

ERICA JONG ARCHITECTS
design . planning . management

DESIGN & ACCESS STATEMENT

REAR EXTENSION

**52 Minster Road
London NW2 3RE**

January 2018

48 Fairhazel Gardens London NW6 3SJ
T: 020 7372 5768 M: 0783727911
www.ericajongarchitects.com
info@ericajongarchitects.com

Prepared by:
ERICA JONG ARCHITECTS

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CERTIFICATE

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1.0 INTRODUCTION

- 1.1 The Decision Notice received from London Borough of Camden confirms that prior approval is not required for a larger single-storey rear extension to 52 Minster Road, London NW2 3RE, United Kingdom (refer Appendix B).
- 1.2 This design and access statement supports the application for a Lawfulness Certificate Development.
- 1.3 The intention for the rear extension is to provide additional space for a growing family and improve the existing facilities to promote better living and the energy efficiency of the building.
- 1.4 The statement reviews the following:
- Evaluation of the scheme taking into consideration site context and merits of the proposal
 - Planning policy background

2.0 BACKGROUND

- 2.1 The application site ("the Site") is located on the northwest side of Minster Road in a western part of London Borough of Camden. See site location plan, diagram 1 below.
- 2.2 The area surrounding the site is residential and not within a conservation area. The property is not classified as a listed building.



diagram 1 – site location plan

- 2.3 The property is a two-storey semi-detached dwelling house adjoining to no. 50 Minster Road (see photos 1 & 2, below). 50 Minster Road has recently completed the Works to their rear extension (*refer planning reference: 2016/5033/P*).



photo 1 – front facade with immediate site context; viewing from Minster Road



photo 2 – rear elevation with adjoining 50 Minster Road (corner building), view from Asmara Road

2.4 The dwelling house is surrounded by front and rear gardens within a plot land of approximately 0.076 acres (309.04m²). See diagrams 1 & 2 – existing and proposed site plans, below.

2.5 The proposed rear extension entails demolition of the existing kitchen and will encompass the full width of the property from its rear to the line of existing kitchen. This will add approximately 16.35m² gross external area, and approximately 13.75m² gross internal area, i.e. approximately 7.67% of the total area of ground covered.

The existing site curtilage of the dwellinghouse is 96m². Therefore the proposal is will within the permitted development allowance of 50% of the site curtilage.

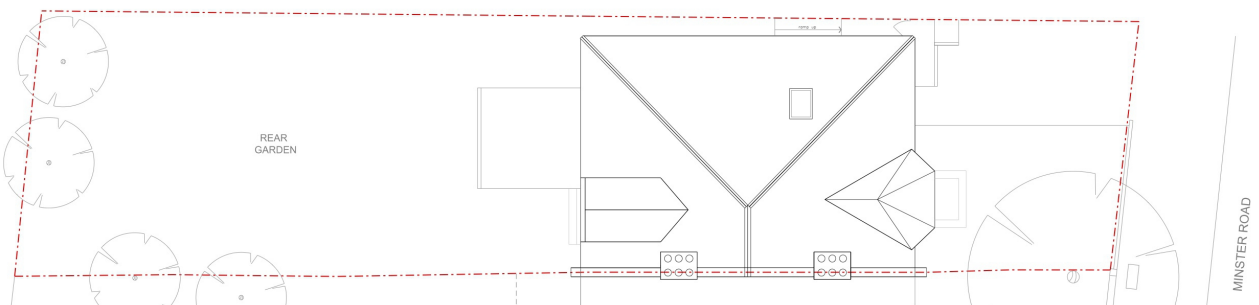


diagram 1 – existing site plan

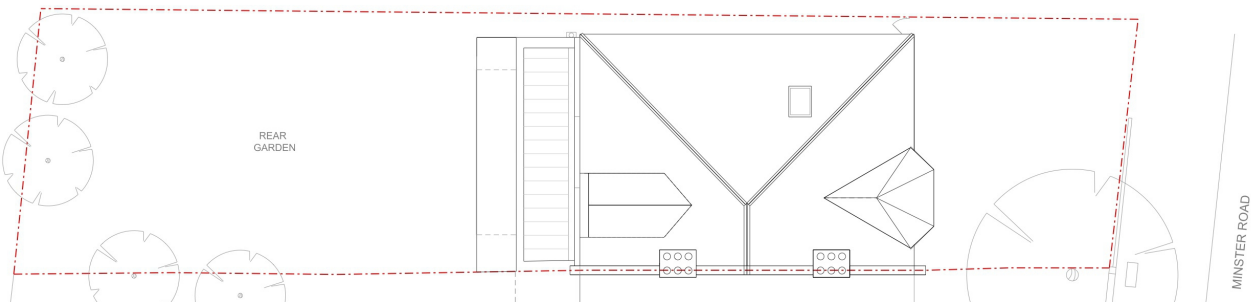


diagram 2 – proposed site plan

3.0 PERMITTED DEVELOPMENT

3.1 The proposal complies with the following under The Town and Country Planning (General Permitted Development)(England) Order 2015:

3.1.1 Class A – *The enlargement, improvement of a dwellinghouse*

3.1.1.1 A.1 Development by Class A

- (a) the use of the dwellinghouse remains a Class C3 dwellinghouse
- (b) the total area of ground covered by the rear extension is approximately 7.67% which is less than 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)
- (c) the height of the rear extension does not exceed the height of the highest part of the roof of the existing dwellinghouse
- (d) the height of the eaves of the rear extension does not exceed the height of the eaves of the existing dwellinghouse
- (e) the rear extension does not extend beyond a wall that forms the principal elevation of the original dwellinghouse; nor fronts a highway and forms a side elevation of the original dwellinghouse
- (f) see item (g) below
- (g) the rear extension of the property (i.e. a semi-detached house) has a single-storey and extends beyond the rear wall of the original dwellinghouse by 3.6m (less than 6m depth) and is 3.50m in height (less than 4m).

The above larger permitted development scheme is due to the temporary change of permitted development and that it is not on article 2(3) land nor on a site of special scientific interest. The temporary change of planning guidance allows increasing of the size limits for single-storey rear extensions subject to prior approval that associated with neighbour consultation scheme and must be completed by 30th May 2017

- (h) the rear extension does not have more than a single-storey

- (l) the eave height of the rear extension does not exceed 3m
- (j) the rear extension does not extend beyond a wall forming a side elevation of the original dwellinghouse
- (k) the rear extension does not consist of or include a verandah, balcony or raised platform, nor involve installation of a microwave antenna, a chimney, flue or soil and vent pipe, or alteration to any part of the roof of the dwellinghouse

4.0 SCHEME PROPOSAL

4.1 The proposal is presented in the drawings listed in Appendix A.

4.2 The following issues have also been considered:

4.2.1 Use

No change of use, the property remains residential.

4.2.2 Scale

Additional of approximately 13.75 m² of gross internal areas.

4.2.3 Appearance

The proposed materials for elevational treatments match those existing. Details and fenestrations are sensitive to the existing design.

4.2.4 Access

Both pedestrian and vehicular access to the property will remain unchanged.

4.2.5 Refuse Facilities

The refuse provisions are to remain as existing. No change.

4.2.6 Parking

There is currently on-site parking for the property. The proposal does not increase the need for parking.

4.2.7 Sustainability

The Applicant aims to improve the sustainability of the property based on a whole-house CO₂ calculations to enhance the building fabrics. Such as, installing double-glazed windows to minimise heat loss and gain during winter and summer seasons respectively. Insulation to wall and floor and installation of LED low energy lighting will be used to reduce energy output.

5.0 ACCESSIBILITY

- 5.1 The property can be accessed directly from 52 Minster Road through a main entrance door and a side gate to the rear garden and entrance. There is no change to the existing access.

6.0 RELEVANT PLANNING POLICIES

6.1 The statement reviews the following:

6.1.1 Town and Country Planning (General Permitted Development) (England) Order 2015) Class A.

6.1.2 Local planning policies (adopted 2017), The London Plan (2016), and supplementary planning guidance SDPs.

6.1.3 The principal local policies includes:

- H3 – Protecting existing homes
- H7 – Large and small homes
- D1 – Design

6.14 The London Plan 2016:

- Policy 3.5 Quality and design of housing developments
- Policy 3.14 Existing housing
- Policy 5.3 Sustainability design and construction
- Policy 5.4 Retrofitting

6.15 Camden Planning Guidance (CPGs)

- CPG1: Design
- CPG2: Housing
- CPG3: Sustainability

7.0 RELEVANT RECENT LOCAL PLANNING APPLICATIONS

Rear Extension

50 Minster Road	Erection of a single storey rear extension to single family dwelling house (<i>refer: 2016/5033/P</i>)
64 Minster Road	Erection of a single storey extension at ground floor level, following the demolition of the existing conservatory and extension all associated with the rear elevation (<i>refer: 2006/4687/P</i>)
57 Minster Road	Erection of a single storey ground floor rear extension (to replace existing), infill central roof extension and side dormer roof extension (<i>refer: 2015/1505/P</i>)
71 Minster Road	Demolition of existing conservatory and erection of single storey rear extension (<i>refer: 2014/3389/P</i>)
52 Minster Road	Erection of a single storey rear extension (<i>refer: 2014/1176/P</i>)
72 Minster Road	Erection of single storey side/front extension at ground floor level (<i>refer: 2014/0976/P</i>)

APPENDIX A

LIST OF DRAWINGS

Prior Approval (neighbour consultation scheme)

Drawing No	Drawing Title	Scale @ A3
1085.2_00_001_B	Site Location Plan	1:1250
1085.2_00_101_B	Existing Site Plan (Ground Floor)	1:100
1085.2_00_102_B	Proposed Site Plan (Ground Floor)	1:100
1085.2_00_103_B	Existing Site Plan (Roof)	1:100
1085.2_00_104_B	Proposed Site Plan (Roof)	1:100
1085.2_20_001_B	Existing Lower Ground Floor Plan – No change	1:50
1085.2_20_002_B	Existing Ground Floor Plan	1:50
1085.2_20_003_B	Existing First Floor Plan	1:50
1085.2_20_004_B	Existing Second Floor Plan	1:50
1085.2_20_005_B	Existing Roof Plan	1:50
1085.2_20_006_B	Existing Front Elevation	1:50
1085.2_20_007_B	Existing Side Elevation	1:50
1085.2_20_008_B	Existing Rear Elevation	1:50
1085.2_20_009_B	Existing Section A-A	1:50
1085.2_20_010_B	Existing Section B-B	1:50
1085.2_20_101_D	Proposed Ground Floor Plan	1:50
1085.2_20_102_D	Proposed First Floor Plan	1:50
1085.2_20_103_D	Proposed Second Floor Plan	1:50
1085.2_20_105_D	Proposed Roof Plan	1:50
1085.2_20_107_D	Proposed Side Elevation 1	1:50
1085.2_20_108_D	Proposed Rear Elevation	1:50
1085.2_20_109_D	Proposed Side Elevation 2	1:50
1085.2_20_110_D	Proposed Section A-A	1:50
1085.2_20_111_D	Proposed Section B-B	1:50

APPENDIX B
DECISION NOTICE

(neighbour consultation scheme)

In accordance with section 60(2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by Class B of Schedule 2 Part 11 Class A of the Town and Country Planning (General Permitted Development) Order 2015



**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Tel 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Erica Jong Architects
48 Fairhazel Gardens
South Hampstead
London
NW6 3SJ

Application Ref: **2017/6746/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

16 January 2018

Dear Sir/Madam

DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by Class B of Schedule 2 Part 11 Class A of the Town and Country Planning
(General Permitted Development) Order 2015

Prior Approval Not Required

Address:
**52 Minster Road
London
NW2 3RE**

Proposal:
Erection of single storey rear extension (3.6m deep x 3.5m high x 3m to eaves).

Drawing Nos: 1085.2_00.001_A, 1085.2_20.002_A, 1085.2_20.003_A, 1085.2_20.004_A,
1085.2_20.005_A, 1085.2_20.006_A, 1085.2_20.007_A, 1085.2_20.008_A,
1085.2_20.009_A, 1085.2_20.010_A, 1085.2_00.101_A, 1085.2_00.103_A,
1085.2_00.104_A, 1085.2_20.101_C, 1085.2_20.102_C, 1085.2_20.103_C,
1085.2_20.105_C, 1085.2_20.107_C, 1085.2_20.108_C, 1085.2_20.109_C,
1085.2_20.110_C, 1085.2_20.111_C.

The Council has considered your application for prior approval of the erection of a single storey rear extension on the site and **it is not required in this instance.**

Informative(s):

- 1 This written notice indicates that the proposed development would comply with

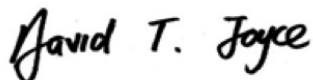
Executive Director Supporting Communities

condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). It is important to note that this written notice does not indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A. If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A), then you should submit an (optional) application to the local planning authority for a Lawful Development Certificate (LDC).

- 2 It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.
- 3 It is a requirement of the above condition A.4 that the development shall be completed on or before 30th May 2019.
- 4 It is a requirement of the above condition A.4 that the developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion, and that this notification shall be in writing and shall include (a) the name of the developer, (b) the address or location of the development, and (c) the date of completion.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



David Joyce
Director of Regeneration and Planning

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Executive Director Supporting Communities