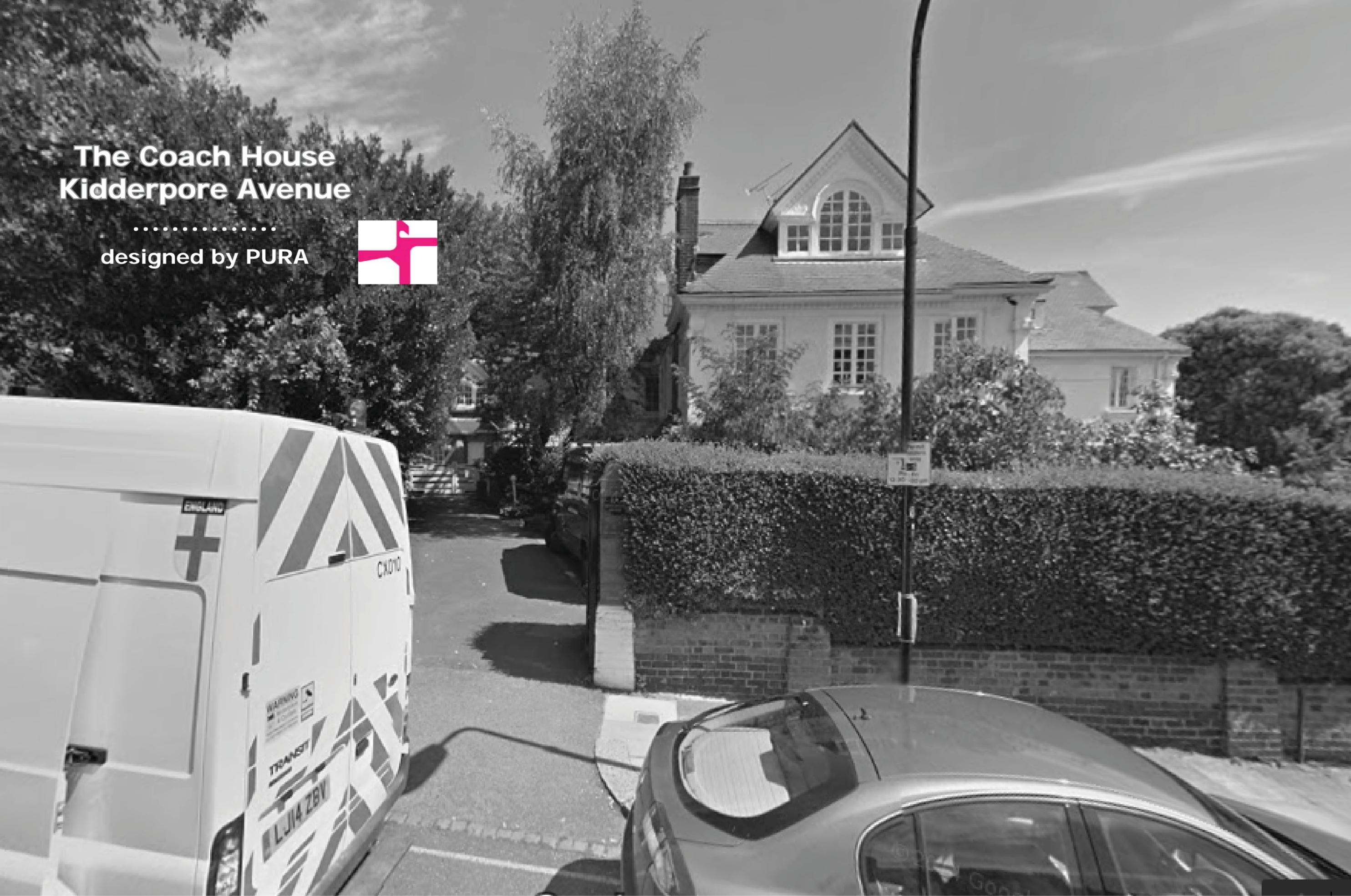


# The Coach House Kidderpore Avenue

.....  
designed by PURA



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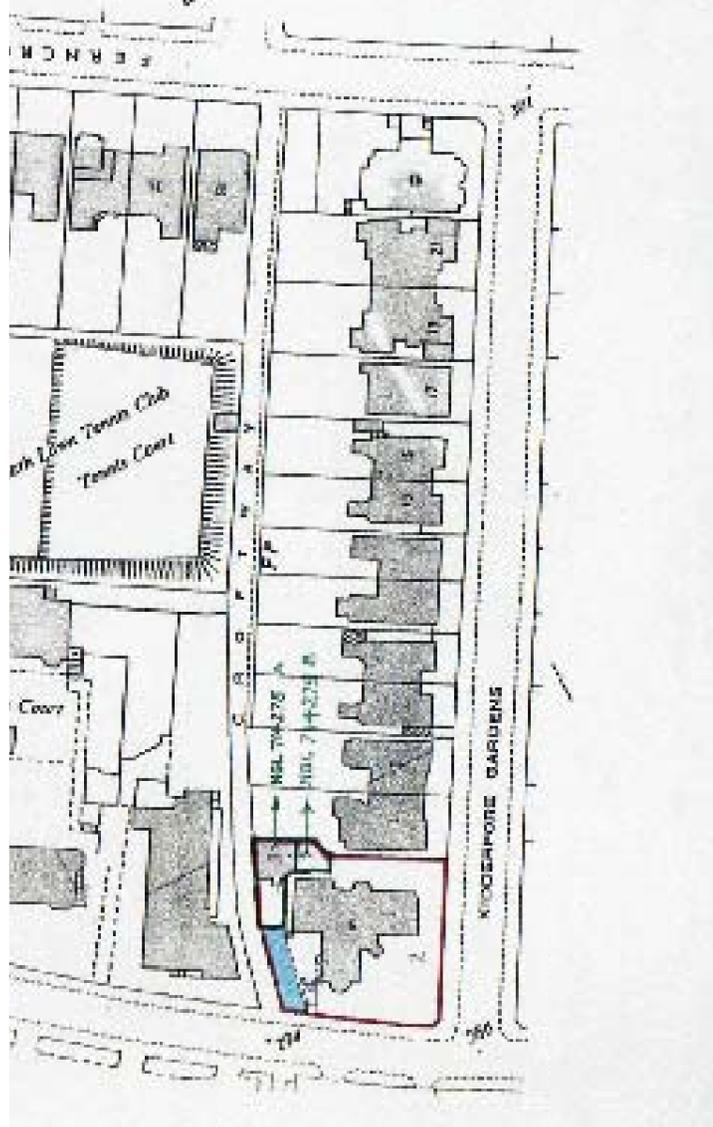
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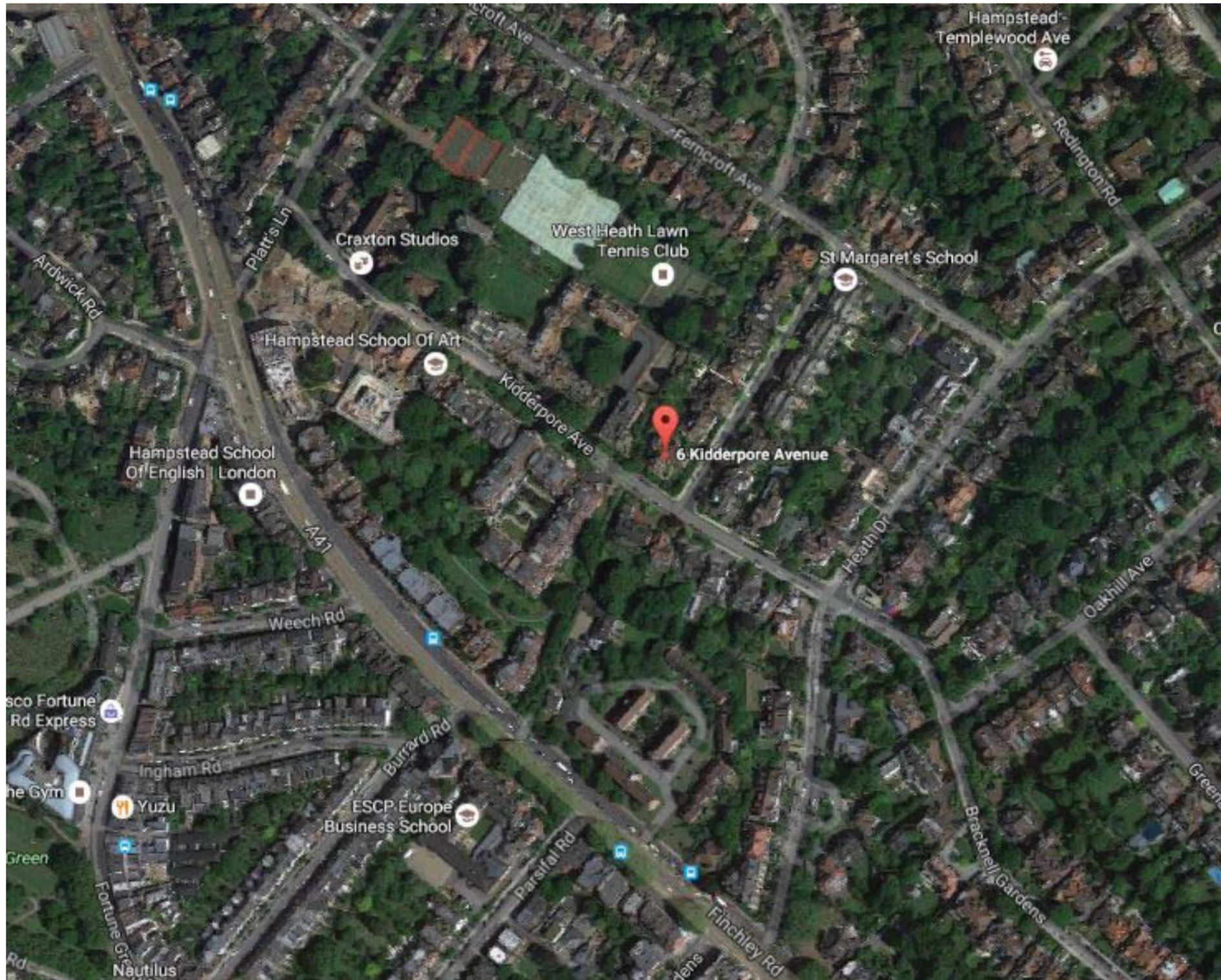
Introduction:

Note:  
This report has been prepared by PURA Ltd for Camden Council, London and the owner of the property and is solely intended for their use and benefit. Nothing in this report shall confer any liability duty or benefit to any other party unless agreed in writing beforehand. All intellectual material remain the property of PURA Ltd otherwise expressly agreed in writing.

Date 30.01.2025 by PURA LTD



Location Plan  
The Coach House  
6 Kidderpore Avenue



The subject property is situated at The Coach House, 6 Kidderpore Avenue, London NW3 within an established Residential area set along Kidderpore Avenue as per the aerial view

Aerial View



View from Kidderpore Avenue showing the Coach House (LHS) and 6a Kidderpore Avenue

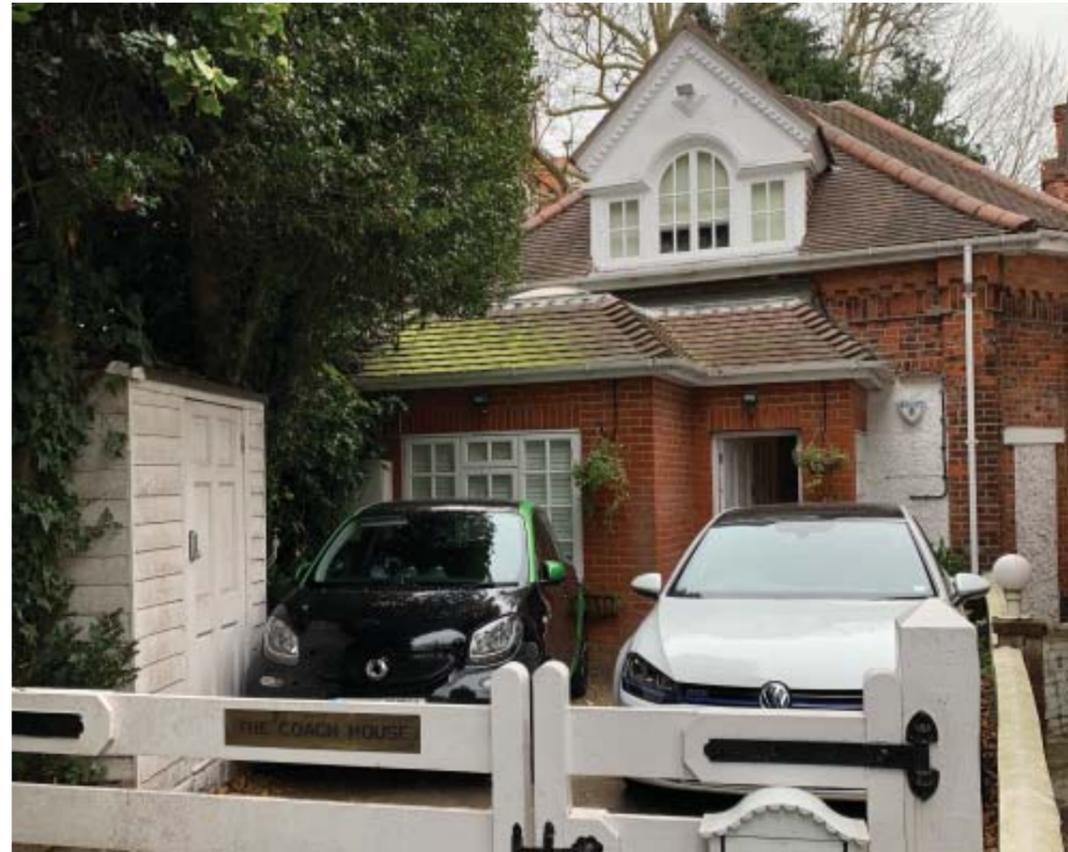
The dwelling is set back from the main road (Kidderpore Avenue) with holly bushes to the side of the driveway.



Street View including approved Kings College Re-development /adjacent  
Planning REF: 2015/3936/P



View from Alleyway, opposite Redevelopment



View from front

## SITE PHOTOGRAPHS

The Coach House, 6 Kidderpore Avenue is located within the Redington Froggnal Conservation Area in the LB Camden.

The dwelling is set back from the main road (Kidderpore Avenue) with holly bushes to the side of the driveway.



View from Driveway

## DESIGN PRINCIPLES and CONCEPTS

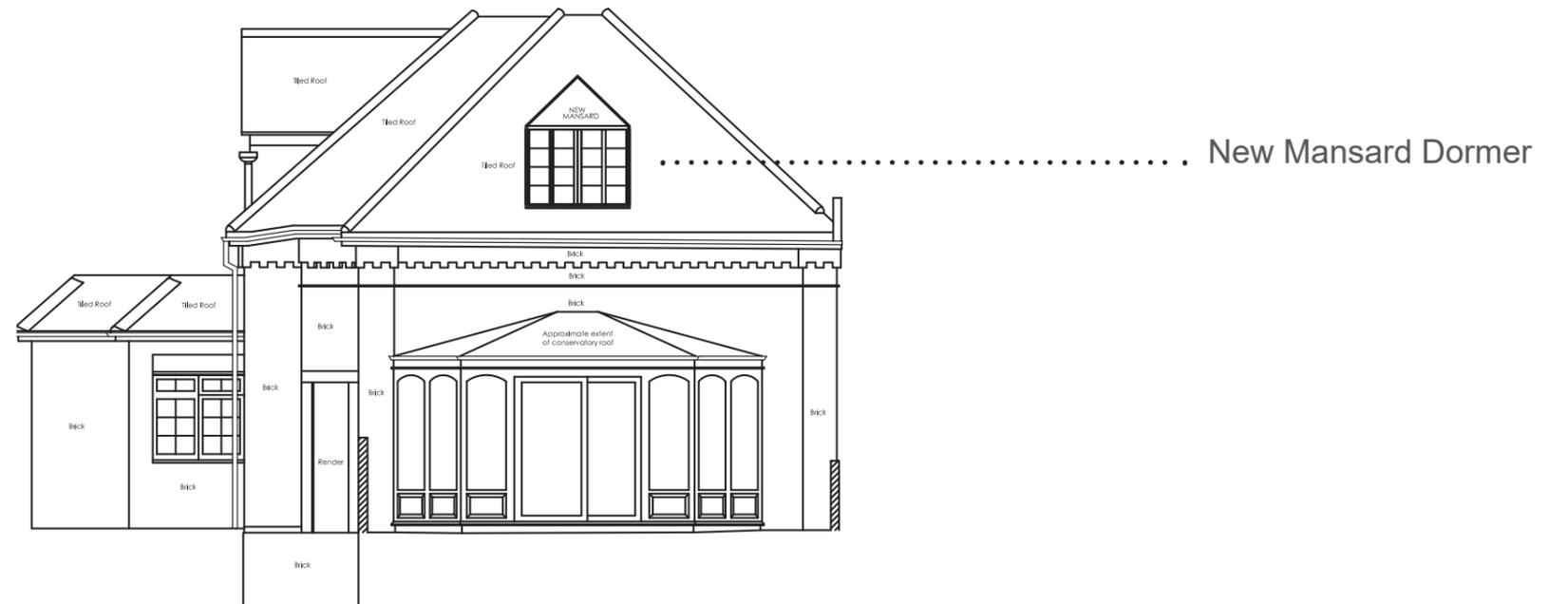
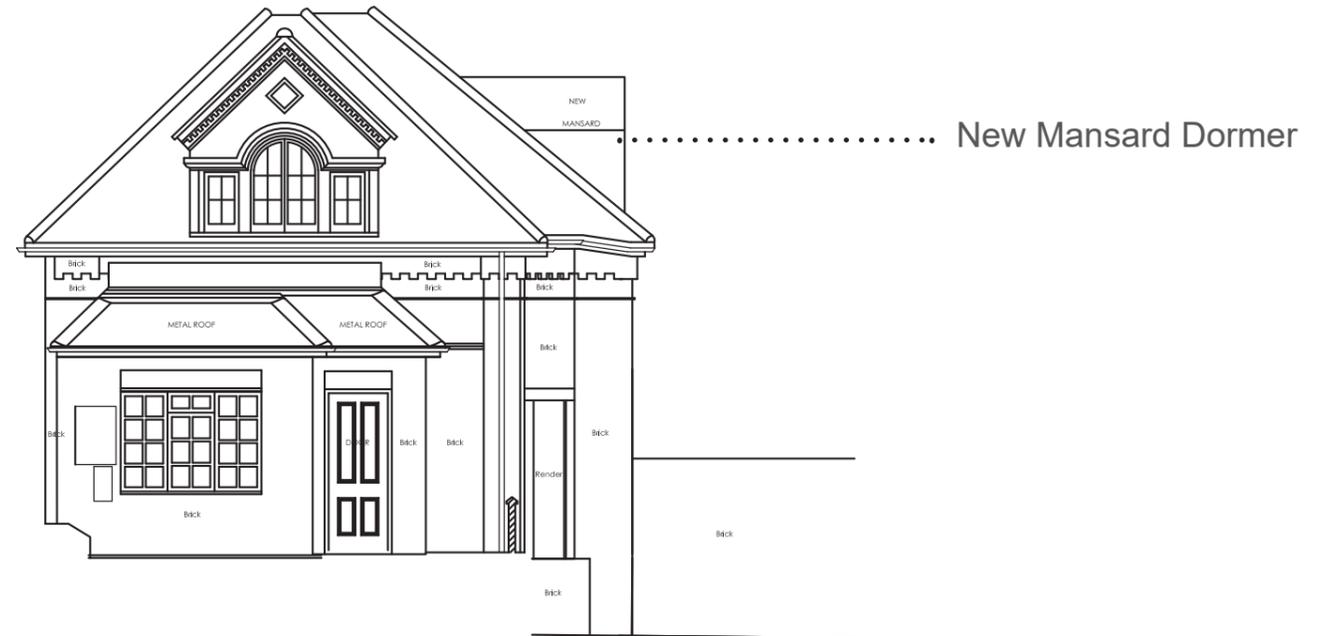
Currently the property comprises a single dwelling with driveway and rear garden.

It has 3 small bedrooms with compromised space due to the slope of the roof.

A small front extension had been added to the house previously (single storey).

The access and driveway to The Coach House, 6 Kidderpore Avenue is shared with 6a Kidderpore Avenue.

The Applicants are looking to add a new mansard dormer to the top floor bedroom.



# FRONT ELEVATION & MATERIALS

## ROOF/MANSARD



To match existing roof tiles



FRONT ELEVATION AS PROPOSED

## PREVIOUS APPROVALS 6 Kidderpore Avenue

A Planning Application for 6 Kidderpore Avenue had been submitted and approved in 2020 (Planning REF: 2019/0063/P).

The approved works include : a dormer window to the south east elevation.

The applicaiton also included a basement and a front extension.

Application ref: 2019/0663/P  
Contact: Emily Whittredge  
Tel: 020 7974 2362  
Date: 17 February 2020

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Sir/Madam

### DECISION

Town and Country Planning Act 1990 (as amended)

#### Householder Application Granted Subject to a Section 106 Legal Agreement

Address:  
**6 Kidderpore Avenue**  
**London**  
**NW3 7SP**

Proposal:

Excavation below footprint to form new basement level with front lightwells; erection of dormer window to south east (side) elevation; rebuilding of existing front extension and erection of replacement side conservatory; associated external alterations.

Drawing Nos: 10-101H, 10-102M, 10-104L, 10-105I, 10-107M, 10-108M, 10-103A, 10-100, 10-101, Design and Access Statement, OS Location Plan, Planning Statement (Dec 2018), Tree Protection Plan, Tree Constraints Plan, Tree Report, Basement Impact Assessment, Basic Geotechnical Ground Investigation Report, Ground Movement Assessment (June 2019).

The Council has considered your application and decided to grant permission subject to the following condition(s):

## NEIGHBOURING PROPERTIES and APPROVALS Kidderpore Avenue



PLAN  
Re-development /adjacent  
Planning REF: 2015/3936/P

### STREET ELEVATION



Re-Development  
ONGOING

The Coach House

On the neighbouring former Kings College ihas been rebuilt & redeveloped changing the appearance of Kidderpore Avenue towards Kidderpore Gardens. Underground facilities/Base-ments and sub-basements and additional storeys adjacent to 6 Kidderpore Avenue are changing the surrounding and set-ting of the existing dwelling.

CONTACT

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