



Development Management,  
London Borough of Camden Council,  
5 Pancras Square,  
London,  
N1C 4AG

3 October 2017

17308\tw\letters\L2  
Telisa.whishaw@osparchitecture.com

Dear Sir/Madam

**Two storey rear infill extension  
9 Medley Road, London, NW6 2HJ**

Please accept this letter and enclosures as an application for a two storey rear infill extension at the above address. A list of documents enclosed within this application is as follows:

- 17308 S201 – Site Location Plan
- 17308 S202 – Site Survey
- 17308 S203 – Existing Plans and Elevations
- 17038 P201 – Proposed Plans and Elevations

The application fee of £172 will be forwarded under separate cover.

**Site Location**

The application site is located near the southern end of Medley Road, to the north of the railway line, between Kilburn and West Hampstead Railway Station. The site is located within the Fortune Green and West Hampstead Neighbourhood Plan Area, approximately 2 miles to the north-west of Regents Park.

9 Medley Road lies to the north of the Rail Embankment which is allocated as Open Space and Green Space. There are no Listed Buildings within close proximity of the application site which is located within Flood Zone 1.

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Broadmede House  
Farnham Business Park  
Weydon Lane, Farnham  
Surrey GU9 8QT

01252 267878

**O'Keefe Scanlon Limited**

Company Registration No. 2878091

Registered office: Broadmede House, Farnham Business Park  
Weydon Lane, Farnham, Surrey GU9 8QT

Directors: Julian Bohling, Paul Dallain BA (Hons) Dip Arch RIBA  
Quentin Andrews BA (Hons) Dip Arch RIBA, Roger Beach BA (Hons) Dip Arch RIBA  
Clinton Bradshaw BA (Hons) Dip Arch RIBA, David Brazier BA (Hons) MA MSAI  
David Cranmer BSc (Hons) MSc MRTPI, Mark Evans BSc (Hons) MRICS  
Patrick Graham BArch Dip Arch RIBA

Bristol office: Suite 4, Trym Lodge, Westbury-On-Trym, Bristol, Avon BS9 3HQ 0117 332 6753  
Solent office: The Granary, Whiteley Lane, Fareham, Hampshire PO15 6RQ 01329 559400



## Site Description and Context

9 Medley Road is a three-storey terraced dwelling with accommodation at lower ground, ground and first floor levels. Each floor is a separate flat with a private garden to the rear serving the lower ground floor flat. There is an original rear addition that creates a small courtyard at the junction of the main building and rear projection. It is this area that it proposed to infill the extension. The building is constructed out of red brick with buff brick and stone detailing and plain slate tiles lining the roof.



Aerial view of application site (Source: Google Earth)

Medley Road is located within a densely developed area, constructed of two to three storey terraced dwellings. The site is easily accessible with West Hampstead Railway Station and West Hampstead Tube Station located within 0.2 miles on the B510. The Fortune Green and West Hampstead Neighbourhood Plan 2015 says that *“The area has a distinct and widely appreciated village character with a variety of amenities and excellent transport links.”*

## Proposals

The application proposes a two-storey rear infill extension providing additional living space within the lower ground floor and ground floor flats (Flats A and B) with a new roof terrace for the first floor flat (Flat C). The extension is approximately 3.8m from the main rear elevation (the depth of the existing rear addition) and meets the side wall of the existing rear addition. Thus the proposed infill extension does not project beyond either the rear or side walls of the existing building.

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The application includes internal alterations to flats A, B and C and does not result in an increase in the amount of bedrooms within each flat as it primarily provides larger living spaces (and better amenity) for the residents.

The extension will be constructed out of plain brick with stone detailing and plain slate roof tiles to match existing. The proposal is in character and proportion with its context and setting and has no effect on its relationship with adjoining properties. The side elevation of the proposed roof terrace serving flat C will be an obscure glazed screen with a balustrade lining the rear elevation. The dwelling lies adjacent to an existing passage way, and the extension does not have any effect on the amenities of the dwelling to the north or south.

### Summary

In summary, the scheme delivers:

- A two storey rear infill extension with roof terrace, providing additional amenity space for residents;
- An infill extension that protrudes no further than the existing rear and side walls;
- Has no effect on the amenity of neighbouring dwellings, or the safety of the adjacent passage way;
- An extension which is in character and proportion with its context and setting;
- An extension which meets the requirements of the Mayor of London Plan 2016, The Camden Local Plan 2017 and the Fortune Green & West Hampstead Neighbourhood Plan 2015.

I hope that the information provided is acceptable and we look forward to receiving acknowledgement that the application has been validated and registered in due course. However, should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely



Telisa Whishaw

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