

Document underlining the Grounds of Appeal

Ground floor rear extension

38A Iverson Road, NW6 2HE



Rear elevation of the property

STUDIO25
Architects

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1. INTRODUCTION

This Document has been prepared on behalf of Mr Ciaran Whelan, owner of 38A Iverson Road, NW6 2HE for the purpose of appealing against the London Borough of Camden's LPA refusal given on the 18th of January 2018 referring to the "ground floor rear extension".

2. PRESENT CONTEXT

The appeal refers to the Ground Floor flat at 38 Iverson Road. Almost all surrounding properties have rear parts extending beyond the rear wall of their main part.

At present, the situation has become that the rear part of 38A Iverson Road has remained undeveloped and flanked by massive neighbouring extensions:

- At 36 Iverson Road - a double storey one going a staggering 9 metres beyond the rear of 38A
- At 40 Iverson Road – A ground floor extension going about 2.5 metres beyond the rearmost wall of 38A

This creates a situation of massive enclosure of the rear garden area of 38A, up to 1st floor level, which pushes towards the need to bring the property in line with the neighbouring houses.

This was one of the main reasons the owner wishes to build up this rear extension on an area which is already enclosed from both sides, in a way which is sympathetic towards the style and character of the neighbouring properties and the local area.

In effect, a planning application was submitted to the LPA, which was refused on 18th of January 2018, on grounds of being too deep, too wide and bulky, incongruous and harmful to the area.

3. GROUNDS OF APPEAL

Our arguments against the LPA's decision and its' cited reasons are:

- A. The LPA cites the "overall depth and width" as a reason for its' refusal to grant planning permission. However, by citing this, the LPA ignores the context of 38A and of the proposed area to be built, as this is already flanked and enclosed from both sides by two neighbouring massive extensions. The proposal only wishes to match what the neighbours already have – and only

at ground floor level (it is worth underlining that no 36 has a 9m double storey rear part up to the boundary line with 38A, which gives a feeling of enclosure already). Our proposal will rather mitigate this unfortunate unbalance by bringing the property in line with the neighbouring ones.

- B. Only 3 doors down, at no. 44 Iverson Road, a massive extension was approved, 2014/5686/P with the same design as our own proposal, yet ours was refused. A brief look on the Council's website and the drawings which were then submitted would prove that our proposal is not so different from what was approved 3 doors down.
- C. Furthermore, at 136B Iverson Road for example, application ref. 2017/3273/P, a similar proposal was approved on 29 November 2017 – and on 2 storeys, whereas our proposal is only for the ground floor, yet it is considered too deep, too wide, too bulky, which makes no sense. This is only one of several examples of approved extension on the same road, and our proposal is no different.
- D. Even if there was a concern about slightly going beyond the ground floor extension of no 40 – there is already a high wall between the properties so there would not be any overshadowing, overlooking etc., especially as the proposed extension is oriented towards the South and shadows are never cast Southwards.
- E. The degree of enclosure of the rear of 38A can also be seen from the photographic evidence in the annex.
- F. The apparently “excessive depth” of the proposed extension, cited on the refusal notice by the LPA is but a value which is actually a result of the fact that, as the location plan shows, the property at no. 38 does not extend to the rear as far as the neighbours do – but bringing this property on the same line with the neighbours cannot be called either excessive, bulky or incongruous, since it does not at all detract from what the neighbours have and what has been previously approved on the same street just a few months before this refusal.
- G. The outer / rear elevation design, as well as the size and volume, as well as height of our proposal is in perfect keeping with the adjacent building, as well as similar proposal which were approved on the same street, having a flat roof. Similar materials are also proposed to be used, so as to integrate

properly within the existing surroundings, in striking contrast to what the refusal reasons mention. A brief look on our submitted plans would have shown these similarities.

- H. It would also be useful to acknowledge in addition to the fact that our proposal is flanked by 2 other extension, to the rear of the property there are only train tracks – therefore no privacy issues could possibly arise from our proposal, no sense of enclosure for anyone. This is clearly shown on the location plan which was submitted to the Local Planning Authority.

4. CONCLUSION

Through the above, we hope that we have proven that the Council's decision was based on unrealistic reasons and has not taken into account key factors about the context of the site and its' neighbouring properties, while at the same time approving similar developments in similar contexts, on the same street.

We believe that in fact a Planning Permission ought to be granted for this Ground floor rear extension, and we respectfully submit the present appeal on behalf of our client, for your consideration.

Annex 1 – Photographic evidence

Proposed Ground Floor Rear Extension

38A Iverson Road, NW6 2HE



Fig.1 - Rear of 38A Iverson Road - Left hand side massive double storey extension



Fig. 2 – Rear of 38A Iverson Road - Right hand side massive wall and extension



Fig.3 – Rear end of the 9 metres part double part single storey neighbouring rear extension

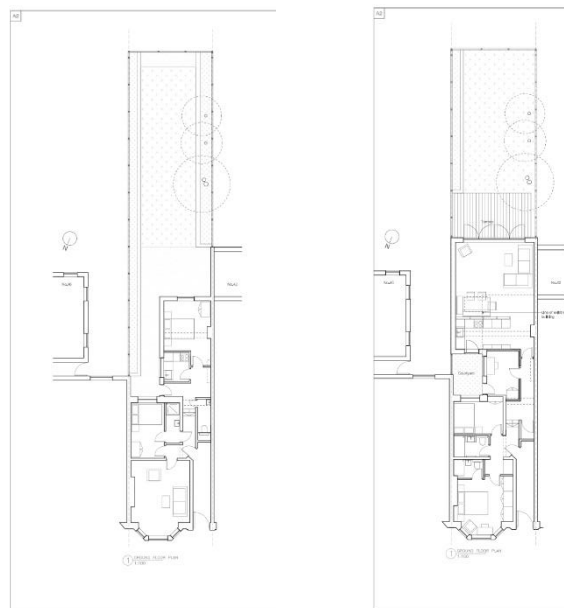


Fig. 4 – Existing (Left) and proposed (Right) approved floor plans at 44 Iverson Road, similar to our proposal