



PLANNING STATEMENT

29 Lancaster Grove, Camden NW3 4EX

**Application for Variation of Condition 3 (development should be carried out in
accordance with approved plans) to existing applications
Numbers- 2010/4356/P and 2011/1904/P**

**This Document number; DJADS-137-PL-130
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1.0 THE PROPERTY

The property is within a Conservation Area; it is not a statutory listed building nor is it a locally listed building. The site does not have any designations within the Core Strategy Proposals map.

Number **29 Lancaster Grove** is the Lower ground floor flat; it is within a row of similar terraced houses built to a similar pattern with the same architectural detailing applied and opposite to properties of a similar design.



Fig 1: Rear elevation of recent lower ground floor extension



Fig 2: Rear garden wall elevation

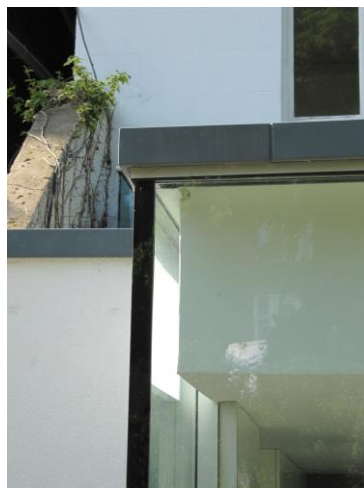


Fig 3: Set back detail to be incorporated into amended proposal

2.00 PLANNING HISTORY

The original application 2010/4356/P was granted on 11/10/2010 for the erection of a single storey rear extension and studio and alterations to existing roof terrace of ground floor flat (Class C3). A subsequent application was granted on 17/06/2011 (ref. 2011/1904/P) to reduce the height of the parapet to flat roof and alter fenestration (a minor material amendment to the previously approved scheme). The rear extension has been built.

3.00 THE PROPOSED SCHEME

The proposal amendment is in regards to the garden studio building only, no changes are proposed to the existing rear lower ground floor extension to the main house.

The proposal amendment to the existing approved plans is being made in the interests of a better proposal from the point of long term management and serviceability and use by the family.

The proposal is to increase the footprint of the studio building by extending the studio closer to the garden walls on either side.

The current approved plans have the studio set back from the garden walls. The resulting space between the side of the garden studio building and the garden walls is heavily shaded, so that it would not be possible to maintain successfully any planting in these areas. These areas would be in effect 'dead' space without planting and would be unsuitable for storage as they are exposed to the elements. This would possibly result in an unsightly area over time and the seasons.

The proposed amendment takes the design intent from the rear of the main ground floor extension as approved and built. It does so in mimicking the set back from the glazing elements and does so in use of materials. The studio building by this amendment in size and materials will now reflect more accurately the rear of the approved scheme for the ground floor extension, which we believe was the original design intent and one of the basis for being granted planning approval.

The height of the proposal remains unaltered from the approved scheme.

The same glazing system as approved and used in the rear ground floor extensions is proposed and remains unaltered from the approved scheme. The same details generally, including the green roof and coping details remains unaltered from the approved scheme.

LAYOUT & USE

The property is being remodelled so that as well as removing the side spaces which are unusable that the internal amenity is also improved. Currently the studio has a large living space and an internal store. The family would prefer to have a studio capable for use by the whole family for creative activities, as such they would like to include a wet room and store for cleaning art materials and a WC/wetroom for ease of access, i.e. rather than returning to the main flat across the garden when they may have got covered in art materials to use a WC and in order to assist in cleaning children who would have been covered in paints etc.

MATERIALS

The rear/side extension cannot be seen from the street or any public areas. The new rear elevation would be faced white self-coloured render and large glazed fixed panels and sliding doors, so as to match the existing rear elevation at ground floor level in all aspects of manufactures installed items.

4.00 PARKING, PUBLIC TRANSPORT AND ACCESS

The property has no off street parking, there are residents parking bays outside of the property.

The additional area created for increasing the size of the Studio is not expected to increase the amount of car ownership for the property. All other aspects of access to public transport remain unaltered.

5.00 SUSTAINABILITY

Construction Materials used in the renovation and new build elements shall be sourced from either recycled materials, or sustainable sourced materials such as FSC timber. New toilets and taps will all be specified to be low volume usage. Wherever possible materials shall be locally sourced.

6.00 SUMMARY

On the same side of the street as No 29 Lancaster grove there are other rear garden studio buildings The proposed development at the rear of No 29 is not visible from the public domain. That it would not detract from the streetscape or from the amenity of neighbours properties. The proposed development would be of size, design, materials, position and location which would respect the character of the property and the surrounding area and would not result in an unacceptable detrimental effect upon the amenity of adjoining occupiers. The height of the proposed extension is the same as the approved scheme and would not decrease daylight penetration to the neighbouring property.