

**20 Albert Terrace Mews,
London,
NW1 7TA**



- **Erection of a first floor extension to the front elevation.**
- **Installation of full height French windows at ground floor level.**
- **Installation of a first floor box window to the rear elevation.**

1. INTRODUCTION

1.1 This full planning application for front and rear extensions and alterations accords with the details submitted as part of a pre-application consultation with Camden Planning Department which took place July-October 2014.

1.2 The proposed development comprises:

- First floor front extension to enlarge bedroom.
- Installation of glazed doors at ground floor level (principal façade).
- A rear box window at first floor level to enhance the first floor bedroom.

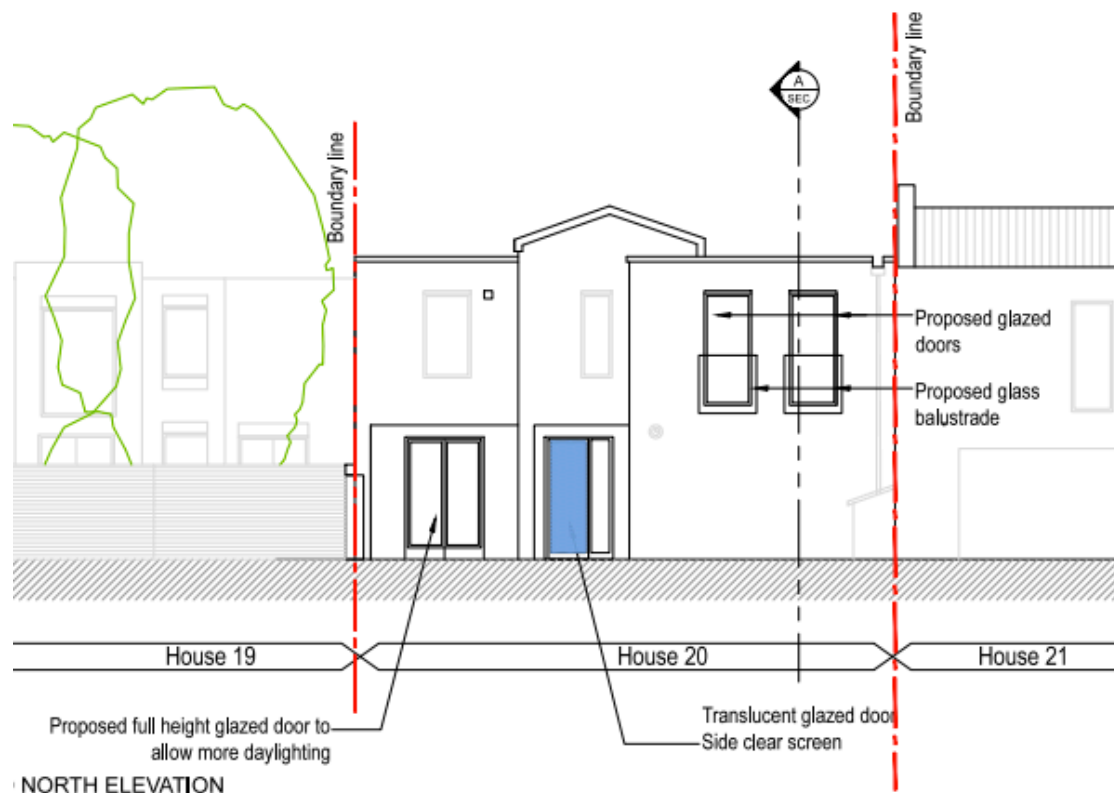
1.3 The Council's pre-application response was received on 24th October 2014. The planning officer responded positively to the proposals subject of this application.

1.4 The property is within the Primrose Hill Conservation Area, although crucially, it is not listed as making a positive contribution to the Conservation Area – presumably as it is a modern building.

2. FIRST FLOOR FRONT EXTENSION & ENLARGED WINDOWS TO PRINCIPAL FAÇADE

2.1 The proposed first floor front extension relates to a section of the staggered principal façade and comprises a modest extension that will align the currently recessed first floor section to be flush with the existing ground floor level element.

Fig.1 Proposed front extension and full height glazed doors.



2.2 Regarding the proposed first floor front extension, the Council's pre-application response stated that:

'The proposed front extension is likely to be supported in design terms because it follows the property's staggered appearance at its front elevation. Additionally, the proposed finish and window styles would blend in with the existing fascia.'

2.3 The Council's pre-application response recognises that the proposed modest first floor extension will not disrupt the existing architectural integrity of the building as the staggered façade (comprising three staggered sections) will be retained. Fig.2 below depicts how this will appear.

Fig.2 – Photomontage of the proposed front extension.



VIEW A
EXISTING VIEW



VIEW A
PROPOSED VIEW
Photomontage for notional scale purpose only.

2.4 Similarly, the Council's response also recognises that that the proposed window detailing of this element would be acceptable. Two narrow rectangular openings at first floor level will be given prominence and will be in harmony with the existing narrow first floor openings on either side (one above the entrance door and one above the garage). At present, the existing openings are lost behind the recess. The two narrow windows will be enlarged slightly (approx. 200mm wider) and will also have glass balustrades.

2.5 The enlargement of the ground floor window (with full height double doors) to provide more natural light to the living room will improve the living conditions of the occupiers. Currently this room suffers from poor daylight as the front window is small and recessed under the first floor projection (see image below).

Fig.3 - Image showing small ground floor window recessed under first floor projection.



2.6 The enlargement of this ground floor window opening will not have an adverse impact on the appearance of the property, particularly as it is recessed. As it is required to improve natural light to a habitable room, it should not be opposed without a strong planning reason.

2.7 Finally, additional planting is proposed in front of the new opening/full height glazed doors. This will soften this part of the elevation.

Residential Amenity

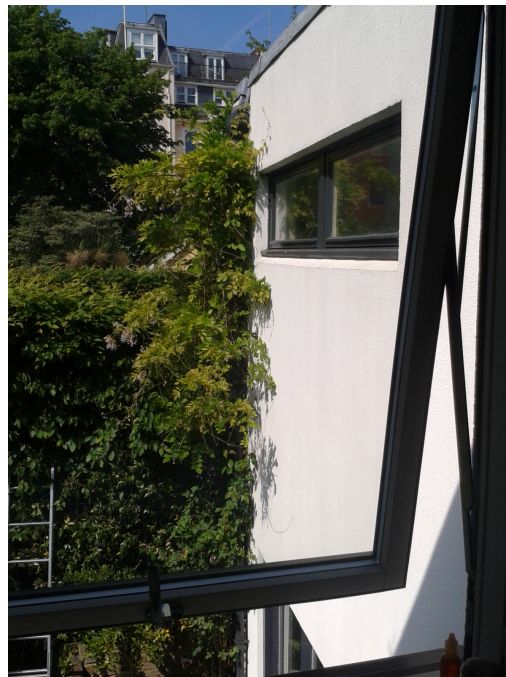
2.8 The impact of the proposed extension and alterations to the front elevation were considered as part of the Council's pre-application assessment and the planning officer concluded that the proposal was acceptable in this regard:

"It is not considered that this element would have a significant impact on the existing amenity arrangements in the area. Although the extension would place the windows closer to the neighbour at no.9 there are already windows at this elevation and therefore already overlooked by the site."

3. FIRST FLOOR WINDOW BOX EXTENSION (REAR OF PROPERTY)

3.1 It is proposed to increase the size of the rear first floor bedroom window by adding a window box. The existing window is a rectangular, eye-level bedroom window that does not provide a significant degree of light to this habitable room. Fig.4 below shows the existing which it is proposed to alter.

Fig.4 - Image showing existing narrow, rectangular opening to first floor bedroom.



3.2 The proposed structural glass window bay will greatly improve the light to this room while also adding a small but significant amount of floorspace. Figs. 5 & 6 below show the proposed window in elevation and section.

Fig.5 – Proposed rear elevation showing rear box window and height of obscure glazing element.

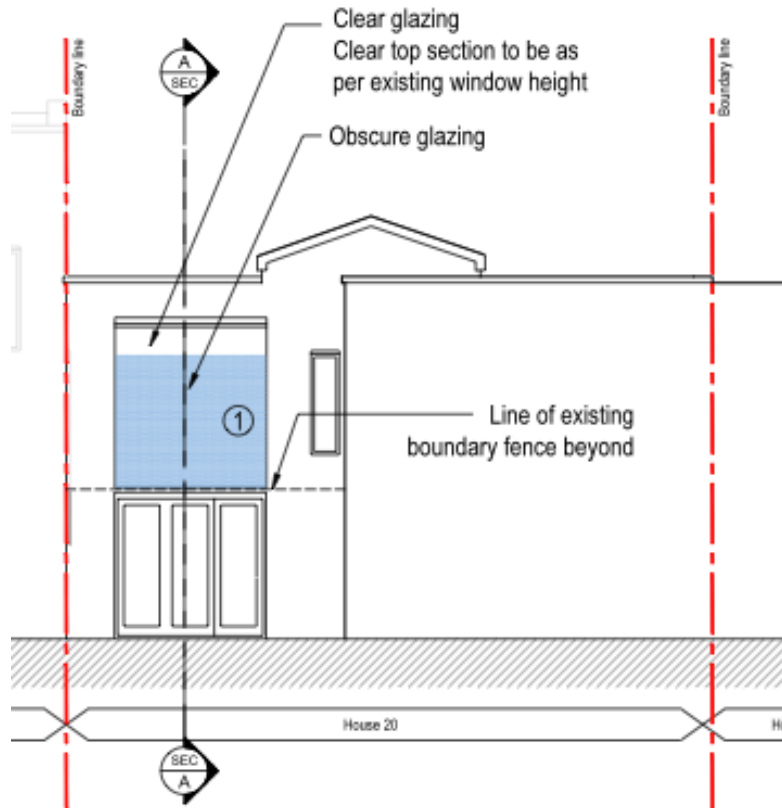
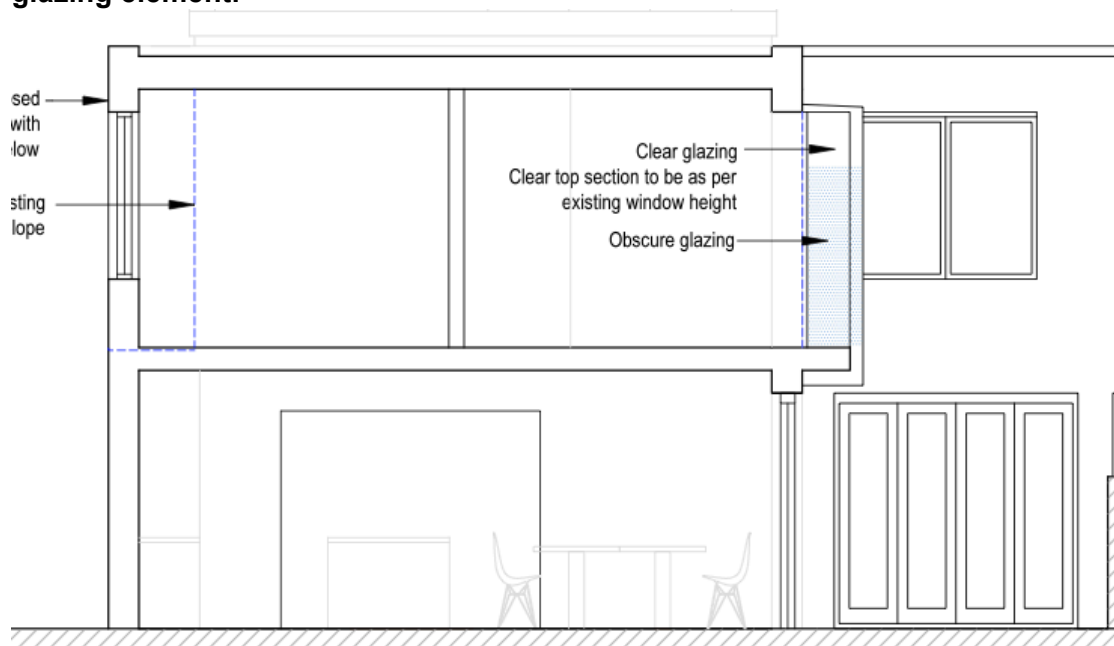


Fig.6 – Proposed section showing rear box window and height of obscure glazing element.



3.3 In order to ensure that there are no adverse amenity impacts on adjoining properties, particularly in terms of overlooking, the area of clear glass on the new window box structure will follow the existing 'eye level' opening and the new areas of window will be opaque glass – allowing light into the room without permitting overlooking.

3.4 Regarding the proposed rear window box extension, the Council's pre-application response stated that:

“The proposed window would not be visible at street level. The majority of the window would be obscure glazed. There are no significant design concerns regarding this element of the development at present. The design of the window adheres to the original concerns expressed as part of the developments original permission in terms of overlooking and loss of privacy.”

“The proposed new bay window would be much larger than the existing and be set at eye level. However much of it would be obscure glazed. It also does not appear that it would have an opening. Therefore, it is not considered that this element would lead to a significant loss of light or over shadowing.”

3.5 This modest amendment to the rear of the property will enhance the appearance of the house and add to the character and appearance of this part of the Primrose Hill Conservation Area.

4. CONCLUSIONS

4.1 The proposed front extension and alteration, as well the proposed rear window, permit changes to the property that will improve the living conditions of the occupiers and without detracting from the appearance of the property or having an adverse effect on the amenities of neighbouring occupiers. For these reasons the proposals are acceptable in planning terms.

4.2 The proposed extensions and alterations have been assessed the Council at pre-application stage and have been deemed acceptable in terms of their impact on the host property, the conservation area and neighbouring occupiers.