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London Borough of Camden
planning Department - 2nd floor - 5 Pancras Square - London N1C 4AG

Date: 05th March 2017

Re: SINGLE STOREY REAR EXTENSION TO LOWER GROUND FLOOR FLAT

Approved Planning Decision Notice: 2016/2645/p

Project: 48a Belsize Square – LONDON NW3 4HN.

Dear Sirs:

The proposed planning application is a resubmission of approved planning decision for single storey rear extension to serve existing lower ground floor flat. The property is a semi-detached building converted to individual flats for many years, and the applicant as the leaseholder of flat 48A-Belsize Square NW3; wishes to extend to the rear of the premises to create larger living accommodation to serve the existing flat. The planning approval was granted for the scheme on 08th JULY 2016 and the proposal is a resubmission of approved scheme with variation of changes to the rear window opening and also confirming the material to be used for the proposed extension.

The flat-48A benefits from large rear garden amenity area and the proposal for the back extension will provide larger living and residential accommodation to serve individual unit whilst maintaining large rear garden amenity area to serve current premises.

Proposal includes modifications to lower floor area of designated flat and reconfiguration to internal area of the unit. The scheme is designed in compliance with Camden Planning Guidance with allowance given for means of access to property plus the design to match & complement the adjoining properties.

Please see attached copies of relative drawings with forms & fee for the proposed works. We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

Yours truly,
R. Lakani
Director

Project: 48A – Belsize Square – LONDON NW3 4HN.
DESIGN ACCESS STATEMENT:

AMOUNT:

The existing SITE is a semidetached building which consists of 3 self-contained flats and the proposal is for the rear extension to the existing lower ground floor rear flat.

The planning approval was granted for the scheme on 08th JULY 2016 and the proposal is a resubmission of approved scheme with variation of changes to the rear window opening and also confirming the material to be used for the proposed extension.

The proposal will provide a better internal reconfiguration of the rear garden flat whilst maintaining a large rear garden area as means of amenity to existing flat PLUS the designated garden area to upper level flat will also benefit from their private rear garden as noted on the proposed plans. The works are only implemented to area defined to Flat-48A and other units will not be impacted by the works.

The EXISTING areas of the lower ground floor flat-48A : 57m-SQ
The rear garden & amenity area as part of Flat-A use: 98m-SQ

The upper level flats are not impacted by the works

The proposal for renovation of lower ground floor flat 48A by carrying new rear extension will result to new areas to FLAT-48A residential usage: 70m-SQ
The rear garden & amenity area as part of Flat-48A use: 75m-SQ

LAYOUT:

The proposed scheme of new internal renovation and changes will provide suitable stacking order and also new renovated designated Garden areas for flat 48A. The application will be carried as part of renovation and extensions to Flat-48A development as a single unit self-contained flat. The internal areas are configured to provide better residential usage to serve occupants. The scheme for this extension was approved for adjoining house and considered president for the propose scheme.

SCALE:

The Length, Height, and the Width of the existing building will be altered by the proposed scheme at the rear since it is intended to carry new rear ground floor extensions to the premises defined as 48A.

The existing property's Height from front elevation facing the main road is unchanged while providing new side window to serve the proposed study to be considered as means of natural light and ventilation to new area. The proposed window will be facing side access path and has no adverse impact to adjoining premises and will not result to loss of amenity or privacy to neighbouring sites.

LANDSCAPING:

The current premises have large rear garden areas serving the existing residential unit FLAT-48, whilst unattended and require new planting. The proposed scheme will create new planting to garden area with better landscaping design.

The designated rear garden area for upper floor flat which is accessible via existing side staircase will be retained and remain unchanged by proposed works.

APPEARANCE:

The external appearance of the existing buildings will be altered at rear and side elevations, while the rear extension designated for the lower ground floor flat to be carried as enlargement for flat 48A in compliance with Camden Planning Policies and also London Regional Unit Sizes. The height of proposed extension is limited to no more than 3m to avoid impact to neighbouring sites which benefit from higher garden and rear amenity areas.

The external hardstanding to be either permeable (porous) block paving or using granular shingles similar to existing site constraints.

The rear elevation to be constructed in brown old stock bricks matching main façade and elevations of existing building. A picture of sample attached.



The rear glazing doors and roof light to be in frame-less glazing supplied and installed by GLASS ROOMS which manufacturer details provided with application and below are sample of glazed roof & rear door opening



USE:

The existing site is defined as 3-self-contained residential flats and they are used as C3-usage at all levels and proposed to retain existing use as C3-use for residential units.

ACCESS:

The building will be designed with energy efficient electrical lights and also sufficient amount of internal insulation to be provided to give the thermal conductivity of the structure in compliance to Building Control Guidelines. All new windows to be double glazed and in compliance with Building Regulation for thermal capacity (Min U-Value to be 1.6 for windows).

The doors to be fire checked and all designated areas to have smoke detectors that are connected to independent circuits. The structure will be constructed in compliance by Building Control, in order to enhance the life time of the building and also to retain a stable structure. The floors & entrance level will not be altered since it is in compliance for usage of ambulant person's accessibility under part-M. The site has main access to all areas via existing entrance doors which will be retained under proposal and also the scheme will incorporate 2nd means of fire escape for lower ground floor flat 48A at the rear facing the garden areas to meet fire regulations.