

APPEAL STATEMENT



APPELLANT: MR B NAZARIAN

LPA: LONDON BOROUGH OF CAMDEN

**PROPOSAL: ERECTION OF FIRST FLOOR SINGLE
STOREY REAR EXTENSION
AT 5 MUTTON PLACE, LONDON NW1 8DF**

The subject property is part of a block of flats on four floors with a mixture of tenure between private ownership and Local Authority rental.

London Borough of Camden is the Freeholder.

The appellant is a leaseholder and has had ownership of the flat for over 20 years.

The flat is on the first floor and has an internal area of 48 square metres and a terrace of 30 sq metres.

Currently arranged as a one bedroom flat, internally there is excessive circulation and waste of space.

The flat currently benefits from Planning Permission for an extension into the existing roof terrace. This was granted by Decision Notice dated 18 December 2017, reference 2017/5858/P.

This application seeks to increase the internal area from 56sq metres as granted, to 63 sq metres, which is an additional area less than 15%. The key factor in seeking the approval is to make this a genuine 2-bed 3-person flat consistent with the requirements of the London Plan.

The appellant has a number of dwellings which are let out to providers of Social Housing. The pre-requisite for allocating their occupancy level is often determined by compliance with the minimum sizes of the London Plan. There is a continuous demand for two bedroom accommodation in this area, as they are desirable for families with young children.

Whilst we acknowledge that the LPA needs to take the Planning merit into consideration to determine the application, these needs to be dealt with inter alia with the provision of affordable housing.

The singular external change for this application as relative to the previous one is that the outwards projection of the living area is being increased. There is no change to the proposed height of the extension.

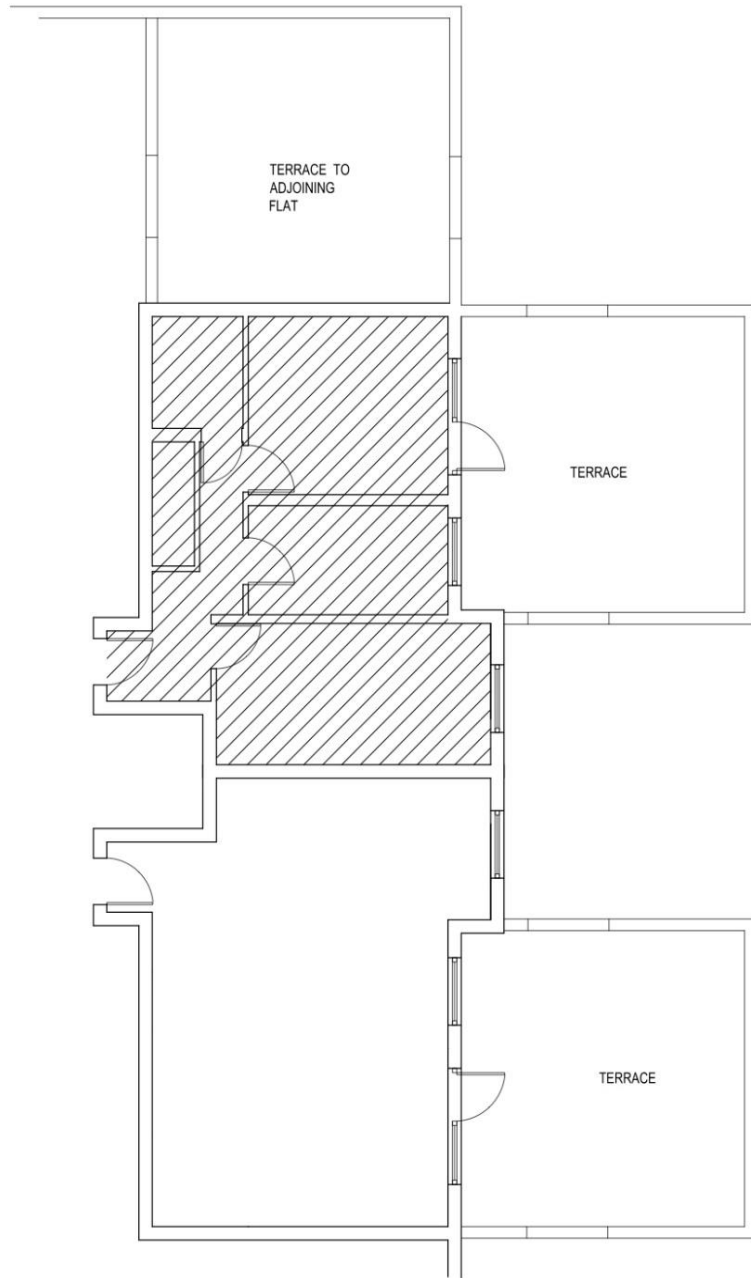
The LPA'S reason for refusal states that the location, bulk, and design fails to respect and preserve the original design and proportions of the building and would harm the visual integrity of the group of buildings which it is part.

A number of analytical sketches have been attached with this stamen which would show that the proposal would not have any adverse impact on the surrounding flats when view from the courtyard and other surrounding,

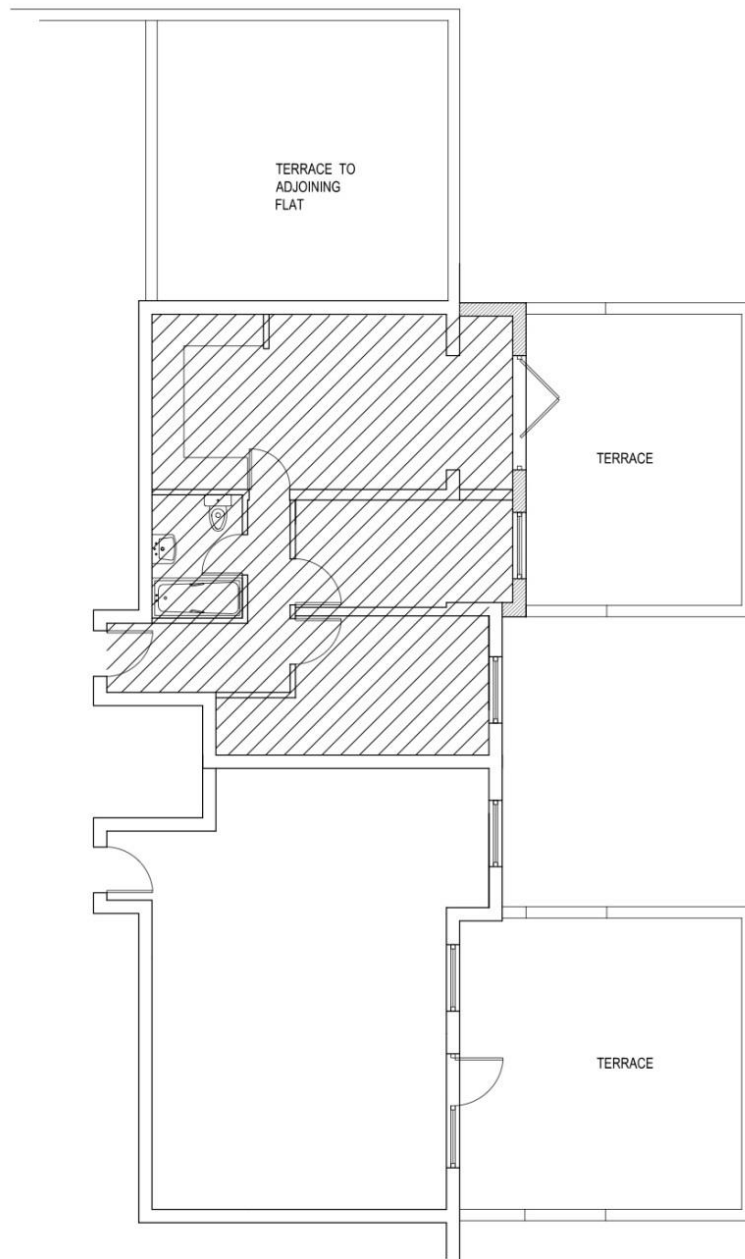
The visibility level of the proposal in comparison with the granted scheme is similar.

There were no objections to the Planning Application and the freeholder for the property, that is the London Borough of Camden were notified as required under Certificate B.

We are aware that a few leaseholder have expressed an interest to undertaking similar work, and have cited the excessive size of their terraces in comparison with the internal space being the primary reason.

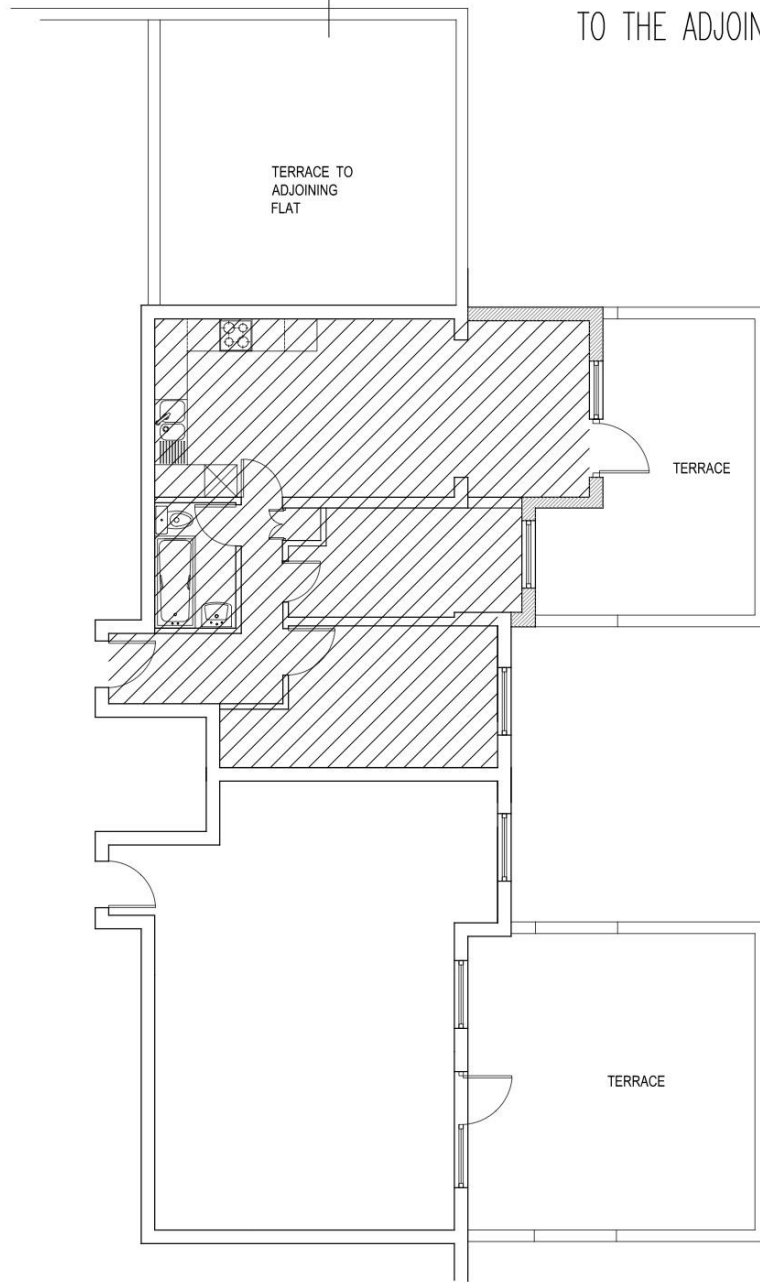


THE HATCHED AREA IS THE LAYOUT OF THE FLAT AS EXISTING.

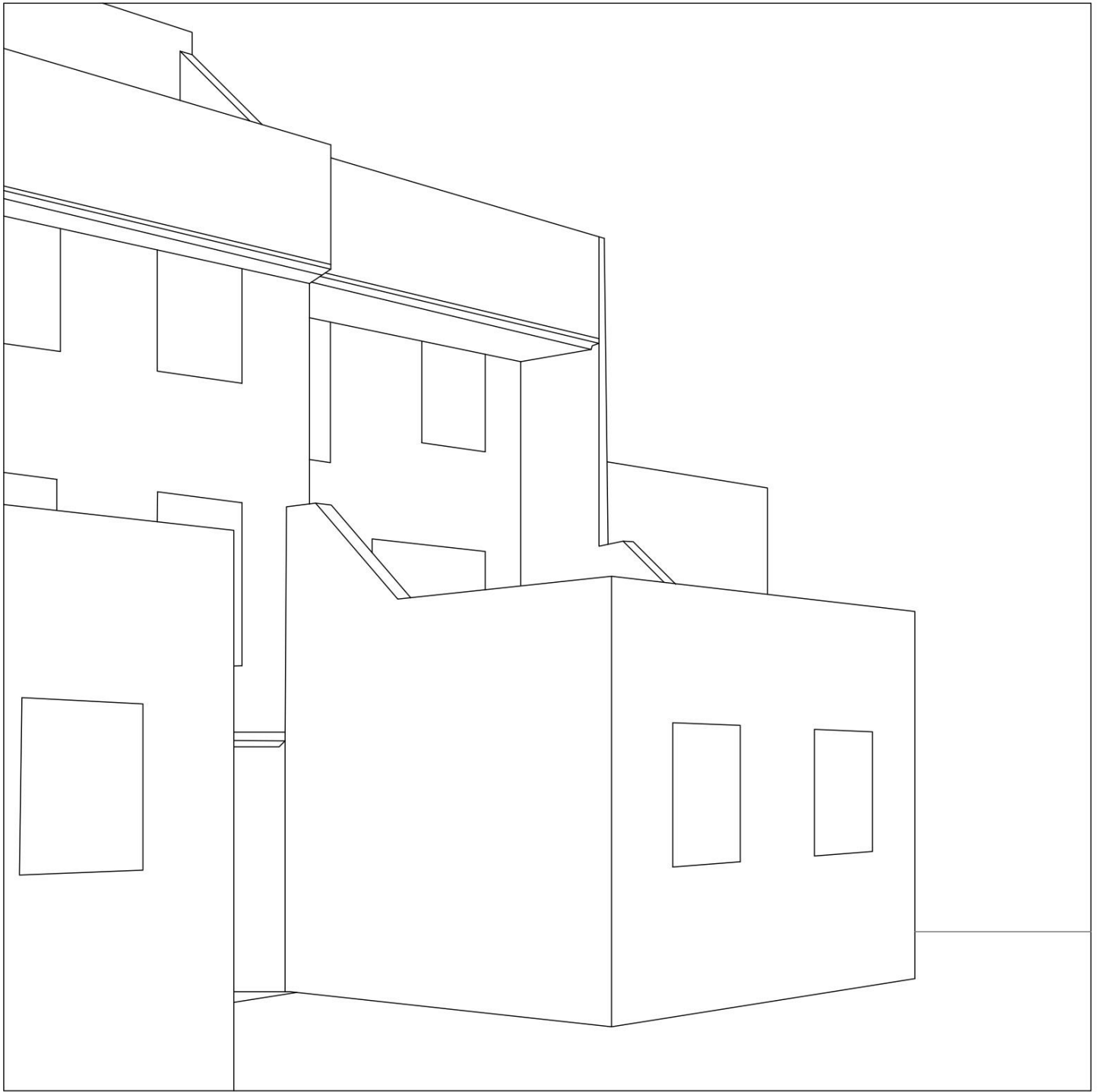


THE HATCHED AREA IS THE LAYOUT OF THE FLAT AS GRANTED PLANNING PERMISSION
REF. 2017/5858/P

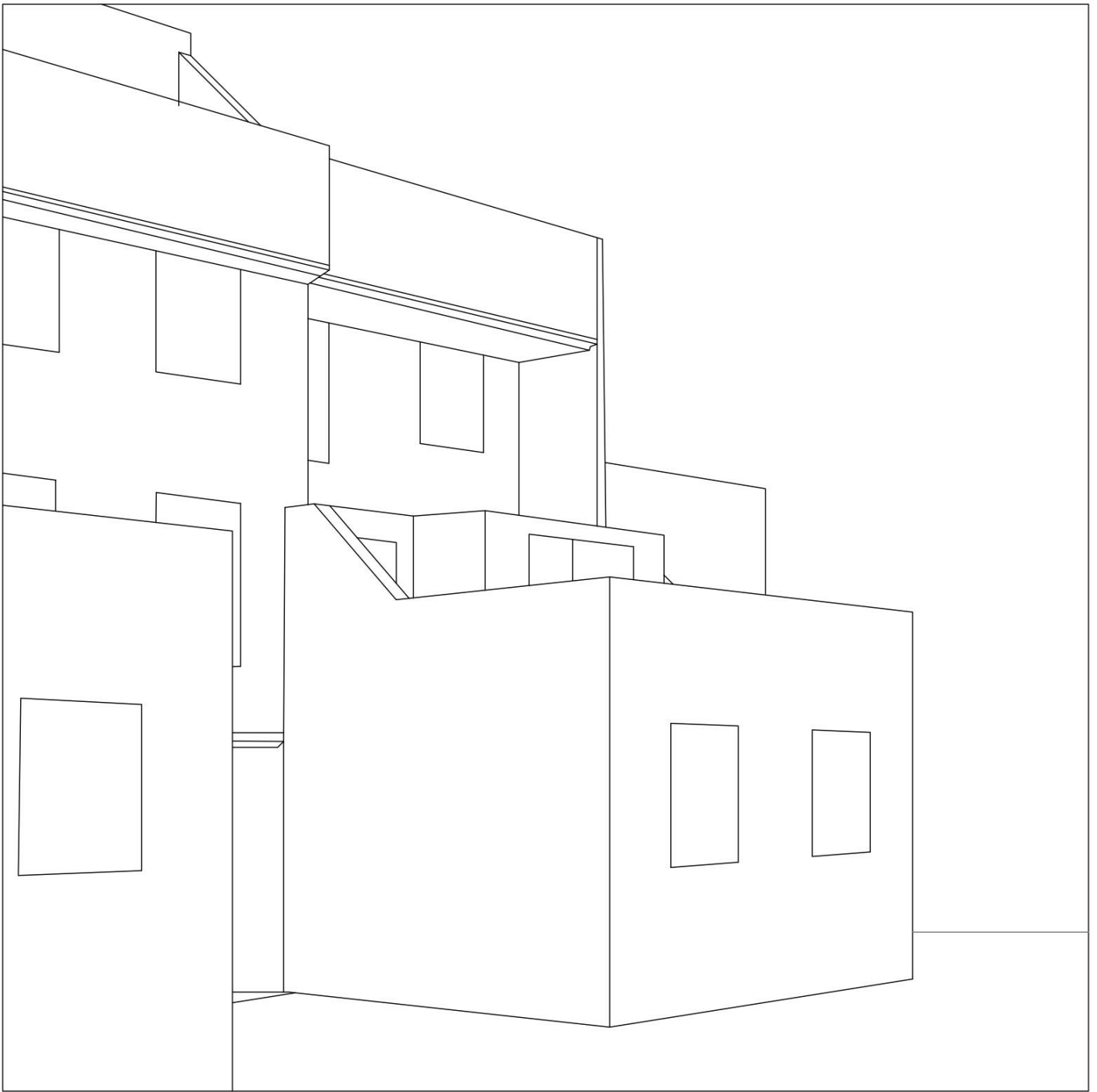
THE TERRACE IS A FLOOR ABOVE.
THERE ARE NO WINDOWS BELOW AND
THEREFORE THE EXTENSION WOULD NOT
LEAD TO LOSS OF DAYLIGHT/SUNLIGHT
TO THE ADJOINING PROPERTY.



THE HATCHED AREA IS THE PROPERTY WHICH IS THE SUBJECT OF THE APPEAL.
THERE ARE NO WINDOWS TO THE SIDE THAT WOULD OVERLOOK THE OCCUPANTS OF THE
ADJOINING PROPERTY.



EXISTING VIEW TAKEN FROM THE COURTYARD



VIEW FROM THE COURTYARD INDICATING THE PROPOSED EXTENSION WHICH IS THE SUBJECT OF THIS APPEAL. THE PROPOSED MATERIALS INCLUDING WINDOWS, DOORS AND BRICKWORK WOULD MATCH THE EXISTING.

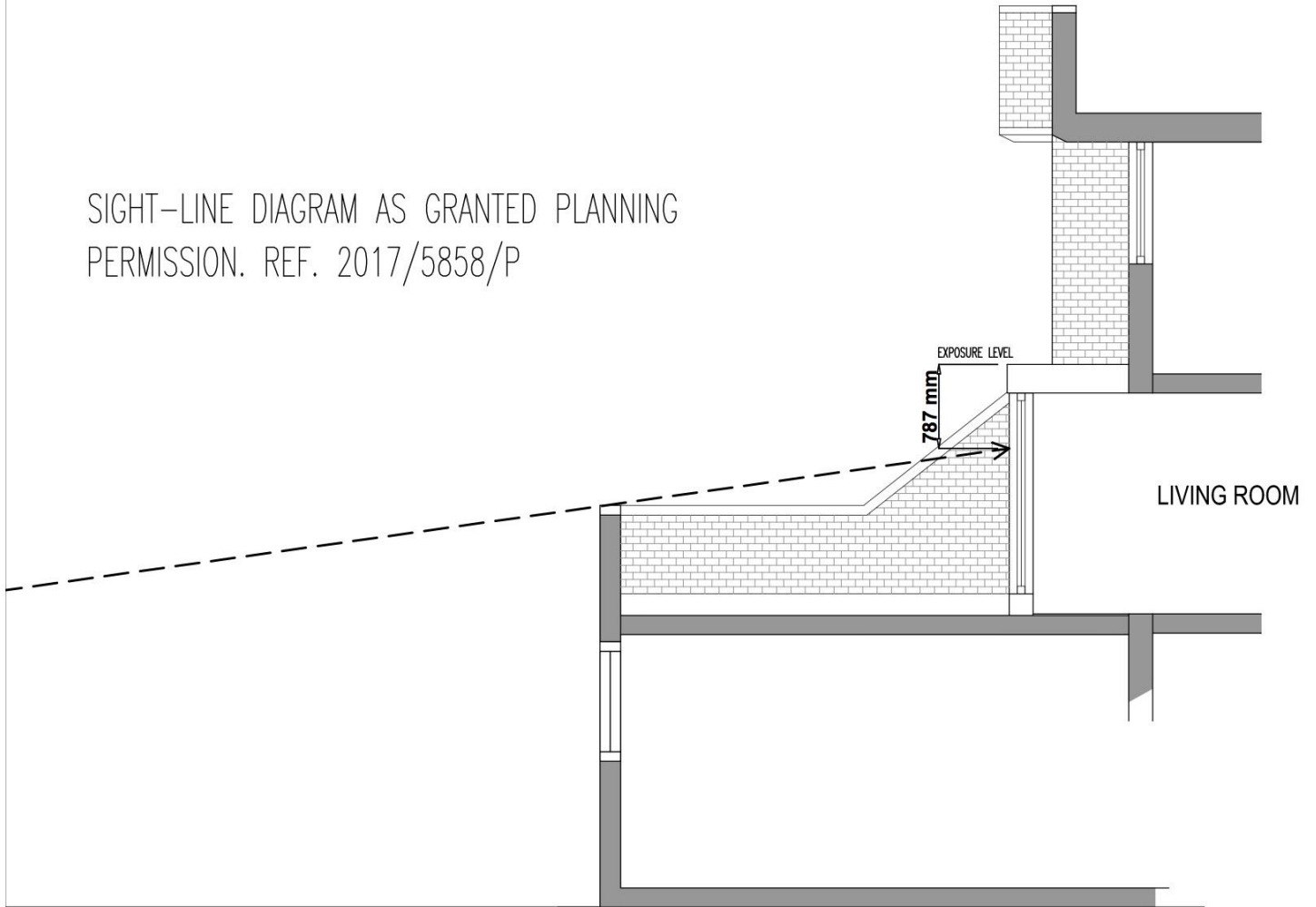
THE PROPOSED EXTENSION TO THE LIVING ROOM STEPS FORWARD OF THE EXTENSION TO THE BEDROOM CREATING SQUARE EDGES WHICH IS IN KEEPING WITH THE PREVAILING GEOMETRIC VOCABULARY.



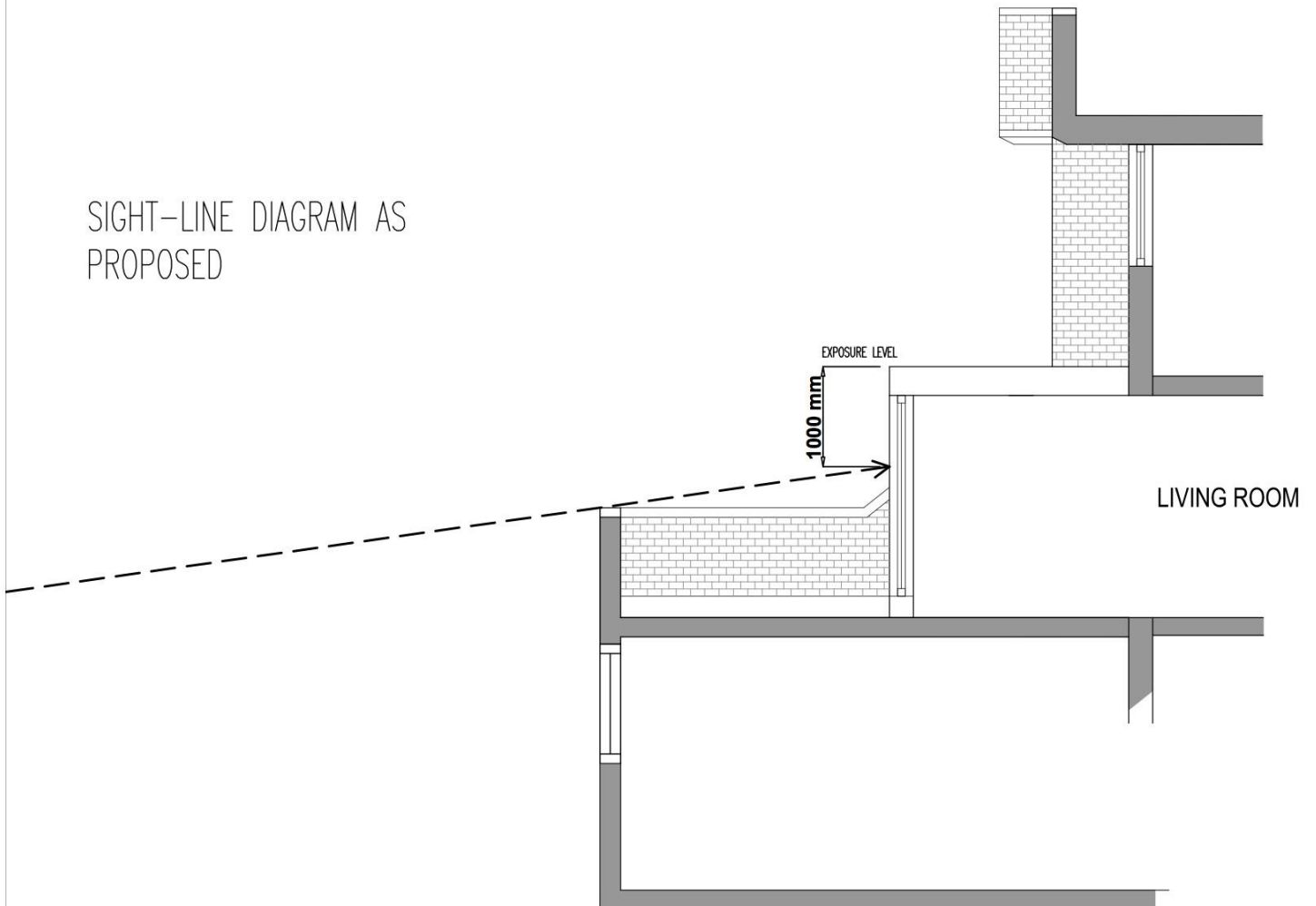
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SIGHT-LINE DIAGRAM AS GRANTED PLANNING
PERMISSION. REF. 2017/5858/P



SIGHT-LINE DIAGRAM AS
PROPOSED





APPEAL SITE

VIEW FROM THE COURTYARD INDICATING THE APPEAL SITE

APPEAL SITE



APPEAL SITE

TERRACE TO ADJOINING FLAT NOT
AFFECTED BY PROPOSAL



VIEW FROM HARWOOD STREET

