

01 May 2025

Planning Department
London Borough of Camden
5 Pancras Square
London, N1C 4AG

Ref: Householder Planning Application for 75 Broomsleigh St. NW6 1QQ

The works will infill the narrow side return with a modest, single-storey extension, refurbish the existing kitchen and create an accessible, energy-efficient family space. The property is not listed and lies outside a conservation area; Local Plan policies D1, CC1–2, C6 and the detailed advice in Camden Planning Guidance (Design & Home Improvements) therefore provide the primary design framework.

Site and context: The property sits within a Victorian terrace whose yellow-brick front elevations contrast with later red-brick rear wings. No. 73 to the north already has a full-depth side extension, while No. 77 to the south retains only its original outrigger. Rear gardens face east and slightly north, so tall vegetation and neighbouring buildings restrict morning sunlight. The fabric has deteriorated through neglect and the garden is almost entirely hard-paved.

Form & Roof: The new volume occupies only the side return and matches the parapet height of No. 73's extension, adding no perceptible bulk or shadow. A mono-pitch warm roof slopes towards No. 77, remains below daylight sight-lines and houses substantial insulation. A low-profile, double-glazed skylight centred in the roof brings diffused light deep into the kitchen while preserving a simple roof line; the roof itself is finished in light-grey composite panels.

Layout, levels and access: A new slab sets a single finished floor level for the kitchen, side infill and patio, removing all internal and external steps and providing step-free movement from kitchen to garden. Slim-framed sliding doors open the kitchen to the garden, and a fixed corner window with an integrated bench animates the infill and frames planting views.

Materials and appearance: Through-coloured render, already used on nearby additions, clads the side infill. Its dark-grey tone complements the slate roof tiles and requires little maintenance. Matching dark-grey fibre-cement tiles at ground-floor level on the existing outrigger subtly distinguish old from new without competing with the retained red brick above. All openings use slim aluminium frames with high-performance double glazing; the skylight adopts the same colour and profile, ensuring a restrained, recessive character.

Landscape and sustainability: Hard surfacing in the garden is reduced in favour of perimeter planting beds, which improve biodiversity and surface-water infiltration. Roof and wall buildups exceed Part L standards, and render with fibre-cement avoids the high embodied carbon of new fired brick. East-facing glazing and the skylight admit passive morning solar gain, while an insulated overhang and deep reveals limit summer heat, meeting Local Plan objectives CC1 and CC2.

Neighbour amenity: Because the extension mirrors No. 73's height and stays clear of daylight planes to No. 77, it preserves daylight, sunlight and outlook for both neighbours. All glazing faces only the applicant's garden, so privacy remains unchanged.

The scheme repairs and modernises the dwelling, delivers inclusive, step-free living space and enhances planting, all while complying with Camden's design and sustainability guidance and safeguarding neighbour amenity. Planning permission is therefore respectfully sought. Thank you for your consideration.

Kind Regards,



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For MIM Studios Ltd.