

13<sup>th</sup> April 2015

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Dear Sir/Madam

## **Planning and Design & Access Statement**

### **Application for works at 29 Prince of Wales Road, NW5 3LH**

On behalf of the applicant, we write to submit an application to consolidate all the extant planning permissions into a single permission with some minor amendments to the approved ground floor extension, which are necessary because of the recent approval for a basement and lightwell. The description of development is therefore as follows:

*“Consolidation of planning permissions granted for the erection of a 3 storey side extension including installation of 3x sash windows to front elevation and erection of roof extension including dormer windows at front and rear (Approved 17.02.14, Ref: 2013/7680/P); Excavation of single storey basement extension and creation of rear garden lightwell (Approved 12.01.15, Ref: 2014/1977/P) and part single, part 2-storey rear extension which is a minor amendment to planning permission (Approved 04.03.14, 2013/7684/P) and prior approval (Approved 20.01.14, 2013/7949/P) involving a reduction in size of the ground floor rear extension.”*

We consider that as this application is seeking to reapply for a basement which is consistent with that approved under consent 2014/1977/P, this Planning and Design & Access Statement is all that is required to be submitted with this application.

### Site and Surroundings

The applicant site comprises a four storey semi-detached dwelling situated on the south side of Prince of Wales Road in the London Borough of Camden.

The property is situated between Healey Street and Castlehaven Road, and is the sole vacant property in this stretch of Victorian semi-detached villas. The frontages of the street within this stretch have largely retained their original proportions, materials and detailing. They have brick frontages and openings with simple render detailing.

The frontage of No.29 has been poorly maintained by its previous owners and although some of its sash windows have been replaced, they are non-functional as a result of not being installed correctly. The building has been vacant for a number of years and as a consequence, the interior is in a poor condition, suffering from dampness and general dilapidation.

To the rear of the property is an existing 20<sup>th</sup> century extension which projects 6 metres into the garden and is subservient to the main building. The existing rear extension benefits from 2 rooflights.

The site benefits from a high public transport accessibility level of 6a, and is located with close proximity to Kentish Town West overground and national rail station, and within walking distance to Kentish Town underground and national rail station. Prince of Wales Road is also served by several bus routes.

The area surrounding the property is predominantly residential in character with local convenience shops on the corner of Prince of Wales Road and Castlehaven Road.

The property is neither statutory or locally listed, nor is it in a conservation area, although it is close to the southern boundary of Inkerman Conservation Area.

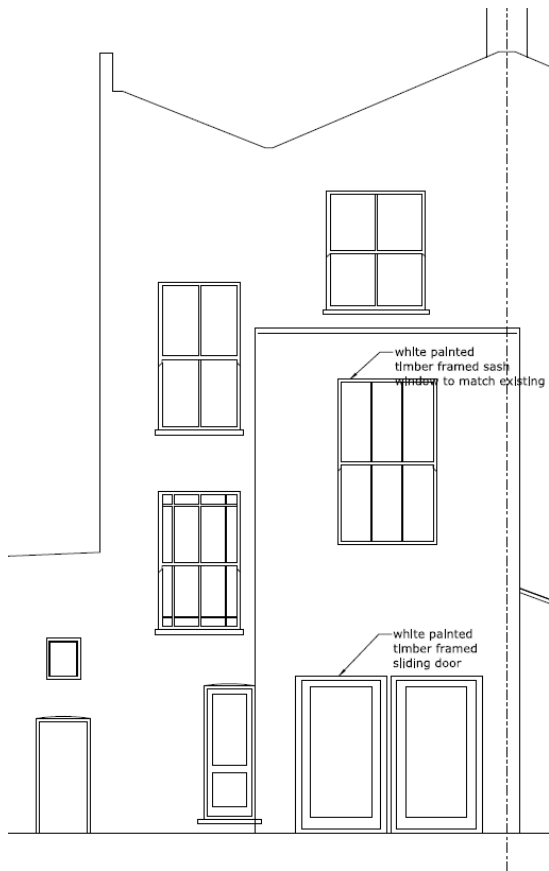
The area surrounding the applicant property is characterised by a range of side, rear and roof extensions which are considered relevant to this application.

Planning History

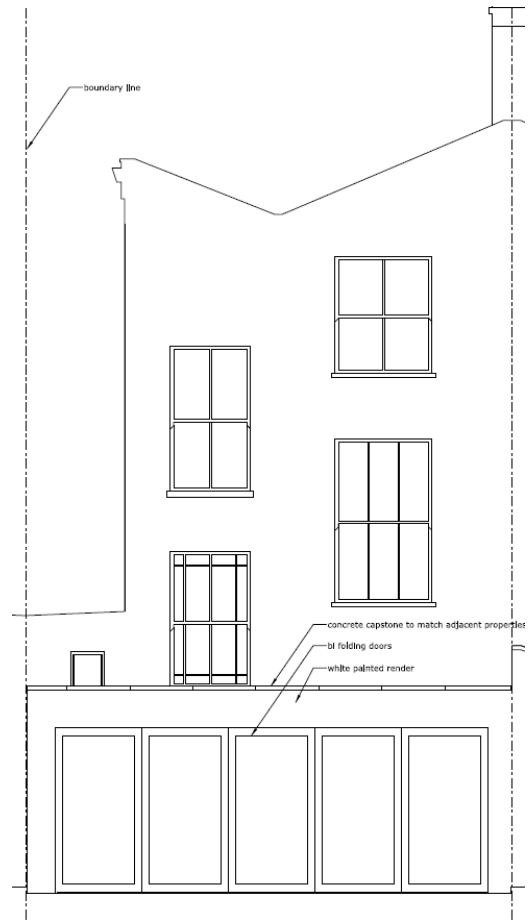
Reference	Proposal	Date Approved	Decision
2014/1977/P	Excavation of single storey basement extension and creation of rear garden lightwell	12.01.15	Granted
2013/7684/P	Erection of a 2 storey rear extension	04.03.14	Granted
2013/7680/P	Erection of a 3 storey side extension including installation of 3x sash windows to front elevation and erection of roof extension including dormer windows at front and rear	17.02.14	Granted
2013/7949/P	Single storey ground floor rear extension (3.5 metres maximum height with 3.3 metres to eaves level x 6 metres from rear wall of original dwellinghouse)	20.01.14	Prior Approval not required
2013/7775/P	Single storey rear extension (Certificate of Lawfulness)	29.01.14	Granted
2013/7537/P	Excavation of single storey basement extension under the footprint of existing dwelling house (Certificate of Lawfulness)	20.01.14	Granted
2013/1305/P	Erection of a mansard roof extension to existing dwelling house (Class C3)	01.05.13	Granted

Proposals

As outlined above, the property has had a series of recent planning consents for roof, side, rear and basement extensions. This application is seeking to regularise these consented works into a single permission and ensure that the respective extensions are compatible with each other. Planning consent has been granted for a 3-storey side and roof extension (2013/7680/P) and a basement extension with lightwell (2014/1977/P). These alterations are included in this submission and are unchanged from the respective consented applications. The only change relates to the approved rear extensions (2013/7684/P and 2013/7949/P) which has been redesigned to be compatible with the lightwell associated with the consented basement scheme. A prior approval has been granted for a single storey rear extension projecting 6 metres from the rear wall. Planning permission was granted for a 2 storey rear extension, which extend across half the width of the property and projects to a depth of 3 metres. It is proposed to build a smaller ground floor rear extension than the permitted development proposed and above this build the upper floor of the 2 storey extension. The approved and proposed rear extension is shown in the following elevation views.



Above. Approved Rear elevation (2013/7684/P)



Above. Approved Rear elevation (2013/7949/P)



*Left. Proposed Rear elevation*

### Planning Considerations

The proposed rear extension represents the only change to the previous consented schemes. The Council have already deemed the proposed mansard extension, 3-storey side extension and the basement extension acceptable as a result of planning consents 2014/1977/P, 2013/7680/P and 2013/1305/P.

Consideration has been made to Core Strategy Policy CS14 which states that the Council will require development to be of the highest standard of design that respects local context and character. Policy DP24 also requires all developments, including alterations and extensions to existing buildings, to be of the highest standard of design.

The revised rear extension design represents a more discrete and subservient scheme than that approved under consents 2013/7949/P and 2013/7684/P and less than the extension that could be built under permitted development (2013/7949/P).. The rear extension is no longer full width to accommodate the basement lightwell. The principle of a two storey rear extension has already been consented to as a result of planning approval 2013/7684/P. As shown by the following aerial image, the rear elevation of the terrace of properties on the southern side of Prince of Wales Road are characterised by a range of heights, scales and level of projections. The proposed rear extension is therefore considered in keeping with the varied existing rear building line along this elevation of Prince of Wales Road.



*Above. Aerial image showing rear elevation of properties fronting onto Prince of Wales Road, including the applicant property*

In summary, the principle of the proposals included in this application have already been consented to as a result of recent planning consents (see Planning History). This application is seeking to regularise these consents into a single compatible scheme. The only change from the previous consents is an amended rear extension at ground floor level which now has a reduced width and projection.

I trust that everything is in order. Please do not hesitate to contact Simon Wallis as set out at the head of this letter if you require any further information.

Yours Faithfully,

Savills