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Friday, March 2, 2018

0900 9 Medley Road, NW6

Dear Mr Trevellyan

9 Medley Road, London, NW6 2HJ : Planning Reference 2017/5490/P

You have asked me to review the proposals at 9 Medley Road subject to planning reference 2017/5490/P.

The proposed development comprised the following:

“Erection of two storey rear infill extension with first floor roof terrace above enclosed by balustrade and raised parapet wall; alterations to openings within rear fenestration of closet wing”

The planning application was refused on 20th December 2017. The reason for refusal was:

“The proposed development, by reason of its height, bulk, scale, and detailed design, would fail to appear as a subordinate addition to the host building harming the character

and appearance of the host building and surrounding area. The proposal is therefore contrary to Policy D1 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan”.

Having reviewed the proposals and having regard for the reason for refusal I have the following observations:

The character of the area, whilst predominantly residential and of a late 19th/early 20th century development is made up of a variety of buildings of differing heights and scale and detailing. Whilst the predominant material is brick, a number are painted. A number of the houses have had their windows replaced and various extensions allowed.

Medley Road does not lie within a conservation area.

The proposed extension has been carefully detailed to ensure that the materials, proportions, window detailing (including cills and jack arches) have been designed to be in-keeping with the rest of the building.

Adjacent to the small terrace, which is screened by a parapet wall to the side, is a passageway under the adjacent building – further lessening the impact of the extension and demonstrating that there is no rhythm or regularity to the rear elevations along Medley Road.

The proposal will not be visible from the public realm and will therefore have no impact on the wider streetscape – which itself is varied, the building next door for example being of an entirely different proportion to No.9 Medley Road.

Overall, the proposals would appear to be modest within their context and entirely reasonable.

Yours sincerely

Nick Collins BSc (Hons) MSc MRICS IHBC