

14 ST MARKS CRESCENT, LONDON, NW1 7TS.

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION AND CONSERVATION AREA CONSENT.

This Statement should be read in conjunction with the following drawings:

- *Location Plan: L(00)00*
- *Existing Plans and Elevations: L(00)01 & L(00)02.*
- *Proposed Plans and Elevations: L(00)11, L(00)12, L(00)13 & L(00)14.*

Informal Pre-application advice was sought from Conservation Officer: John Diver by telephone. Date: 9.2.2016 [time 15.54]

LOCATION & DESCRIPTION

14 St Marks Crescent is a typical Victorian four storied semi-detached villa in this elegant residential street off Regents Park Road Road. Situated on the Northern side of the road where the gardens back onto the Regents Canal. It is part of the Primrose Hill Conservation Area.

The property is currently configured as a 3 bedroom, 2 bathroom house with 3 reception rooms and is in need of some refurbishment. The property has a blue plaque celebrating William Roberts, Vorticist artist, who lived at the house from 1946 until his death in 1980.

DESIGN PROPOSAL

The proposal is to upgrade the property retaining the original character of the building but to open up the lower ground floor with access to the rear North West facing garden and canal.

The new rear extension at garden level, with a terrace above accessed from the ground floor, would be similar to neighbouring properties at 15 & 16 St Marks Crescent [2012/2515/P & PEX0100017/R1], and numerous others along St Marks Crescent.

At same level the utility room is extended to extent of existing light well and boundary, similar to other properties in the street [recently granted at no.10 2009/2070/P].

External door and window to utility room replaced with similar inc larger window.

Ground floor rear: small window overlooking canal will be replaced with similar, slightly larger.

A 4th bedroom added at 1st floor level, and new shower room on 2nd floor.

PLANNING HISTORY

Planning permission was granted for refurbishment works in 17.10.2003 [PEX0200695]

USE

The use is to remain unchanged as a single residential dwelling.

SCALE

The proposal will be compatible to the scale of existing building. It will not impact on the street scene of the conservation area and is entirely in keeping with the existing building.

LANDSCAPING

Rear garden will be landscaped, the timber jetty to canal will be reduced in size.

APPEARANCE

External walls to be brickwork or painted render.

New windows will be painted timber.

Doors to garden will be highly efficient double glazed sliding doors

ACCESS

Means of access will remain as existing.



Front Elevation 13 & 14 St Marks Crescent



Rear Elevation 13 & 14 St Marks Crescent



Rear Elevation 15 & 16 St Marks Crescent



Rear Elevation 9 & 10 St Marks Crescent