

Proposed rear extension to 7a Egbert Street

Design and conservation statement



7a Egbert Street
London
NW1 8LJ
11 September 2014



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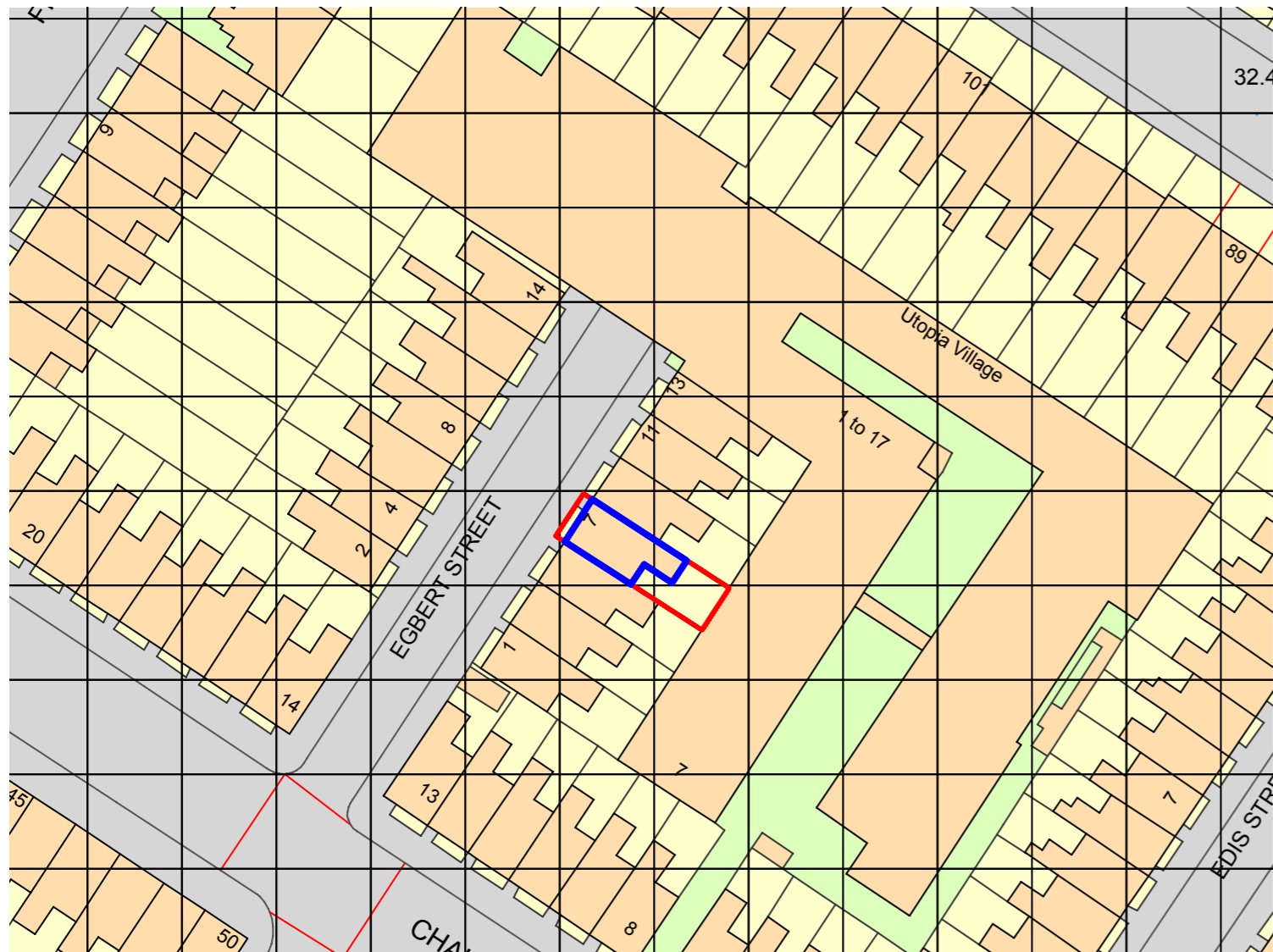


1. Introduction

This planning statement has been prepared in support of a planning application at 7 Egbert Street. The proposals are to construct a new infill rear extension at lower ground floor level, as shown on the accompanying drawings.

This report sets out the applicant's case that the proposed changes to the rear will be a sympathetic alteration to the property, that will not cause harm to the character and appearance of the building or wider conservation area, nor result in any undue loss of residential amenity to neighbouring properties.





2. Site

The site is the maisonette at ground and lower ground floor within a 4 storey (lower ground, ground, first and second floors), mid-Victorian terraced house, situated on Egbert Street. It lies within the Primrose Hill Conservation Area, and is listed as a building that makes a positive contribution to the conservation area.

The building is divided into three private residential flats: a ground floor + basement maisonette, which is the subject of this application, a first floor flat and a flat at second floor level.

3. Planning History

There are two planning applications associated with the property, dating from 1959 and 2013:

Application ref TP83050, submitted on 10 March 1959, sought approval to divide no.7 Egbert Street into three self-contained dwelling units. The application was granted permission for development on 3 April 1959 and it assumed that the works to divide the property were carried out shortly afterwards.

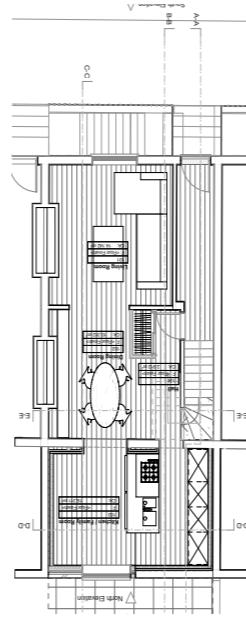
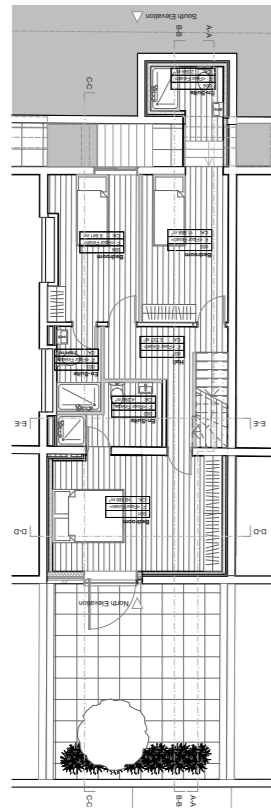
Application ref 2013/6524/P, submitted on 9 October 2013, sought approval to extend above the second floor floor with a new mansard roof enclosing two new bedrooms and a shower room. The application was granted full planning permission on 21 January 2014 and works are currently nearing completion.

4. Aerial photographs



Proposed rear extension to 7a Egbert Street





5. Design proposal

Scale and form

It is proposed to construct an extension which projects to the rear-most face of the existing stepped profile at lower ground floor, filling in the gap between this and the neighbouring 4 floor outrigger, which has been extended upwards in the recent past. The parapet level of the existing outrigger and proposed extension will be raised by 1295mm from the existing level. This will maintain the parapet level below that of the extensions to either side. There is an established form of roof alterations immediately adjacent on both sides of the property, and adding a mansard at 7 Egbert Street will help to reunite this run of buildings.

Use

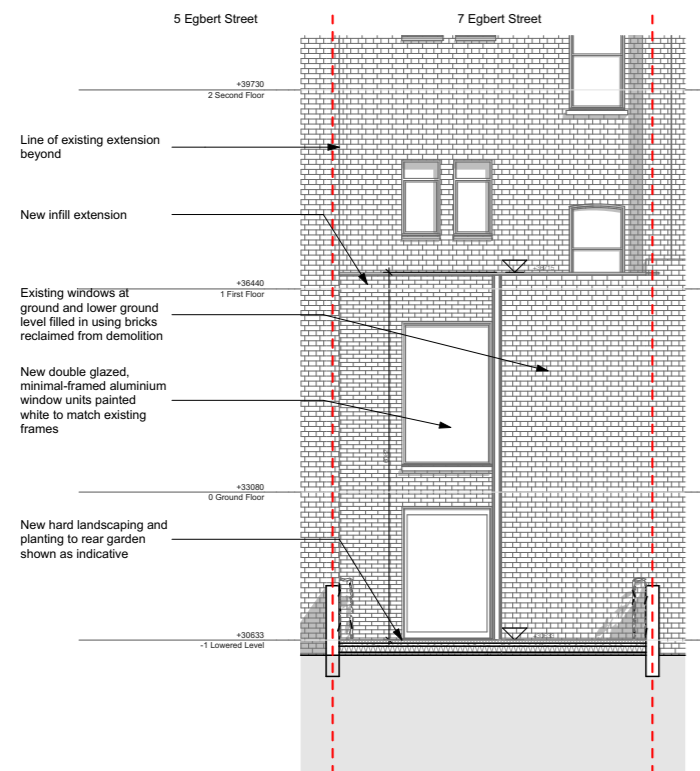
The new extension will provide additional floor space to the ground floor and lower ground floor levels of the maisonette. This will provide additional family living accommodation at ground floor level and will allow the provision of bedrooms at lower ground floor that meet the guidance set out within the London Plan.

Design and materials

The new extension will be formed in traditional masonry construction with a fair-faced brickwork external leaf to complement the existing London Stock brick of the surrounding and adjacent buildings. The existing openings will be either filled in or enclosed by the new construction; two large, glazed openings will be constructed as part of the infill extension. Although these are typically larger than the existing windows within the rear facade, the proportions of the new openings are designed to match the proportions of the existing windows and those of those of the original period of the building generally.

General access and refuse/recycling

Access and refuse/recycling arrangements will not be affected by this proposal.





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6. Planning consent

The main planning considerations that arise as a result of the proposals are considered to be:

- Design of proposed extension and impact on the Conservation Area
- Residential amenity

Conservation Area

LDF DP25 states that the Council will only grant consent for development in a Conservation Area where the character of the area is preserved and enhanced. CPG1 notes that rear extensions are generally seen as an appropriate way of extending properties of this age and style and a number of the houses along Egbert Street have now been extended in this way, such that infill rear extensions have become part of the character and appearance of this type of building.

Residential Amenity

The proposals are for the construction of a rear infill extension between two areas that have already been extended. There is no change in residential amenity as a result of this aspect of the development. The buildings to the rear are non-residential use and are screened by a large wall; any overlooking will be no worse than already exists. It is not considered that neighbouring gardens would suffer any additional loss of privacy.



7. Conclusion

The proposals are to construct a new rear infill extension to the rear of 7 Egbert Street. We have shown that the proposals are in accordance with the relevant policies of the local development framework, and trust that planning permission will be granted accordingly.

