

Planning Department
London Borough of Camden
5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

09/08/2018

PLANNING STATEMENT

Introduction

CHMRP Architects have been appointed by Mr & Mrs Gadsby to submit a full plans planning application for the refurbishment and alterations to 9 Primrose Gardens, London, NW3 4UJ.

This Design and Access Statement has been prepared to support this application. This document should be read in conjunction with the following drawings:

| | | |
|------------|--------------------------|-------|
| 377_00_100 | Location Plan | Rev C |
| 377_00_101 | Block Plan | Rev C |
| 377_20_200 | Existing Front Elevation | Rev D |
| 377_20_201 | Existing Rear Elevation | Rev D |
| 377_20_202 | Proposed Front Elevation | Rev D |
| 377_20_203 | Proposed Rear Elevation | Rev D |
| 377_20_210 | Existing Plans | Rev D |
| 377_20_211 | Proposed Plans | Rev C |

Description of proposed works:

Erection of rear extension at lower ground floor level, replacement of existing windows and removal of redundant water tank to front roof slope.

Proposal background

The property was granted change of use from 2No. flats to a single dwelling house in March 2018. There is a withdrawn application **ref: 2018/3893/P** for minor alterations to the existing building envelope to accommodate the use of the building as a single-family home. This application is an amended design taking onboard the officer comments for the withdrawn application.

PROPOSALS

WINDOWS

It is proposed to replace all existing single glazed, timber framed windows (sash and casement) with new double glazed, timber framed windows with a matching frame profile. Existing stained-glass units will be restored and transferred to new windows.

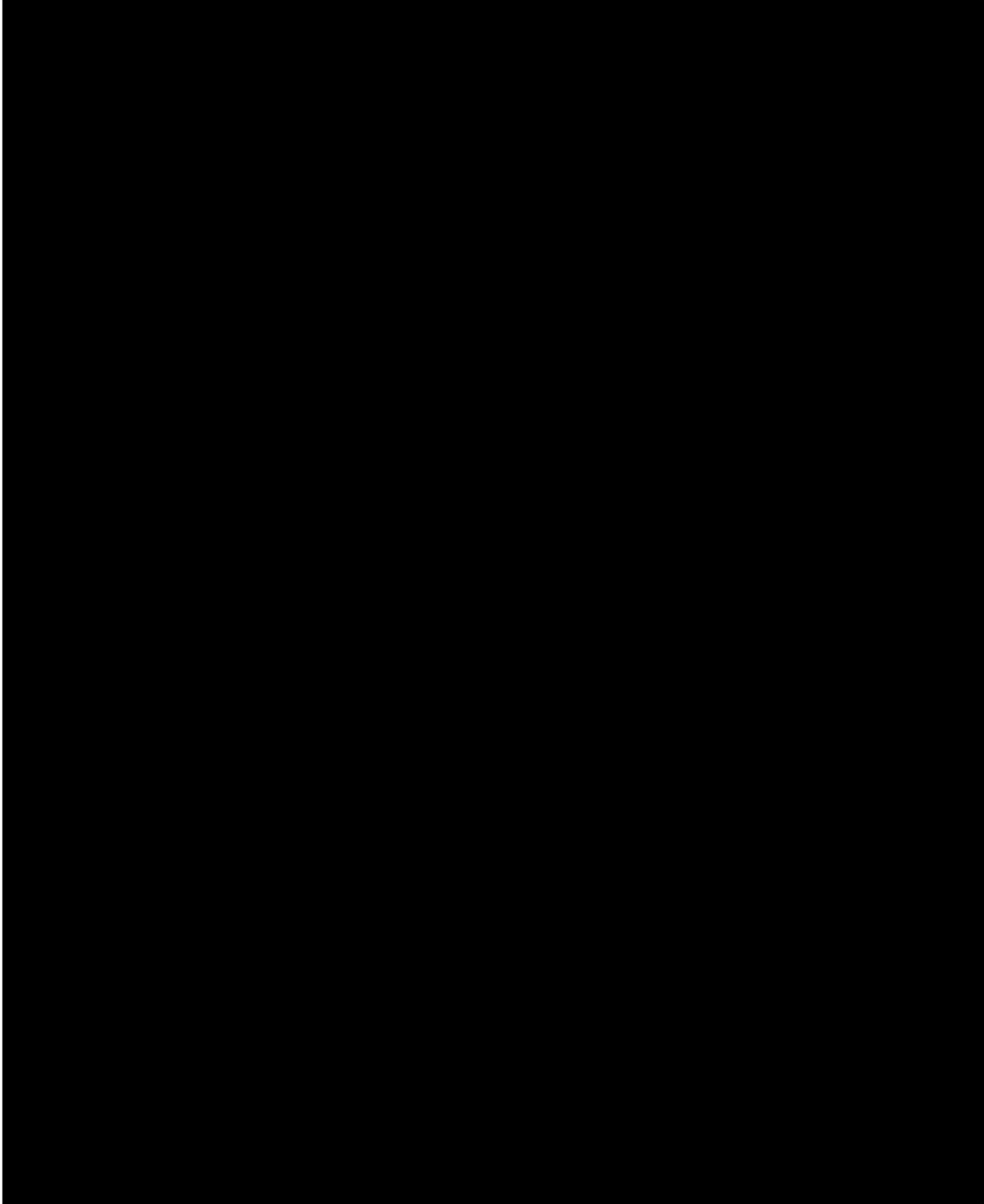
REAR EXTENSION

A new modest rear extension is proposed as part of the refurbishment works. The new lower ground floor extension enlarges the existing bay in width and depth, creating a break from the existing bay above on ground floor level.

The proposed white glazed brick adheres to the established white banding present along the base of the Primrose Terrace properties (see figure 4).



Figure 1 – Existing rear elevation photograph the white banding to the base of the terrace which the proposals adhere to.



Relevant policies*Policy D1 Design*

The proposed changes are minimal and in keeping with the scale and character of Primrose Gardens.

The simple form and detailing of the proposed rear extension is such as not to detract from the existing bay and façade composition.

The proposed materiality adheres to the main palette of Primrose Garden terrace. The design is modest and high standard, complementing the local character and contributing to an improvement of the quality and character of the area.

The layouts proposed provide a high standard of accommodation.

Policy D2 Heritage

The proposals improve the quality of the existing building through refurbishment and use of high-quality materials.

Summary

The proposed modifications to 9 Primrose Gardens enhance the internal layout of the large family home whilst minimising changes to the external appearance. The changes made to the external envelope are very much in keeping with Primrose Gardens where various immediate and further afield precedents along the street are evident.

Appendix 1: Planning History

| | |
|-------------|---|
| 9400720 | Continued use of basement and ground floors as a maisonette and of the first floor as a flat as shown on drawing no 1803 FINAL DECISION19-05-1994: Grant Full or Outline Planning Permission. |
| 9400888 | Enlargement of front and rear dormers together with the provision of a terrace to the rear dormer in connection with the use of the second and third floors as a self-contained maisonette. as shown on drawing no K1/B as clarified by letter dated 23.09.94 FINAL DECISION10-06-1994: Grant Full or Outline Perm. with Condit. |
| 2007/0463/T | REAR GARDEN: 1 x Holly & 1 x Lime - Remove. FINAL DECISION02-02-2007: No Objection to Works to Tree(s) in CA |
| 2007/3129/P | Replacement rear windows at lower ground floor level of maisonette (Class C3). FINAL DECISION23-07-2007: Granted |
| 2009/2493/T | REAR GARDEN: 1 x Lime - Remove. FINAL DECISION08-06-2009: No Objection to Works to Tree(s) in CA |
| 2011/3661/P | Enlargement of rear roof level terrace and enclosure with railings, installation of spiral staircase from terrace to main roof of building and installation of railings to the rear of the main roof terrace all in connection with existing dwelling (Class C3). FINAL DECISION28-07-2011: Refused |
| 2011/5277/P | 2nd & 3rd Floor 9 Enlargement of rear roof level terrace including extension of railings and installation of access ladder from terrace to main roof (for maintenance purposes only) of existing dwelling (Class C3). FINAL DECISION27-10-2011: Granted |
| 2012/0886/P | Replacement of rear door and windows at lower ground floor level of maisonette(ClassC3). FINAL DECISION22-02-2012: Granted |
| 2018/0640/P | Conversion of 1 x 4 bed and 1 x 2 bed flats into a 1 x 6 bed single family dwelling house GRANTED |
| 2018/3893/P | Erection of replacement front dormer, rear balustrade at roof level and rear extension at lower ground level. Replacement windows WITHDRAWN |