



## **Introduction and Site**

This application on behalf of Alexander Walik, the owner of Flat 1, 21 Elsworthy Road. The application site is located within a predominately residential area characterized by large properties of various designs including a mix of flats, semidetached and detached houses. The area has a garden suburb character with greening from street trees, front gardens and communal gardens.

The property is located on the southern side of the road with direct access to Primrose Hill from the southern end of its substantial garden. The site is located within the Elsworthy Road conservation area but holds no specific designation. The building is not classed as having a 'positive' or 'negative contribution' to the conservation area.

The property was originally built as a single house but was subsequently divided into three dwellings, with the application property, a large maisonette, occupying the lower ground and upper ground floors and two self-contained flats occupying the first and second/third floors respectively. The upper floor flats are not part of this application and have no access to the rear garden.

The property is well located within walking distance of all local amenities including the shops, restaurants, pubs and bars of Primrose Hill village. It is also located within 15 minutes walk from both Swiss Cottage (Jubilee) and Chalk farm (Northern Line) underground stations.

## **The Proposal**

The application seeks approval for a double storey rear bay extension to the property. This proposal would extend an existing double storey bay extension to the property (granted on appeal in 1998) by 2m as well as add a 'lightweight' Victorian style balcony to the rear of the property allowing direct access to the lower ground floor garden level from the raised ground floor.

The relative positions of the buildings on both sides as well as the orientation of the windows in the bay extension ensure that there would be no risk of overlooking. The location and limited height of the extension would prevent overshadowing. According to the SPD (CPG 1 - point 4.10) rear extensions should also be considered in relation to their potential impact on the existing dwelling and its rear garden. The host dwelling is a substantial property with a large garden, so the small addition would not overwhelm its appearance or seem too 'prominent'. The character of the garden with its mature, planted boundaries and isolated character would remain fundamentally unchanged by the works.

The proposed extension will make more efficient use of the space whilst improving the quality of the open plan kitchen and dining room for the homeowner. The plan will be to construct the extension as well as carry out a full internal redecoration and refresh of the property.

### **Access**

The existing access to the property via an external staircase leading from street level to the raised ground floor entrance level will remain unaltered. The circulation between lower ground and raised ground floor levels will also remain unaltered and provides an acceptable level of access for the existing occupier.

### **Appearance**

The front elevation of the host building will remain unaltered. The rear extension is not visible from any public road or footpath.

The new extension would be identical in appearance to the existing, reusing the existing brickwork where possible. Additional bricks would be sourced to match the existing brickwork as closely as possible. The existing timber sash windows will be reused as not to alter the appearance unnecessarily. The two new sash windows will be double glazed and made of timber to match the size, scale and proportion of the existing windows on the rear façade.

The small scale extension continues to respect the scale, proportion and massing of the existing building whilst maintaining the site boundaries and ensuring the building lines are not compromised or causing any infringement to neighbours privacy, daylight and outlook.

### **Conclusion**

Having reviewed the different elements of Camden Councils Local development framework core strategy, development policies and supplementary Planning Guidelines, and other National Standards, it is felt that the proposal at this property has been sympathetically designed to be in keeping with its context. In fact, working well within all of Camden Councils considerations for a proposal of this kind whilst enabling the owner to refurbish, add space and improve the overall quality of the property.

We would welcome any further recommendations that are offered from the Planning Case Officer.



**Fig 1 – Ordnance Survey Map of 21 Elsworthy Road and its immediate neighbours**



**Fig 2 – Street View of 21 Elsworthy Road**



**Fig 3 – Rear view from garden of Flat 1, 21 Elsworthy Road**