

London Borough of Camden 2nd Floor,
5 Pancras Square
c/o Town Hall,
Judd Street
London WC1H 9JE

October 2016

Dear Sir / Madam,

30 Harwood Street, NW1 8DG

Please find enclosed a planning application relating to the above property proposing ground, first and second floor extension. In summary, the alterations are necessary to modernise and update the property in order to create a family home for the owners. The alterations have also been sensitively designed to respect both the character of the existing building and its surroundings and have had regard to relevant planning policies and other similar consented schemes elsewhere on Harwood Street.

Relevant planning policies and material considerations include:

- Camden Core Strategy (2010)
- Camden Development Policies (2010)
- National Planning Policy Framework (2012)
- Harwood Street Conservation Area Statement

Although not yet Adopted, a New Local Plan is being prepared had been subject of consultation and has been consulted.

The application relates to an existing dwelling in Chalk Farm. The property is not listed, although falls within the Harwood Street Conservation area. In summary, policy recognises that dwellings change over time and alterations will be needed to respond to user's needs and, as such, the general principle of extensions and alterations, including in historic environment, is accepted in policy terms. The main consideration is therefore to ensure that alterations are sensitively designed to preserve and enhance both the existing building and surrounding conservation area. Further, proposals should not result in material harm to the amenities of occupants of neighbouring uses in terms of loss of privacy and/or overshadowing. These objective is set out within relevant policies and in particular Core Strategy CS14, Development Policy DP24, DP25 and DP26, and emerging policy D1. Good practice includes measures such as;

- Ensuring that extensions remain in scale and proportion with the existing and surrounding buildings
- Use of materials that match / complement the host building and its surroundings
- Ensuring extensions are accessible and usable
- Respecting amenities of neighbouring properties

The application is accompanied by a Design & Access Statement, which sets out the design rationale behind the proposals, demonstrating how these objectives have been met. This

explains the current constraints of the property, including the irregular adaptations that have occurred over time and are not fit for the needs of a family with young children.

Internally, the proposals will create a more accessible, usable and efficient space through new kitchen and living areas. The external alterations primarily relate to the rear of the property only and are mainly limited to infilling of existing space and extending upwards on existing footprint. Similarly, the alterations will not extend beyond the height of the existing building. The external materials will match and complement the host building. The scheme does not propose to introduce any vertical openings where they do not already exist and in this way will not result in a material increase of overlooking.

The Conservation Area Statement recognises pressure to extend existing buildings, which arises due to a need to modernise and update, including in response to modern family life. In this respect, the Statement recognises that where extensions are, “...*positioned to the rear there is little or no impact on the Conservation Area*”. Indeed, it is material to note that similar extensions have previously been approved at No. 18 Harmood Street (2009/1532/P) and 26 Harmood Street (2011/2448/P), which further establish a precedent and principle for the works proposed at No. 30.

Overall, the proposals accord with policy objectives and design principles for the Harmood Street Conservation Area. They do not depart from principles already established on neighbouring buildings and it is respectfully requested that planning permission is granted.

In support of the application, please find enclosed:

- Completed application forms
- Existing and proposed architectural drawings
- Design and Access Statement
- Fee of £172, to be paid by phone

It is also worth noting, that I worked closely with Nick Baxter and David Glasgow of Camden Council in 2015 to put my current residence back into satisfactory order. It was a dilapidated Grade II listed flat at 22c Mornington Crescent (**Ref Number: 15/1/00094**) and I remedied enforcement and health and safety requirements of a previous freeholder at that property to the satisfaction of the council, whilst liaising with them through the whole process. I aim to work on the same basis with 30 Harmood Street.

I look forward to receiving confirmation of validation in due course. In the meantime, please do not hesitate to contact me directly should you have any questions.

Yours Faithfully



Cormac McNabb

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