

# PLANNING, HERITAGE, DESIGN AND ACCESS STATEMENT

## Proposed Single Storey Side Extension

Flat 1, 103 Priory Road,

London NW6 3NN

### Introduction

This Planning, Heritage, Design and Access Statement has been prepared by Adelaide Jones in support of the Planning application for a proposed single storey side extension to Flat 1, 103 Priory Road, London NW6 3NN. This application follows on from the Planning Application Granted for the Erection of a 2 storey side extension and first floor rear extension to Flats 1 and 3, Ref: 2015/4258/P in 2015.

This proposal aims to enlarge the footprint of the south-western corner of the new side extension at ground floor level by 0.32m<sup>2</sup>, which would square up the internal corner of the adjacent study and create more usable space.

This statement should be read in conjunction with Architects drawings nos. 1050- 001, 002, 003, 004,011, 012 and 013.



Rear view of 103 Priory Road

### Site and Surrounding Area (Historical Context Appraisal)

The application site is on the south side of Priory Road close to the junction with Compayne Gardens. It is situated in the South Hampstead Conservation Area, in the north-western corner of the London Borough of Camden. The Conservation Area is characterised by large late Victorian detached, semi-detached and terraced buildings, with lush green front gardens, mature trees and private open spaces behind houses which make a positive contribution to the area. The green front gardens are demarcated by low or ornate garden walls topped with hedges and the buildings setback from the pavement.

No. 103 is not listed, but is part of a group of buildings nos. 103-107 Priory Road & 78 Compayne Gardens that have been identified as making a positive contribution to the Conservation Area. The building is a

three storey double fronted detached property that has been extended to provide two storey rear & side extensions and a loft conversion. The building was converted into 5 no. self-contained flats.

Flat 1 is a ground floor flat occupying the southern half of the building and is the subject of this Planning application. The flat comprises of a living room, dining room, kitchen, 2 bedrooms and a study.

[Historical reference: South Hampstead Conservation Area, Character Appraisal and Management Strategy February 2011, prepared by Conservation and Urban Design Team, London Borough of Camden.](#)

## Planning History

The Building has been modified and extended over the years, although the available records on the Council's website date from 2008. Below are records of relevant approved Planning Applications:

- 2008/2069/P: Planning permission granted for single storey rear and side extensions to flat 1 in June 2008
- 2012/0324/P: Planning permission granted for minor alteration to rear elevation, including the replacement of an existing window with French doors in March 2012
- 2015/2653/P: Planning permission granted for Single storey rear extension with roof lights to Flats 1 & 2, in May 2015
- 2015/4258/P: Planning permission granted for the erection of a two storey side extension to Flats 1 & 3 and first floor rear extension to Flat 3, in July 2015
- 2015/6229/P: Planning permission was granted for a second floor rear infill extension of flat 5, in November 2015.
- 2016/5225/P: Planning permission granted for erection of single storey rear extension at second floor level, in September 2016
- 2017/1565/P: Planning permission granted for demolition of existing side garage and erection of replacement single storey side extension, in March 2017
- 2017/2327/P: Changes to side elevation fenestration as a non-material amendment to planning permission 2015/4258/P, in April 2017

## Design Statement

The proposal is for a single storey side extension to Flat 1, with the aim to enlarge the footprint of the south-western corner of the new side extension (Ref: 2015/4258/P) at ground floor level by 0.32m<sup>2</sup>, which would square up the internal corner of the adjacent study and create more usable space. Presently the study has a recessed niche at the west wall which does not allow for proper circulation and furniture arrangement within the room.

Externally the length of the two storey side extension will only be increased by about 0.52m and width 0.6m, same as existing, and will only be built a single storey high. The new cavity wall will be built in London brickwork to match the existing and capped off in lead at the top.

The size and mass of the side extension will not be visible from the road and will not affect the amenity to the neighbouring property at 78 Campayne Gardens.

We are of the opinion that the proposal will not have an adverse impact on the setting, appearance and special character of the building and will not affect the appreciation of the building and the wider surroundings, within the South Hampstead Conservation area.

Consideration has also been given to producing a proposal that is in-line with Camden Council's Core Strategy, of the Unitary Development Plan.



View of side extension looking east



View side extension looking east



View of side extension looking west

### **Accessibility**

There is no change in accessibility to the building or the internal flats to the property.

### **Sustainability**

We are committed to designing into the scheme a high level of sustainability wherever possible. In addition we are pursuing a number of environmentally friendly strategies to achieve low CO2 emissions, including the avoidance of specifying ozone depleting materials and using materials from sustainable sources.

### **Summary**

- The proposal will not have an adverse impact on the setting, appearance and special character of the buildings
- The proposal will not affect the appreciation of the building and the wider surroundings, within the South Hampstead Conservation Area.
- Consideration has been given to producing a proposal that is in-line with Camden Council's Core Strategy, of the Unitary Development Plan.
- A high level of sustainability has been considered in the proposal and designed into the scheme wherever possible.

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