incorporate two skylights to maximise natural light. Glazing will form the west facing façade of the extension, again to maximise natural light. In line with In

The council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings, and all the character and proportions of the existing building. Camden design policies are supported by Camden Planning Guidance Design.

CPG altering and extending your home states that new rear extension should be subordinate to the original building, its height and depth should respect the existing common pattern of rear extension is generally preferable to those proposed at higher levels/floors, as extensions above ground floor tend to have greater negative impacts on neighbouring amenity. In cases where higher extension is found to be appropriate, a smaller footprint will generally be required in order to mitigate any increase in visual mass and bulk, overshadowing and sense of enclosure that would be caused by the additional height of the extension.

In keeping with policy D1 of the London Borough of Camden Local Plan 2017 and Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan the design of the proposed extension has followed their principles. Namely, in ensuring that the proposed extension is of high quality design, complements the local character and is appropriate in terms of massing, use of materials and immediate scale to the neighbouring properties.

The proposed extension forms a relatively modest increase in the overall massing of the building, limited to lower ground floor level and matching the height of neighbouring rear extensions. As shown in the accompanying Design and Access Statement there are numerous rear extensions to properties on both Hemstal and Dynham Road. There is an established principle along Hemstal Road of single storey rear extensions.

The proposed extension will form a sympathetic addition to the rear of the property, its depth and height comparable with others on the road. Notably, the extension will retain an area of outside space for the property.

The proposed materials are of high quality; with aluminium bi-fold doors and windows and London stock brick to match the existing, thus resulting in an extension which will easily assimilate with the original property.

While the rear of the property does not have the same attractive character as the front, we have sought to create an extension which is in keeping and unassuming and that relates to the immediate setting. We consider that the proposed extension forms an appropriate and proportionate extension to the existing flat which will provide a modern and futureproof dwelling.

As such the proposed development is in general accordance with policies A1, D1 of the London Borough of Camden local plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the national planning policy framework 2023.

## **Amenity**

In terms of amenity, the property has high walls on both neighbouring boundaries, the impact to the adjoining neighbours is not considered significant. The extension comes up to the top of the wall measuring 3.0 on the boundary of no 27. The proposed extension is not considered to impose any greater impact than at present.

There will be no greater sense of overlooking to neighbouring properties, the proposed windows will front the remainder of the outside space belonging to the flat.

## **Accessibility Statement**

Access to the building will remain unchanged. The property will still be accessed via the existing stair to the front. Notwithstanding the existing access arrangement to the front of the property, internally the new extension will be aligned to the existing floor level, offering level access throughout.

I trust you have sufficient information to register and validate this application and look forward to receiving an acknowledgement of receipt of the application. In the meantime, should you have any queries, please do not hesitate to contact me.

Yours sincerely



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