

# 50a Haverstock Hill London NW3 2BH

April 2025

London Borough of Camden  
Design & Access Statement

This Statement is to accompany the planning application for a two-storey rear extension.

This document contains photographs and a description of the proposed works and is to be read in conjunction with the accompanying drawings.

## **Location:**

The building is not listed and not located within a conservation area.



**Construction:**

The house number 50a is an end of terrace house, built with rendering and front bay windows

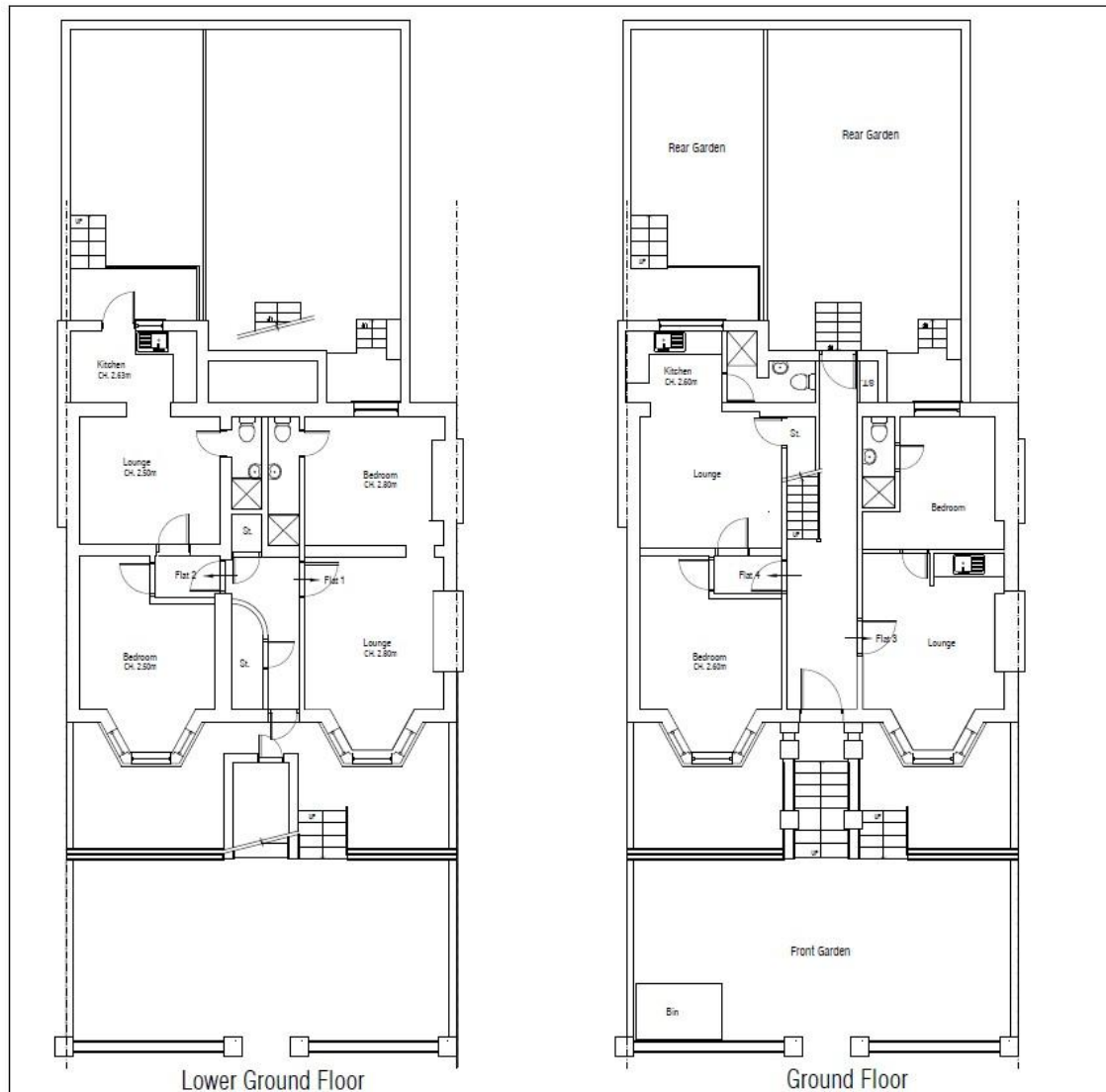
The application site is located on Haverstock Hill London NW3 2BH which is a predominately residential



**Proposal:**

The applicant seeks approval for a lower ground and ground floor rear extension,

**EXISTING LOWER GROUND AND GROUND FLOOR**

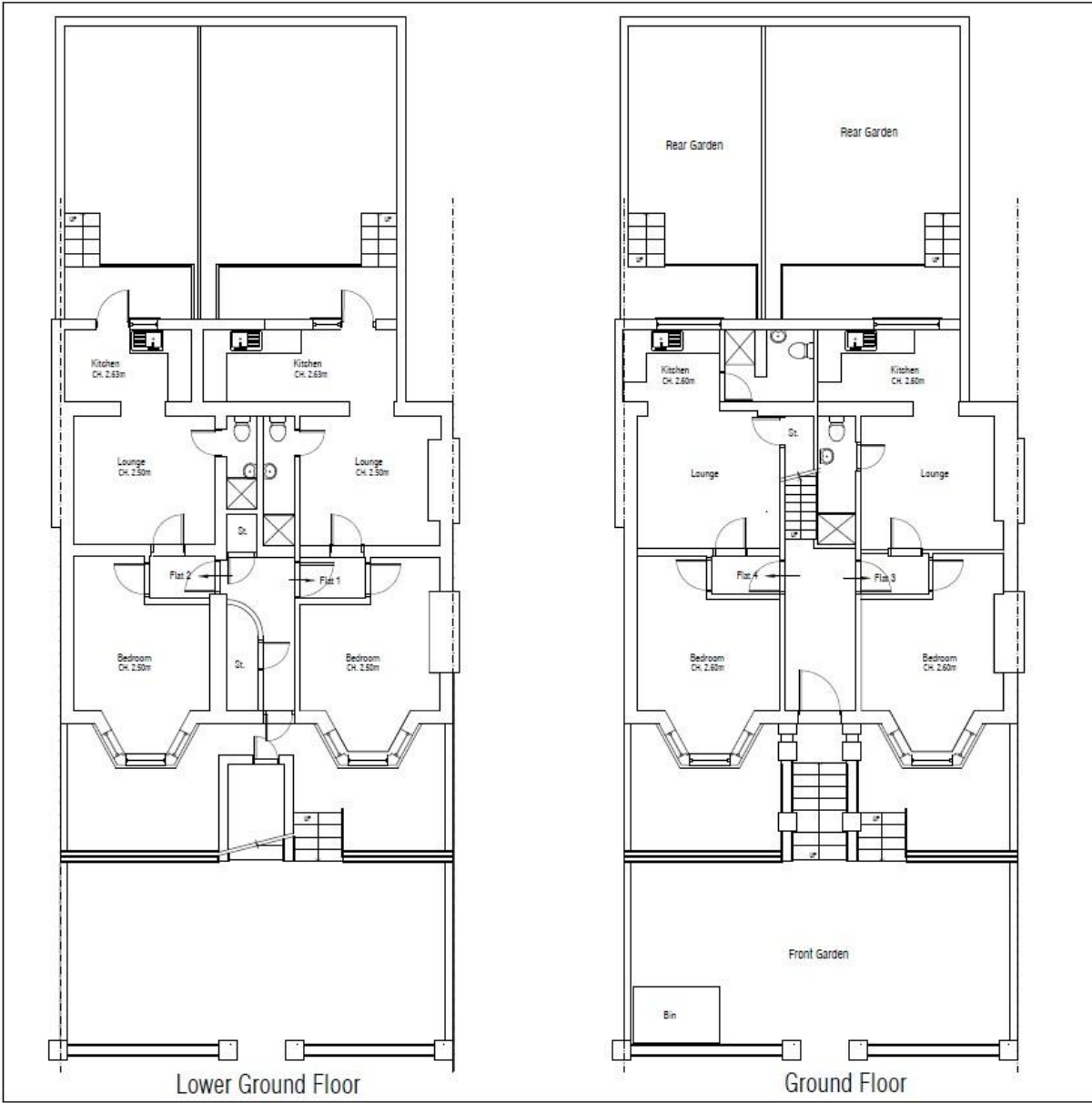


EXISTING REAR ELEVATION



Rear Elevation

PROPOSED LOWER GROUND AND GROUND FLOOR



## PROPOSED REAR ELEVATION



Rear Elevation



It is important to note the following points:

**Existing Extensions at 50A Haverstock Hill:**

Flats No. 2 and 4 at 50A Haverstock Hill already benefit from existing rear extensions at the lower ground floor (Flat 2) and ground floor (Flat 4)

Please see photos below:







**Extension at 52 Haverstock Hill:**

The neighbouring property at No. 52 Haverstock Hill features a rear extension that spans both the lower ground and ground floors, and projects deeper and further than the existing extensions at Flats 2 and 4 of No. 50A.

Please find photo below







Galaxy Tab S9 FE 5G



**Existing Boundary Treatment:**

There is an existing high brick boundary wall between Nos. 50 and 50A Haverstock Hill, exceeding 3 metres in height as measured from the rear garden level.

Please see photos below:







## **Proposal Summary**

The proposal seeks planning permission for a two-storey rear extension at the lower ground (Flat 1) and ground floor (Flat 3) levels of 50A Haverstock Hill. The extension is designed to project to the same depth as the existing rear extensions of Flats 2 and 4, thereby creating a consistent and unified rear building line across all four flats.

This will result in a more cohesive and aesthetically improved rear elevation, enhancing both the visual symmetry and architectural integrity of the building.

## **Amenity Impact**

Due to the presence of the existing high boundary wall between No. 50 and 50A, the proposed extension will have minimal visibility from No. 50. As such, the extension is not expected to have any adverse impact on the amenity of neighbouring residents.

Given the design, scale and its position of the proposed lower ground and ground floor rear extension, it is considered that the proposal will not cause any unacceptable impact on neighbouring properties in terms of overbearing presence, loss of daylight, or a negative effect on outlook.

The proposed two-storey rear extension is modest in scale, sensitively designed, and in keeping with existing development patterns in the immediate area. It respects the character and appearance of both the host property and the surrounding built environment.

## **Conclusion:**

The proposed two storey rear extension will not negatively affect neighbouring properties.

The proposal will preserve the character and appearance of both the host property and the surrounding area, and is therefore considered acceptable in design terms.

