

Design and Access Statement

8 August 2016

179 Gloucester Avenue, London, NW1 8LA

Erection of part replacement single storey rear extension and alterations to front and rear at lower ground floor level

Site description

The site is a lower ground floor flat in a five storey mid-terrace house towards the north end of Gloucester Avenue. The flat has exclusive access to a rear garden and front courtyard area. The rear of the property is flanked by the rear wall of a property on Berkeley Grove.

It is located within the Primrose Hill Conservation Area and is referred to as making a positive contribution to the conservation area.

Planning history

Relevant planning history available:

Application ref 6097 - conversion of existing single dwelling into 4 flats, approved 11/10/1968
Application ref 8400434 – erection of glass conservatory, approved 07/03/1984

The proposals received favourable pre-application comment ref 2016/1937/PRE

Impact

The impact on neighbours will be minimal

It is not considered that the proposals would have an adverse impact on the level of daylight or sense of enclosure to the adjoining neighbour at no.181 Gloucester Avenue as the height of the existing wall including trellis and dense planting, is a similar height to the proposed height of the extension. Furthermore there are no windows that would be affected by this increase in height that have not been affected by the existing situation.

Due to the location of the extension, only the roof would be visible from above ground windows of adjoining occupiers. It is proposed that the flat roof is a green sedum roof.

Proposed development and Use

The proposed extension at lower ground floor level would partly replace an existing glazed infill extension located between the closet wing and boundary wall. The additional element of the extension would measure 2.75m wide x 3.4m deep x 2.85m high and would have sliding glazed doors to enable garden access. The extension would allow a the second bedroom to

be increased in size with external French casement doors. The kitchen and Family area would occupy the extension
The use is residential only.

Reason for proposal

The extension allows the second bedroom to have natural ventilation and access to the garden whilst becoming large enough to comfortably fit a bed. The extension allows the kitchen and Family room to have direct access to the garden which at present is not used.

Amount and Scale

The existing gross external of the flat is 86 m² (including 8 m² conservatory extension which is to be demolished. The new extension is 22 m² which represents an increase of 14 m² or 16%

The extension is 2.9 m high.

Design , Appearance and Layout

The extension is purposely of simple design in order not to conflict with the existing architecture. The flank wall with no 181 Gloucester is plain London yellow stock brick to match existing. The two elevations facing onto the garden are fully glazed with minimal aluminium charcoal colored frames. The flat roof is to be a green sedum roof with a grey zinc fascia.

The layout is similar to the existing however the kitchen and family room have been decanted into the garden

Access

The existing access is unaltered

Environmental considerations and Landscaping

The gardens to the front and rear will be landscaped.

The building will be constructed with a higher thermal resistance than required by the building regulations .

PRE-APPLICATION PLANNING ADVICE REF: 2016/1937/PRE
PROPOSAL: ERECTION OF PART REPLACEMENT SINGLE STOREY REAR EXTENSION AND
ALTERATIONS TO FRONT AND REAR AT LOWER GROUND FLOOR LEVEL
ADDRESS: LOWER GROUND FLAT, 179 GLOUCESTER AVENUE, NW1 8LA

Thank you for submitting a request for pre-application advice for Lower Ground Flat, 179 Gloucester Avenue, NW1 8LA. This advice is based on your email dated 6th April 2016, drawings 15/18/04 (Rev A); 15-18-01 (Rev A) and a site visit carried out on 5th May 2016.

Proposal

Erection of part replacement single-storey rear extension and alterations to the front and rear at lower ground floor level

Site description

The subject site is a lower ground floor flat in a five storey mid-terrace house towards the north end of Gloucester Avenue. The flat has exclusive access to a rear garden and front courtyard area. The rear of the property is flanked by the rear wall of a property on Berkeley Grove.

It is located within the Primrose Hill Conservation Area and is referred to as making a positive contribution to the conservation area.

Relevant policies

The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents), the London Plan, the NPPF and the Camden Planning Guidance (CPG).

The proposal would be assessed against policies CS14 (Promoting high quality places and conserving our heritage), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), Camden's Planning Guidance (CPG1, CPG6) and the Primrose Hill Conservation Area Appraisal and Management Strategy (2000).

Comments on proposal

Design

- Rear Extension

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building. Policy PH26 of the Primrose Hill Conservation Area appraisal and management strategy requires rear extensions to be as unobtrusive as possible, not adversely affect the character of the building or the Conservation Area and in most cases be no more than one storey in height.

The proposed single storey rear extension at lower ground floor level would partly replace an existing glazed infill extension located between the closet wing and boundary wall. The additional element of the extension would measure 2.75m wide x 3.4m deep x 2.85m high and would have sliding glazed doors to enable garden access. Although the non-original part of the host property would occupy a significant proportion of the rear garden this would not be considered over-development of the site as the extension would be a subservient addition which would leave an acceptable area of rear garden. Furthermore, by reason of high boundary walls and large amounts of vegetation, the garden receives low levels of daylight and as a result is under used as an amenity space. Due to the location of the extension, only the roof would be visible from

above ground windows of adjoining occupiers and it would therefore have an acceptable impact on the conservation area. In accordance with CPG1 (Design) and CPG3 (Sustainability) it is recommended that a green roof is incorporated in the proposals to minimise the visual impact of the extension and to achieve a more sustainable development.

PH28 of the Primrose Hill conservation area appraisal and management strategy states that rear extensions would not be acceptable where they would spoil a uniformed rear elevation. It is noted that there have been several alterations to the rear elevations of nearby properties on the same side of the street including some two storey infill extensions. It is therefore considered that the proposals would not be out of character and would preserve the character and appearance of the Primrose Hill Conservation Area.

- Other alterations to front and rear of the property

The alterations to the front of the property would involve removing an existing doorway which is no longer required by reason of the internal arrangement and installing a new door opening to gain access to an undercroft used for storage. Although these changes are to the front elevation they are located at lower ground floor level in a lightwell area that is set back from the street behind a boundary wall and small front garden. These alterations are therefore considered to be acceptable.

It is also proposed that the existing window to the rear at lower ground floor level is converted to French casement doors to enable access to the garden. This element of the proposal would not be visible from anywhere and is considered acceptable.

Amenity

CPG6 Amenity aims to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers and ensure sufficient daylight to occupiers of new dwellings taking in account overall planning and site considerations.

From undertaking a site visit it is not considered that the proposals would have an adverse impact on the level of daylight or sense of enclosure to the adjoining neighbour at no.181 Gloucester Avenue as the height of the existing wall including trellis and dense planting, is a similar height to the proposed height of the extension. Furthermore there are no windows that would be affected by this increase in height that have not been affected by the existing situation.

Conclusion

The proposed rear extension and alterations to front and rear elevations are considered acceptable by virtue of their proposed design and location. It is not considered that the proposals would have an adverse impact on the amenity of adjoining occupiers.

Planning Application

For a valid planning application, I would advise you to submit the following:

- Completed form – full planning permission;
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red;
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed';
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed';
- Planning, Design and Access Statement
- The appropriate fee (£172).

Please see [supporting information](#) for planning applications for more information.

You are advised to contact your neighbours and the Primrose Hill Conservation Area Advisory Committee (see link below) prior to submission, to discuss the proposals.

<http://cindex.camden.gov.uk/kb5/camden/cd/service.page?id=K1WGQGNyfls>

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details [click here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

Once you submit an application, please let me know the planning portal reference number so that I can process the application. If you have any queries about the advice please do not hesitate to contact Kristina Smith on 020 7974 4986.

Thank you for using Camden's pre-application advice service.

Regards,

Kristina Smith
Planning Officer

Telephone: 020 7974 4986

Please note that the information contained in this email represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.