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Camden Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Dear Sir / Madam

Planning Statement – 1st floor, 332 Kilburn High Road, Kilburn, London, NW6 2QN – Single Storey extension at 1st floor level.

Following the withdrawal of planning application 2014/3301/P and subsequent reworking of the proposals in consultation with Camden Planning Officers, it is our pleasure to resubmit the revised proposals.

This resubmission follows discussions with officers within Camden Planning Department and a thorough review of the Council's Core Strategy, Development Policy and Planning Guidance, the London Housing Design Guide Standards and the Mayor of London's London Plan to enable and deliver a proposed 1st floor extension and internal design layout solution that appropriately respects the existing building together with its immediate setting, whilst equally ensuring the proposed self-contained residential unit provides desirable contemporary living within that context.

Incorporating the advice and comments of Camden Council together with the relevant policy documents, the revised proposal now addresses and resolves several of the issues previously raising concern. Together with respecting the existing window arrangements the proposed external treatment is brick to match the existing (as requested) rather than the previously proposed timber cladding which will ensure the proposed 1st floor infill extension will blend into the composition of the rear elevation.

The two principle aims from the design are to create a desirable, well-planned, flexible and adaptable self-contained residential unit that meets the design criteria and also address the concerns regarding sustainability and amenity.

In terms of design, the proposed layout is contemporary and has great merit in terms of flow and usability for future occupants. Careful consideration has been given to

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Our Ref:

332 Kilburn High Road – Planning Statement



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this and the proposal provides for a modest rear extension in-filling the existing side projection and raising its height so as to enable the flat to be on a single level for accessibility. The projection of the extension respects the well-established 1st floor build line to the rear of the property and does not seek to go beyond that. In filling this external area is a suitable proposal which enables an internal GIA of 65.6 sq m, just short of the London Design Guides target of 70 sq m for all new build 2b4p units. Camden's DP5 states the very high priority / need for 2 bed market units in the borough and certainly demand for this type of unit in this location is in very high demand due to shortage of supply accordingly to estate agents locally.

This proposal, the creation a high quality two bedroom unit very much accords with Camden's LDF Policy CS6 and DP2 which promote the maximising the utilisation of building stock and density to supply much needed quality housing, a priority land use within the LDF.

The rear elevation of the streetscape is already varied and eclectic as a result of previously undertaken extensions and works to neighbouring properties. This design has been developed to ensure minimal impact on those neighbours and their amenity whilst optimising the amenity to the occupants of 332 Kilburn High St. This proposal has been designed to ensure no materially adverse impacts on neighbouring properties and a previously commissioned Daylight and Sunlight Report confirms and reinforces this (Daylight and Sunlight Report submitted as part of this application). Please additionally note that no objections were received to the proposals for the previous application.

With regard to amenity and private outdoor space, we firmly believe and support Camden's stated value placed on the inclusion of outdoor space where possible. The nature of this building with the existing ground floor projection be believed enabled a small but valuable roof terrace / balcony to be included. This had previously been included at 7 sq m in accordance with the London Design Guide's calculations. The proposed external area will not only help reduce water run off through the inclusion of external planters (in support of DP23 and reducing run-off) but specifically addresses 24.23 of Camden's LDF DP24: Securing High Quality Design which states:

'Providing amenity space - 24.23 Private outdoor amenity space can add significantly to resident's quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space. Gardens, balconies and roof terraces are greatly valued and can be especially important for families.'

However, following feedback from Camden Planning Officers this proposed roof terrace has been removed and no longer forms part of this application.

The previously proposed balcony has also been removed from this application following feedback from Camden Planning Officers.

In short, following discussions with Camden Planning Officers, this resubmitted proposal represents a fully and carefully considered design solution that includes a sensitive and appropriate increase in floor area at first floor, enabling the optimum design solution to be achieved within the available parameters of policy and the existing building and with minimal impact on neighbours or the visual character of the rear elevation.



We very much hope that Council Officers will see the merit in this carefully and well-designed proposal.

Yours sincerely

A handwritten signature in blue ink, appearing to be "O. Thorne", written in a cursive style.

Oliver Thorne MRICS

Director