

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

Project: 12C Maygrove Road, London, NW6 2EB

RE: Design and Access Statement

SENT: Via Planning Portal

Date: December 2024

I. This current application is regarding:

Request for the approval of planning application, regarding the construction of a new rear extension, and a new front access gate for the flat at 12C Maygrove Road at the lower ground floor. The extension will not be visible from any road or public street.

Existing:

The flat is currently a one-bedroom unit situated on the lower ground floor of the building. Access to the property is via a staircase at the front of the building, which leads down to the main entrance. The kitchen is located within the existing closet wing extension and features a door that opens out to the rear garden.

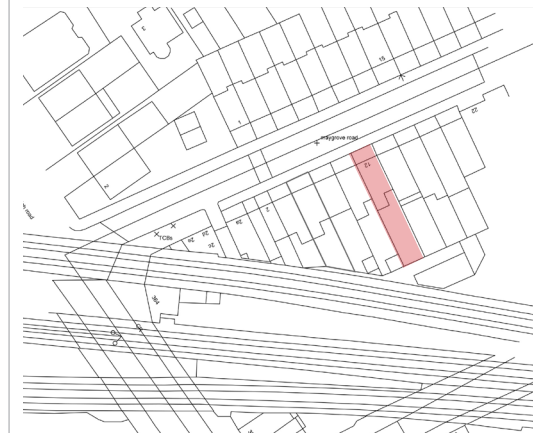
Proposal:

The proposal is:

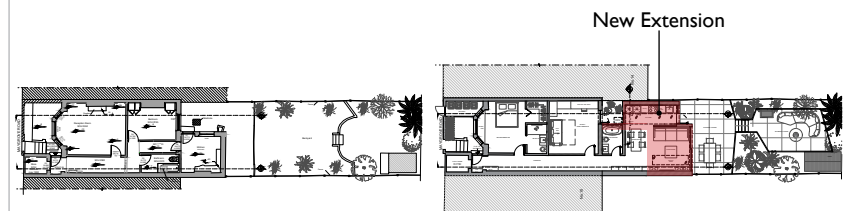
i) A rear lower ground floor extension built differently:

We propose to have a short extension behind the existing rear closet wing to the building. This extension would not be visible from the street and it will be finished with brick with a new double sliding glass door with aluminium frame. Additionally, it is proposed to have a skylight above this part of the extension.

Additionally we propose to have an extension to the other half of the rear elevation, which is kept 1m behind the rear elevation line of the brick extension referred to above. This extension has fully glazed elevation with a hinged glass door in aluminium frame and fixed glazing next to it. It is similar to a conservatory- with a glazed pitch roof which goes down to the boundary wall. There will be a new brick wall built 50mm away from the garden fence, to support the new extension structure.

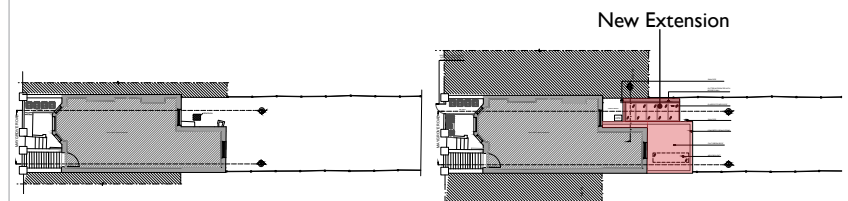


1) Location Plan



Existing Lower Ground Floor

Proposed Lower Ground Floor



Existing Ground Floor

Proposed Ground Floor

2) Plans

The proposed extension would not be visible from the street. There will be no impact on the local facilities and amenities as no additional units will be added to the property. The proposal does not result in an increase of the number of occupiers and therefore there would be not additional car parking demands.

The proposed skylights would allow for extra light during daytime and the evening for the owner. The extension does not alter the quantity of daylight received by the neighbouring properties.

ii) New front gate:

It is proposed to create an opening in the parapet wall at the front of the property to install a new metal gate in order to provide direct access to the bin area for all occupants of the building. This will also enhance the amenity of the lower ground floor flat by eliminating the need for the existing access route, which currently passes in front of their window. The new metal gate will match the existing gate in material and finish.

2. Site:

The site is on 12C Maygrove Road, North of the River Thames in the Camden borough. The site does not fall within any conservation area.

3. Accessibility

Access to the property is provided via a front gate with stairs leading down to the lower ground floor. The proposed extension and new front gate will not alter the existing layout.

I have included the following drawings for your consideration to explain the proposal in greater detail:

A0.00	Cover	
A0.10	Existing Lower Ground Floor Plan	1:75
A0.11	Existing Ground Floor Plan	1:75
A0.20	Existing Front Elevation	1:75
A0.21	Existing Rear Elevation	1:75
A0.30	Existing Section AA	1:75
A0.31	Existing Section BB	1:75
A1.00	Proposed Lower Ground Floor Plan	1:75
A1.10	Proposed Ground Floor Plan	1:75
A2.00	Proposed Front Elevation	1:75
A2.10	Proposed Rear Elevation	1:75
A3.00	Proposed Section AA	1:75
A3.10	Proposed Section BB	1:75



Existing Front Elevation Photo



Existing Rear Side Elevation Photo



Existing Front Elevation



Proposed Front Elevation



Existing Rear Side Elevation



Proposed Rear Side Elevation

3) Front & Rear Elevations

4. Material

Extension

The new proposed extension wall will be finished with brick and the finishes will match the rear side building's brick finishes.

The short extension behind the existing rear closet wing to the building will be finished with brick with a new double sliding glass door with dark grey aluminium frame. The skylight above this part of extension will be a rectangular flat skylight with a full piece of double glass.

The other part of the extension is kept 1m behind the rear elevation line of the brick extension referred to above. The rear side of the extension has a fully glazed elevation, incorporating a hinged glass door with dark grey aluminium frame and a fixed glazing next to it. It is similar to a conservatory- with a glazed pitch roof which goes down to the boundary wall. There will be a new brick wall built 50mm away from the garden fence, to support the new extension structure.

Roof

The new short extension roof will be a green roof to insulate the room underneath with the use of soil and turf. This will also be a pleasing aesthetic fixture for the neighbours.

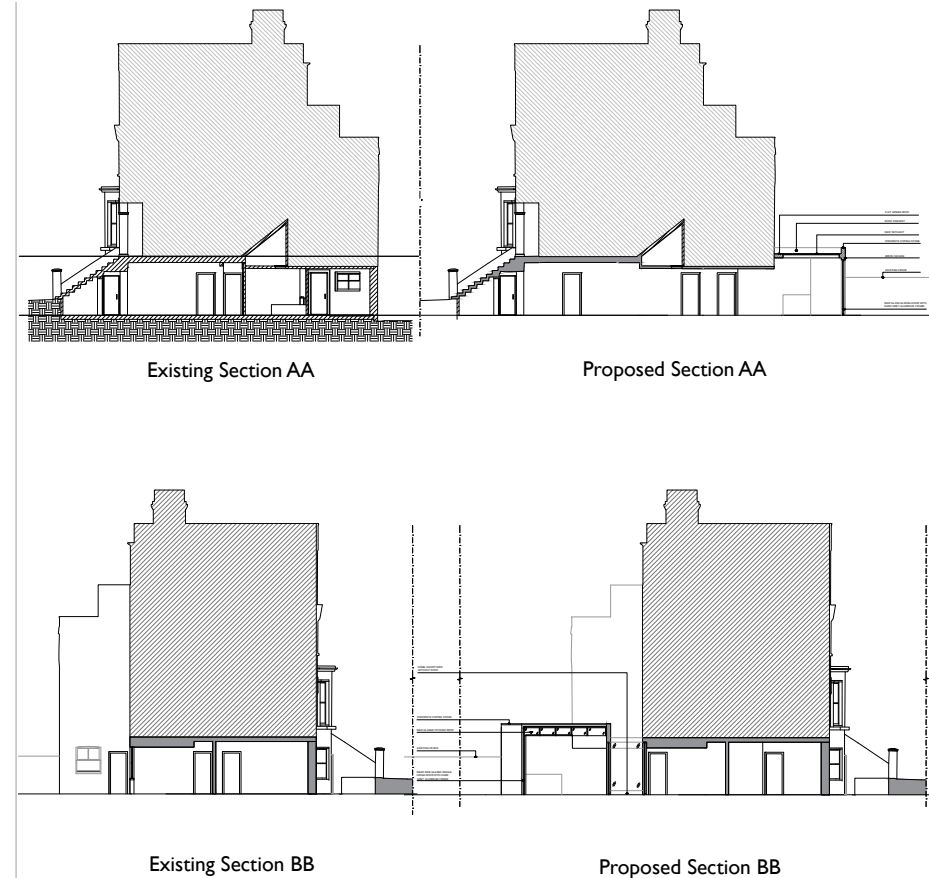
The other part extension will have a glazed pitch roof which goes down to the boundary wall. This new glazed pitch roof will reduce the impact for the no. 14.

Front Gate

It is proposed to create an opening in the parapet wall at the front of the property to install a new metal gate in order to provide direct access to the bin area for all occupants of the building. This will also enhance the amenity of the lower ground floor flat by eliminating the need for the existing access route, which currently passes in front of their window. The new metal gate will match the existing gate in material and finish.

5. Arboricultural Impact Assessment

No existing trees and hedgerows will be removed in this proposal. No trees will be affected by the proposed works.



4) Sections

6. Previously Approved Planning Applications

The precedences considered in the area in the proposed application are the following:

- Flat A 6 Maygrove Road, application 2021/5641/P, Erection of single storey ground rear and side infill extension. (Refer to figure 5)
- Flat A 38 Maygrove Road, application 2014/2941/P, Erection of single storey rear extension and installation of 4 x rooflights. (Refer to figure 6)

7. Precedents

The precedences considered in the area in the proposed application are the following:

There is considerable development to the back of the surrounding houses in this area which can be seen from the back garden. This includes single-storey extensions, outbuildings, dormers and mansard roof extensions and it is clear that there is no established line for rear extensions in the area. (Refer to figure 7)

8. Relevant Planning Policies

The following policy was considered for the proposal:

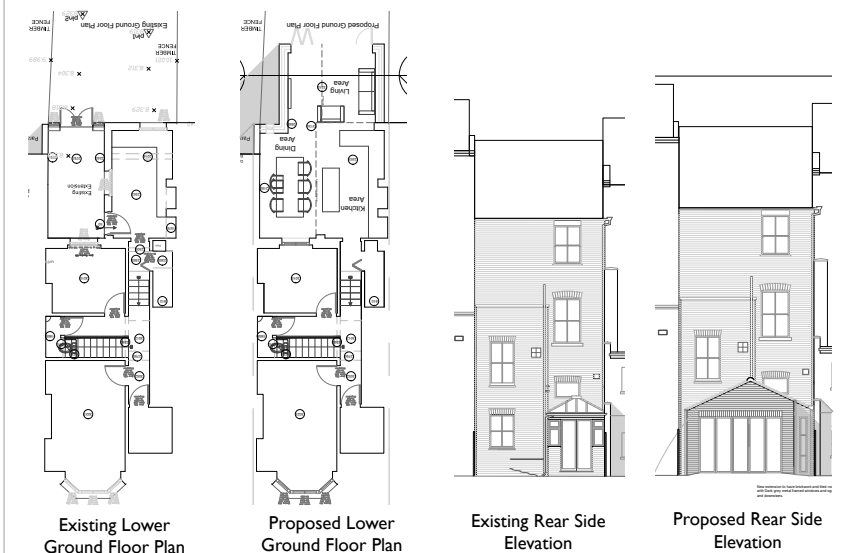
Camden Planning Guidance CPGI Design 2015:

4 Extensions, alterations and conservatories:

- [...] Rear extensions should be secondary to the building being extended. Windows, doors and materials should complement the existing building.
- [...] Rear extensions should be designed to:
 - be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
 - respect and preserve the original design and proportions of the building, including its architectural period and style;
 - respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
 - respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
 - not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
 - allow for the retention of a reasonable sized garden; and retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.



5) Precedent 1 - Flat A 6 Maygrove Road, application 2021/5641/P



6) Precedent 2 - Flat A 38 Maygrove Road, application 2014/2941/P

Fortune Green & West Hampstead Neighbourhood Plan 2015:

04 Policies A. Housing, Design & Character Design:

Extensions - and infill development - being in character and proportion with its context and setting, including the relationship to any adjoining properties.

The new rear extension will not affect the properties around. The short brick facade extension behind the existing rear closet wing to the building will extend 3.5m from the rear of the house - same as No. 38's rear extension- into the existing garden. And the other half of the extension as described above will be 1m behind the rear elevation line of the brick extension as per attached proposed drawings. The pitched glazed roof of this side extension will reduce the impact for the no. 14.

The extension will not take a significant portion of the garden space and will not be over dominant in private views from the neighbouring properties. The extension will improve the quality of the existing building.

The new extension will be confined to the rear and the use of materials, glass doors and glazed pitched roof and walls would improve the energy performance of the property.

9. Conclusion

As an overall summary, the benefits of the amended proposal can be summarized as follows:

- No adverse harm to the amenities of the area
- No impact on the local residential or businesses
- Respect of the architectonic features and character of the area
- Increase the living space for the existing flat
- Increase of the quality of life with the new extension.

Taking in consideration the proposed design, the above analysis and precedents, we therefore request our proposal to be granted planning consent.

Kind regards,

Ivan Lazzaroni

Principal Director



7) Aerial view of the existing local context & planning site

Prepared by



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