

GEORGE LEE & SIMEON MIIGHTY  
FLAT 2, 2 ALBERT TERRACE. LONDON. NW1 7SU



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# DESIGN STATEMENT

## FROM PLANNING CONSULTANT

My clients wish to extend their home to create a spare bedroom for guests. This is not, as asserted by some objectors, a ‘profit-driven development’, but rather my clients wish to extend their home marginally to create a better living environment. The development is modest in size and in designing the proposal we have sought to minimise its impact on neighbouring properties and the wider Conservation Area.

### Loss of garden

This proposal involves a modest extension to the side of the existing lower ground floor flat. It forms an infill behind an existing side element and would not be visible in the streetscene.

At present this area is essentially used a passageway to provide access to the flat and garden beyond. It also contains a shed used for storage purposes. Due to its orientation this area is currently overshadowed by the existing property and three storey rear extension and thus receives little daylight or sunlight. This area is not used for recreational purposes and offers little amenity value to my clients or those within the surrounding area.

Conversely, the proposed extension would include a green sedum roof and would be distinctly more ‘green’ when viewed from the upper floors of neighbouring properties than the existing grey paving slabs. The proposed green roof would enhance biodiversity within the area and reduce surface water runoff in accordance with Policy DP22 of Camden’s Development Policies.

Paragraphs 4.16 to 4.18 of the ‘Camden Planning Guidance 1: Design’ relate to side extensions and we have given this careful consideration in designing the proposal. In this instance there is an existing three storey side element at this property which blocks views from the street to the rear garden. The proposed extension would be sited behind this existing side element which would screen it from the view. This development will not block or compromise significant views to the rear garden and is in accordance with CPD 1.

Objectors have stated that the development will result in a reduction to the size of the rear garden. However, it is essential to note that the extension in question is to the side of the property. It does not project beyond the existing rear extension nor does it encroach into the rear garden. There would be no reduction in the size of the rear garden.

My clients very much value their garden and would not wish to see any reduction to this. The area in question is does not constitute useable amenity space and as such this development will not result in a loss of garden space.

### Impact upon host building and Conservation Area

Each property along Albert Terrace varies somewhat in terms of its appearance; there is no uniformity in terms of design at present. As stated above the proposal would be screened from view by the existing three storey side element and would not be visible from the public realm. The proposed development would only be visible in private views from the upper floors of adjoining residences.

Despite its lack of visibility, we have sought to create a high quality contemporary extension which would enhance the visual amenities of the area. This is achieved through the use of innovative materials which convey the quality of design and create an attractive and interesting structure rather than being a pastiche.

The proposal will also include the replacement of an existing relatively poor quality extension and use of high quality materials such as crittal rooflights and doors. This will improve the visual amenities of the host building.

The proposed extension would be subordinate to the original building in terms of scale and situation, as advocated by paragraph 24.13 of Camden’s Development Policies. The modest scale and size of the proposal respects and complements the host building whilst also improving its symmetry.

This development will not project beyond the outmost side or rear elevation of the property; it is essentially an ‘infill’ development on a currently un-utilised passageway. This development will not erode the spacious quality of the Conservation Area.

# DESIGN STATEMENT

## FROM PLANNING CONSULTANT

### Impact on residential amenity

As stated above the proposal would amount to an infill behind an existing three storey side element. The proposed development is modest in height at 3m and would retain a XXm gap to the side boundary with No. 3 Albert Terrace. It is not considered that a proposal of such a modest size and height would result in additional loss of light or sense of enclosure for the adjoining property. In terms of the impact on No. 1 Alber t Terrace, the proposal would not project beyond the existing rear extension and as such the impact for this property would be negligible.

There are no windows proposed in the flank elevation of the extension. In comparison, the existing flank elevation contains four windows facing towards No. 3 Albert Terrace. As such we consider the proposal will result in less overlooking for the adjoining property than the existing situation.

Two double doors are proposed in the rear elevation of the extension, these would be no closer to neighbouring properties than those within the existing property. As such no additional loss of privacy will occur. It is essential to note there is an existing fence which separates the rear garden of the application site and those within Albert Terrace Mews, this further reduces the potential for loss of privacy for neighbouring properties.

One local resident has raised concerns that “any future application to build on top of the infill side extension would present even more serious overlooking issues”. However, it is essential to note that this proposal is solely for a single storey extension and it is this which is under consideration not hypothetical future developments. The applicant resides in the lower ground floor flat and has no intention of constructing an extension on top of the proposed development.

We consider this development will not impact detrimentally upon the residential amenities of adjoining properties and is fully in accordance with the requirements of Policy DP26 of Camden’s Development Policies.

In summation, we consider this proposal to be modest in size, infilling an area behind an existing side element. It will not project beyond the rear elevation and there will be no reduction in the size of the rear garden. A green roof will be incorporated which will improve biodiversity and result in urban greening.

The proposed extension will be screened from view and will not be visible within the streetscene. The high quality design and materials to be utilised will respect and complement the host building and wider Conservation Area whilst also creating a structure which is of architectural interest.

The minimal size and height of the extension will ensure it does not impact detrimentally on the residential amenities of neighbouring properties.

We respectfully request that planning permission be granted.



## SITE LOCATION CONTEXT





SITE LOCATION  
NEARBY PUBLIC TRANSPORTATION



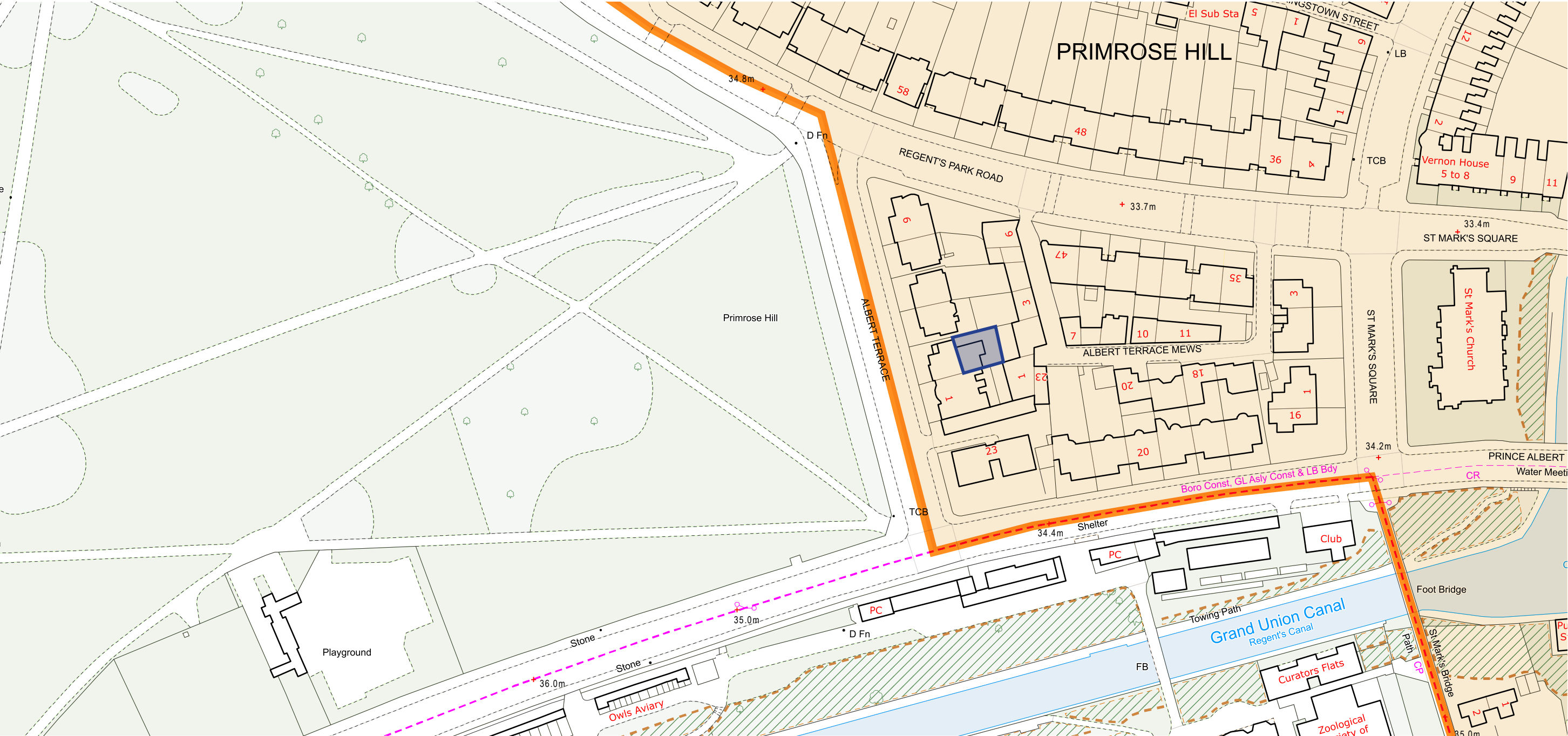
- BUS STOP
- RAIL STATION
- TUBE STOP
- BYCYCLE POINT

- A Albert Terrace / London Zoo - Towards Camden  
Bus routes; 274
- B Z S L London Zoo- Towards Baker Street  
Bus routes; 274

- C Regent's Park Road - Towards Camden  
Bus routes; 274
- D Regent's Park Road - Towards Baker Street  
Bus routes; **274**



CONSERVATION AREA  
CAMDEN COUNCIL



 CAMDEN CONSERVATION AREA

SITE LOCATION  
PLAN 1:500

