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PLANNING, DESIGN AND ACCESS STATEMENT

June 2016

*21a Primrose Gardens,
London,
NW3 4UJ*

The Site and Surrounding Area:

The site is a lower ground floor flat located in a five-storey mid-terrace block along Primrose Gardens. The surrounding area is predominantly residential in nature. Although the building is not listed, the site falls within the Belsize Conservation Area.

Proposal:

The proposal is for a 3m deep single storey extension to the rear of the flat which would extend the width of the plot. The extension would feature a set of bi-folding doors and internal reconfiguration of the existing kitchen/living/dining area to create a more open plan arrangement. The extension would measure 2.75m in height and would be flat-roofed in nature.

Relevant Planning History:

There is no relevant planning history associated with this site.

Relevant Planning Policy:*Core Strategy:*

- CS5 – Managing the impact of growth and development
- CS6 – Providing quality homes
- CS13 – Tackling climate change through promoting higher environmental standards
- CS14 – Promoting high quality places and conserving our heritage
- CS19 – Delivering and monitoring the Core Strategy

Development Policies:

- DP24 – Securing high quality design
- DP24 – Securing high quality design
- DP26 – Managing the impact of development on occupiers and neighbours
- DP27 – Basements and lightwells

Supplementary Planning Guidance:

- Residential design standards Supplementary Planning Document (2011)

Appraisal:

The proposed extension would be of a modest depth and would not result in any significant harm to the neighbouring properties either side; the proposal does not

include any flank widows and the lack of a pitched roof further mitigates against any overlooking or an overbearing impact. The scheme would enable greater levels of light into the property and would not compromise the existing garden area which would continue to provide sufficient levels of amenity space. Due to the location and scale of the rear extension, the scheme would have minimal impact on the Belsize Conservation Area. Access to and from the site will remain as per the existing situation. The scheme would comply with Council's aforementioned policies and guidance and therefore is considered acceptable.

Conclusion:

The proposal consists of a modest single storey rear extension to a ground floor flat. The scheme would have minimal impact on the neighbouring properties and the conservation area within which it lies. In design terms the scheme respects the appearance of the host property and surrounding area; it would at the very least preserve the character of the Belsize Conservation Area. Overall, the scheme is considered acceptable and policy compliant and as such the Council is respectfully requested to grant planning permission.

