

1.0 INTRODUCTION

1.1 Site

The full site address is Flat 1, 76 Canfield Gardens London NW6 3ED. The property is a ground floor flat in a ground plus three storey detached townhouse located in the South Hampstead Conservation Area.

1.2 Proposal

The proposal is for a ground floor extension, upgrade of one existing rear window and one additional window to the rear bedroom.

To form the proposals, we have referenced the following policies and guidance:

- National Planning Policy Framework
- Camden Core Strategy
- Camden Planning Guidance
 - Design CPG 1- 4 Extensions, alterations and conservatories
 - Planning Obligations CPG 8
- South Hampstead Conservation Area Character Appraisal and Management Strategy

2.0 PLANNING HISTORY

A planning application was approved in 2008 for the erection of a rear extension and outbuilding for use in association with the ground floor (reference number 2008/0371/P). There were a number of subsequent applications regarding the execution of the garden room, which have since been concluded. The previous owners eventually completed the garden room in accordance with all relevant approvals.

3.0 PRECEDENTS

There are several existing rear ground and lower ground floor extensions on Canfields Gardens, including no.74 and no.78, which are adjacent to the site. At no. 74, approval was granted for a two-storey rear extension to form two self-contained maisonettes (reference number 2005/0551/P). No.78 also has a rear two-storey extension with a sunken patio/lightwell (reference number 2004/2551/P).

The proposed ground extension is to align with the neighbouring extension at No. 78.

4.0 PROPOSED DESIGN AND ACCESS - FORM, SCALE AND MATERIALS

The proposal is for a rear ground floor extension, replacement of one window, one additional window at the rear and rooflight. There are no proposals to the front of the property. There have been two previous rear extensions, which give the property a slightly untidy appearance at the rear. It is the intention of this application to simplify the rear elevation and improve its appearance.

The extension is proposed to align with the neighbouring ground floor extension at No.78 Canfield Gardens. The extension will be finished in red brick to match existing. The height will also match existing and will create a harmonious relationship. The windows and doors are to be high quality metal-framed double glazed units.

The proposals would not affect the amenity of the neighbouring or adjoining properties. No access to or from the site is to be altered. The existing rear decking is to be replaced.

5.0 MEETING THE CLIENT BRIEF

The applicants are a young family and are wishing to make this small rear extension to accommodate a kitchen/dining space. The kitchen is currently located in the narrow side extension, which is very cramped and impractical for a family. They would also like to improve the day lighting to the rear bedroom and improve the appearance of the rear of the property.