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**PLANNING, DESIGN & ACCESS and HERITAGE STATEMENT:**

Full Planning Application

Re: Remodelling of existing single-storey rear addition with associated internal refurbishment works, and renovation of existing fenestration.

**Prepared for:**      Sam Amidon

**Site Address:**      102A Chetwynd Road, London NW5 1DH

**Date:**      June 2025

**Local Authority:** London Borough of Camden

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## Planning Statement

Applicants: Sam Amidon

Agent: William Tozer Associates Ltd.

Local Planning Authority: London Borough of Camden

Project: Remodelling of existing single-storey rear addition with associated internal refurbishment works, and renovation of existing fenestration.

Site Address: **102A Chetwynd Road, London NW5 1DH**

### 1.0 Preface:

- 1.1 This document sets out the proposed works to Flat 102A Chetwynd Road. The property occupies the ground and lower ground / garden level of a substantial semi-detached Victorian Italianate villa, at the upper end of Chetwynd Road within the Dartmouth Park conservation area of the London Borough of Camden. There is an existing single-storey addition to the rear, in the form of a typical 'closet wing' addition, that has poorly-performing building fabric (inadequate insulation, glazing and ventilation). The works will remodel the existing addition to greatly improve the thermal performance of the space, improve natural lighting in to the interior and views out to the mature garden at the rear. The proposals relocate the kitchen and dining accommodation to the lower ground floor, providing enhanced views and access to the rear garden from the living spaces. The works will also involve internal refurbishment of the property, and upgrading of existing fenestration, insulation and acoustic performance.
- 1.2 A previous application for much more substantial development (2025/0149/P) was withdrawn by the applicant. This previous application proposed further extensions to the side-return of the property, and extending an existing side extension to the rear. William Tozer Associates have been appointed to design a more sympathetic remodelling of the existing rear addition, without any further extensions to the side / side-return. This revised proposal has been shared with the immediate neighbours, who we understand are supportive of the proposals.



Figure 01: 102 Chetwynd Road rear elevation - existing



Figure 02: 102 Chetwynd Road front elevation - existing

## 2.0 Neighbouring Area:

- 2.1 The photographs above (figures 01 and 02) show the property in relation to its immediate context and neighbouring properties on Chetwynd Road. To the front, modern alterations to the brick gate piers are not in keeping with the surrounding street scape. To the rear, the adjoining No. 100 Chetwynd Road (the other half of the semi-detached villa) has an existing projecting balcony at upper ground floor level, with external staircase running alongside the boundary with No. 102. Figure 03 (below) shows the variety of rear additions to the houses in the immediate vicinity on the southern side of Chetwynd Road, including full-width additions (e.g Nos. 92, 96), multi-storey additions (e.g. Nos. 96–98, 106, 108), as well as the generous mature gardens providing privacy to the rear lower ground floors of the properties.
- 2.2 We believe that these proposals are a significant change from those detailed in the withdrawn application 2025/0149/P, and address all the concerns raised by the DPCAAC and others in relation to that previous application. No works are proposed to the site boundaries.



## 3.0 Design, Scale, Character and Appearance:

- 3.1 The proposed development seeks to retain the overall plan of the existing property. The Works focus on the remodelling of the existing rear addition. This will involve replacing the existing flat roof with a fully insulated pitched structure, incorporating roof glazing (to enhance natural light in to the property) as well as an extensive green roof to improve biodiversity on the site, and improved visual appearance of the addition from the rear fenestration of the host and neighbouring properties.
- 3.2 The existing walls and floors will be upgraded with better performing insulation and waterproofing. The exterior – currently London-stock brickwork with exposed concrete lintels to glazing openings – will be finished in painted render. This will provide a consistent finish, in keeping with the lower ground floor elevations of the host property and similar period properties, and enable the concealment of non-traditional existing detailing. Rainwater goods will be concealed from the rear elevation to provide minimal detailing, enabling the alterations to the existing extension to provide a modern structure, sympathetic and subordinate to the host property.

- 3.3 Existing fenestration to the side and rear elevation (lower and ground floors) will be upgraded with modern double-glazing, thermally-broken glazing frames and robust detailing to improve the thermal performance and weather-tightness of the property, along with enhancing natural light in to the property, and background ventilation provisions. The existing metal balcony to the rear first floor will be refurbished, with replacement black metal railings in a more ornate style.
- 3.4 The height of the roof parapet closest to No. 104 Chetwynd Road (set c. 1750mm from the boundary) will be c. 2850mm from external ground level. The roof pitches across the width of the additional, rising to a maximum of c. 3550mm. This height is in the centre of the site, c. 4.2 metres from the boundary with No. 100, and over 5 metres from No. 104. The wallsIt will greatly improve the natural light and views from the addition at No. 102, with the change of accommodation from bedroom to kitchen / dining space.
- 3.6 Works to the front of the property will replace the existing non-original gate piers with piers of London stock brick capped with an angled stone cap, white-painted, to match the neighbouring properties. A timber-clad storage unit for the council refuse bins is proposed to the side of the front entrance, to enhance the appearance of the property from the street.
- 3.7 A timber pergola structure is proposed to the side-return, to a maximum of 2550mm from ground level, to provide a shaded external seating area, frame for climbing plants, and improved privacy to the lower ground floor accommodation at No. 102.

#### **4.0 Materials**

- 4.1 The remodelled existing addition will be finished in painted render, with timber cladding to the roof fascia, to be sympathetic to the existing traditional garden structures (timber cladding) and historic elevation treatment of lower ground floor levels (painted render / stucco). The roof will be partially glazed with an extensive green roof to the rear section, concealing the proposed EPDM / rubber roof membrane surface. The glazing to the rear addition will have painted steel-style frames to enable large areas of glazing whilst maintaining a traditional aesthetic, sympathetic to the host property. The existing fenestration to the side and rear elevations (ground and lower-ground level) will be replaced with sympathetic timber-framed glazing, improving thermal performance. The existing large sash windows to the rear lower ground floor will be retained, with slimline double-glazing installed to improve performance.
- 4.2 The proposed material palette helps the new developments remain sympathetic to and in keeping with the host property and the houses in the area. This ensures the proposed works will be harmonious with the existing context. The proposed glazing with timber frames does not compete with the existing fenestration, so that the new additions and alterations remain subordinate to the host property.

#### **5.0 Access**

- 5.1 The proposed works will not alter the existing use of the property, nor affect pedestrian access or disabled access. Existing transport links remain unchanged, and no change to vehicle or bicycle parking or storage are proposed. Waste storage (internal in the kitchen) is improved, and external waste storage is retained as existing to the front of the property.

## 6.0 Sustainability

- 6.1 In line with planning policies adopted by the London Borough of Camden, the construction of the project will be carefully considered so that the proposals are mindful of the environment. New walls will be insulated to meet the new Part L provisions, and all new glazing will be double-glazed and thermally broken. Additional thermal insulation has been proposed to the interior of existing external walls to improve the overall thermal efficiency of the property. The works will improve the biodiversity of the site with the introduction of a green roof to the rear addition.

## 7.0 Adherence to Policy Documents

- 7.1 Full consideration has been given to the relevant policies and as such the proposals are in accordance with the National Planning Policy Framework [NPPF] (2023), the London Plan (2021), The Camden Local Plan [A1, D1, D2] (2017), Camden Planning Guidance – Home Improvements (2021), Camden Planning Guidance – Design (2021) and the Dartmouth Park Conservation Area appraisal and management strategy.

### 7.2 Camden Local Plan (2017)

The proposals adhere to policies A1, D1 and D2; as well as the following:

*6.3: Protecting Amenity – “The Council will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts..”*

*6.5: Sunlight, daylight and overshadowing – “Loss of daylight and sunlight can be caused if spaces are overshadowed by development..”*

*7.2: Local context and character – “The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*

- character, setting, context and the form and scale of neighbouring buildings;*
- the character and proportions of the existing building, where alterations and extensions are proposed;...”*

The size and scale of the proposals have been considered with regards to the existing building and is modest in relation to the proportions of the house. The overall footprint of the remodelled rear addition will match the existing. The extensive glazing, the proposed green roof and the use of render finishes will further minimise the visual impact of the extension.

*7.3: “The Council will welcome high quality contemporary design which responds to its context..”*

*7.9: Details and Materials – “Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings should be retained wherever possible, as their loss can harm the appearance of a building by eroding its detailing.”*

7.3 The design maintains the overall integrity of the host property whilst reconfiguring the rear ground floor in a contemporary but sensitive way to provide the residents with enhanced views out to the garden and a more efficient internal configuration. The development complies with the broad requirement for high quality design that enhances the appearance of the existing house and preserves the character of this and the neighbouring properties along with the surrounding area.

7.4 The remodelled rear addition has been developed with close consideration of its immediate context to ensure that the design displays sensitivity to the character of the host property. Architectural features on the existing building will be retained. The front of the property remains unaltered retaining its original character. The proposed material palette to the rear of the property helps the design remain sympathetic to and in keeping with the host property and the houses in the area. This ensures the proposed works will be harmonious with the existing context. The minimal detailing of the proposed glazing does not compete with the existing fenestration, so that the new alterations remain subordinate to the host property.

## 7.5 Camden Planning Guidance – Home Improvements (2021)

1.1: *“The texture, colour, pattern and finish of materials (detailing) should relate well to the existing character and appearance of both the existing home and the wider area, particularly in Conservation Areas and listed buildings.”*

1.2: *“Choosing a material that stands the test of time is crucial as there are many benefits to this. It would be affordable long term, it saves embodied carbon, and it would become part of the character of the property given its lifespan.”*

The existing property has London stock brickwork to the front, side and rear elevations with white stucco / render on the front entrance portico and the rear lower ground floor elevation of the main house. The proposals include no alterations to the front elevation. The design to the rear addition proposes painted render finish to the exterior walls, to be sympathetic with the adjacent painted render on the rear elevation of the lower level of the main house. The new glazing to the rear addition will read as a subtly modern, sympathetic addition to the historic building, with minimal detailing so as not to compete with the existing details of the host property.

2.1.2: *“..Be secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;”*

7.6 The proposed extension is sympathetic to the host property, therefore allowing the original features of the host property to dominate, with the new addition being subordinate. The proposals are of a high-quality contextual contemporary design, both referencing the materials of the host property whilst – with minimal detailing – reading as a subtle new addition to the house.

## 8.0 Conclusion

The proposal for 102A Chetwynd Road, London has been carefully considered to create a design that is of high quality. The position and scale of the remodelling works have been designed to minimise the visual impact of the proposal and the massing is sympathetic and proportional to the surrounding context. The scheme described above and in the accompanying drawings is of high quality, both in terms of design and materials and proposes a sympathetic addition to the host property that will enhance the appearance and character of the surrounding area without detriment to the neighbouring properties. For these reasons we strongly feel the proposal should be granted consent.