

PLANNING STATEMENT

To support a householder planning application to refurbish and extend the existing ground floor outrigger via the addition of a **rear extension**.

57 Burghley Road
London NW5 1UH

Prepared for the London Borough of Camden
on behalf of Nicola Tomlinson and Frank Hyman

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I. INTRODUCTION

No. 57 Burghley Road is a dwellinghouse situated in the London Borough of Camden. The property is not located in a Conservation Area, and the property is not listed.

This statement supports a householder planning application to refurbish and extend the existing ground floor outrigger via the addition of a wrap-around extension, to create a habitable space for a growing family.

This statement identifies the design intent of the proposal. It also highlights relevant planning policy in relation to this application.

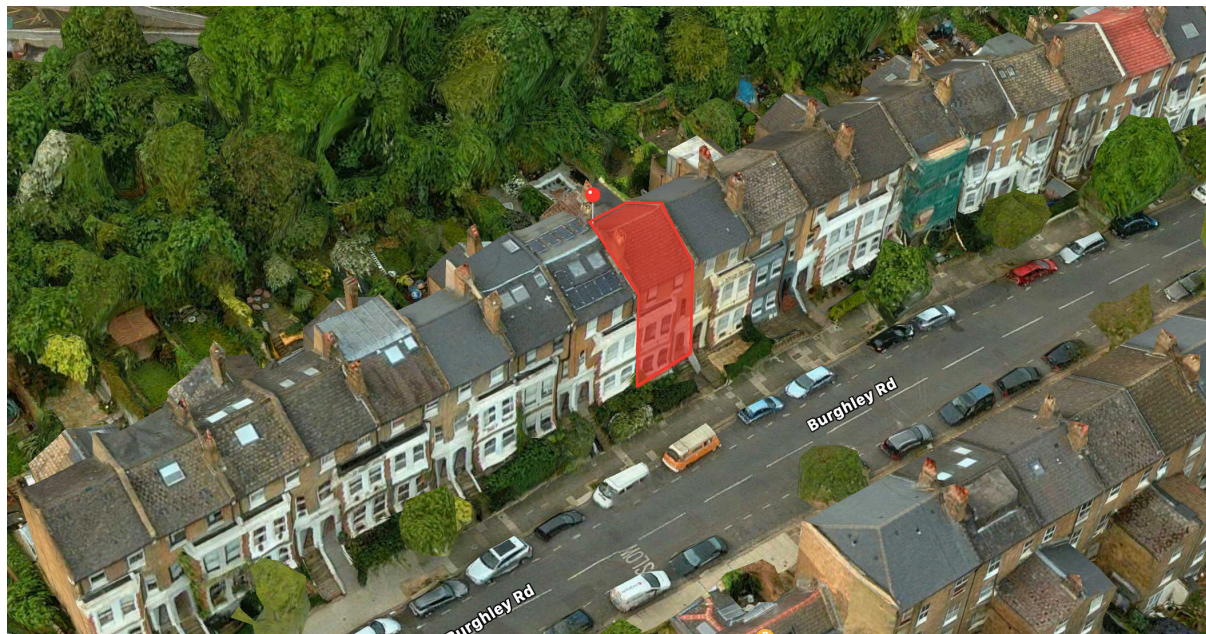
This statement should be read in conjunction with:

Documents

- Completed householder planning application form
- Completed Community Infrastructure Levy (CIL) form

Drawings

- Site location plan
- Existing and proposed site plans
- Existing and proposed floor plans
- Existing and proposed front and rear elevations
- Existing and proposed sections A-A & B-B



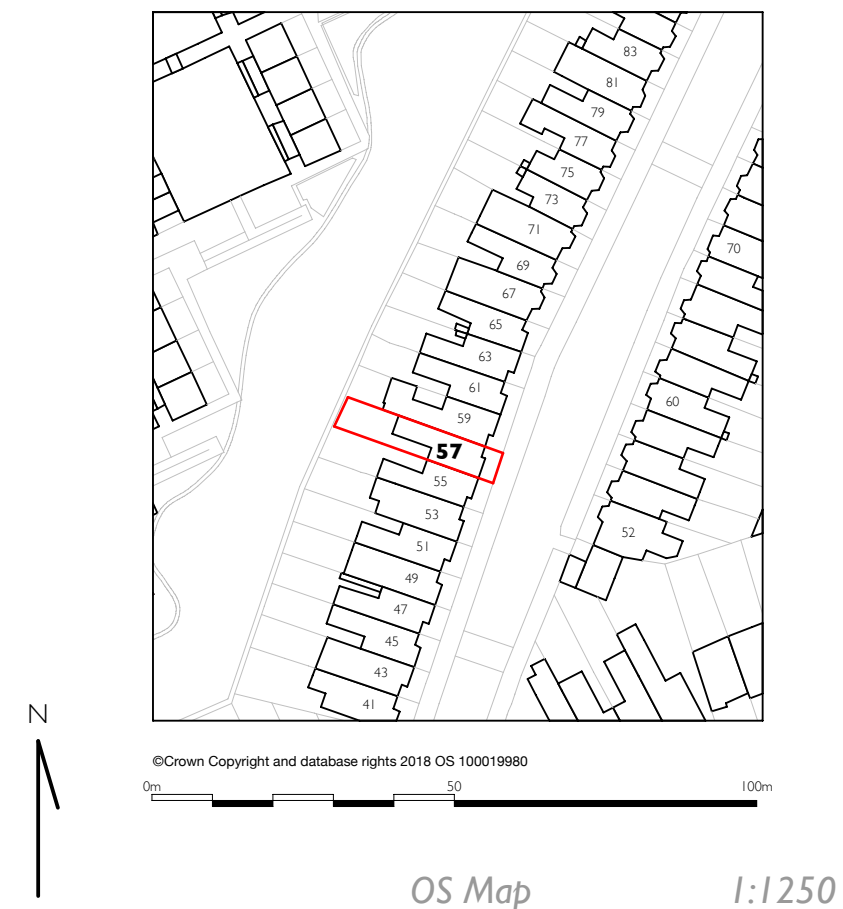
Aerial photograph of front of terrace. 57 Burghley Road is highlighted in red.

2. SITE AND SURROUNDINGS

No. 57 Burghley Road is a terraced brick built property. The property has accommodation over three floors plus a loft space.

The property is a single dwelling house and benefits from Householder Permitted Development rights.

Nearby properties on Burghley Road have had numerous extensions, additions and alterations. There are existing ground floor rear additions to a number of the neighbouring properties, and these are highlighted on the next page.



Ordnance survey map

3. LOCAL CONTEXT - REAR ADDITIONS

The following approved applications are relevant to the proposed extension at 57 Burghley Road:

43 Burghley Road; Application 2007/1075/P.
Granted 26-04-2007.

Erection of a rear dormer and rear single storey extension, demolition of rear chimney and insertion of rooflights to wing addition of single family dwellinghouse (Class C3).

49 Burghley Road; Application 2008/5755/P.
Granted 20-01-2009.

Erection of a ground floor rear extension and a rear roof extension and installation of three rooflights on front roofslope of single dwellinghouse (Class C3).

Adjoining property: 59A Burghley Road
Application 2010/3075/P.

(Note: this is a wrap-around extension).

Granted 09-08-2010.

Erection of a single storey rear extension to ground floor self-contained flat (class C3).

67A Burghley Road; Application 2007/2371/P.
Granted 22-10-2007.

Erection of a single storey rear extension to ground floor flat.

68 Burghley Road; Application 2017/5593/P.
Granted 09-02-2018.

Erection of a single storey rear extension and infill side extension, installation of new bay window to front elevation at lower ground floor with replacement stairs and new entrance beneath.

71 Burghley Road; Application 2011/0753/P.
Granted 07-04-2011.

Erection of a single storey rear extension at ground floor level with associated rooflights and installation of bay window on rear elevation of the dwelling house (Class C3).

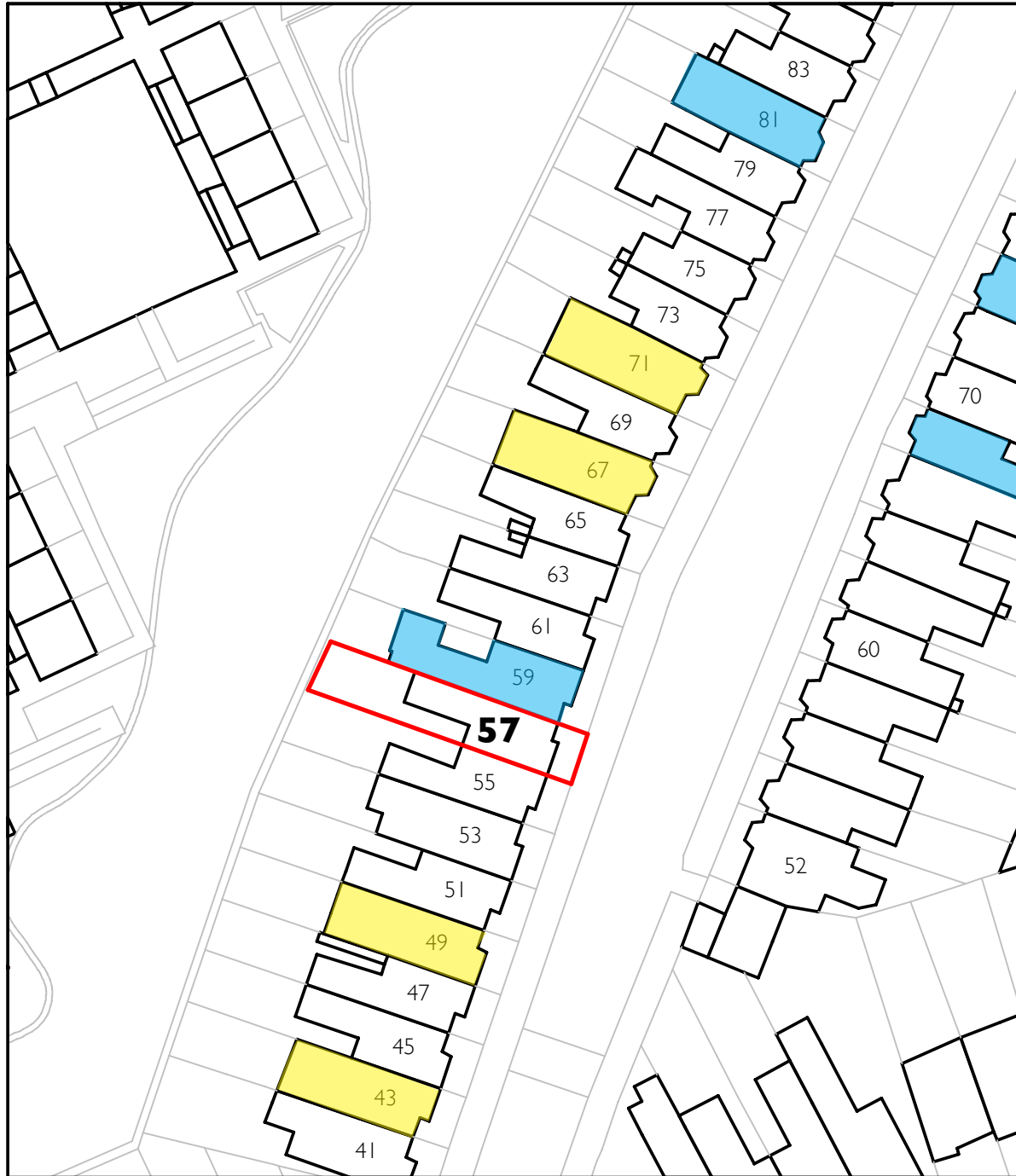
74 Burghley Road; Application 2016/3110/P.
(Note: this is a full wrap-around extension).

Granted 16-09-2016.

Erection of single storey rear/side infill extension at lower ground floor level.

81 Burghley Road; Application 2018/0424/P.
Granted 04-05-2018.

Erection of replacement single storey rear/side extension; Alteration to rear closet wing at first floor level; Removal of rear chimney stack; Alterations to rear fenestration and installation of two roof lights to front roof slope.



KEY:



Permission granted for rear **and** side extensions.



Permission granted for full length side infill extensions.



No. 57 Burghley Road (application site).

Map not to scale

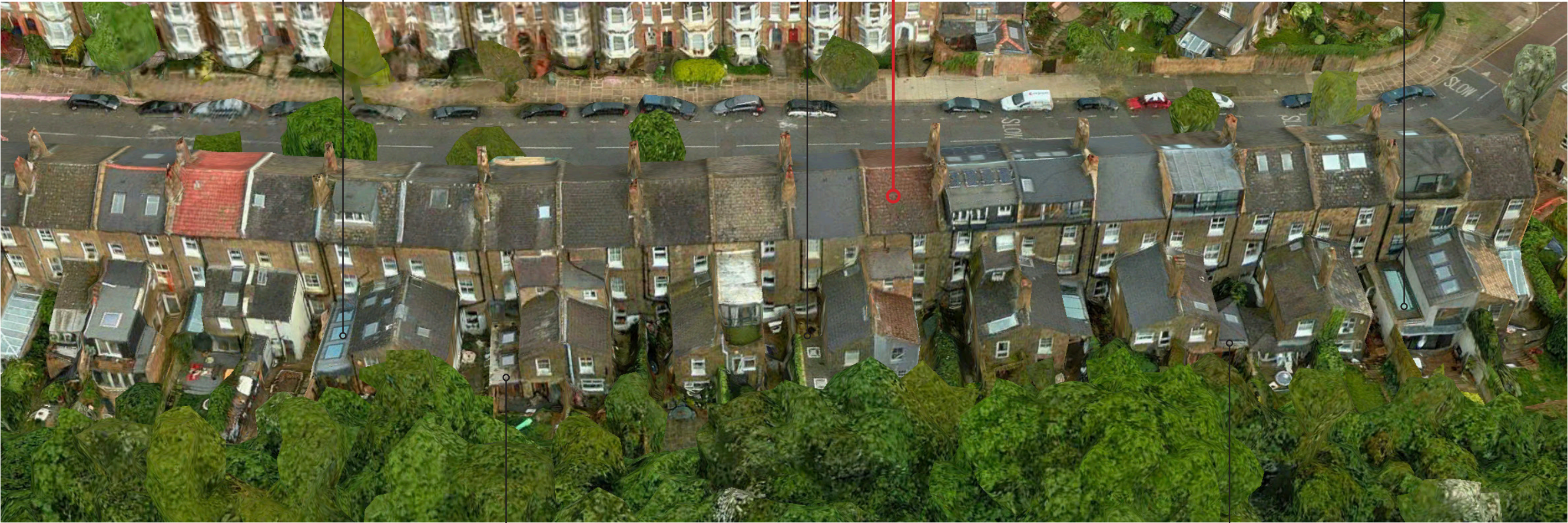
3. LOCAL CONTEXT - REAR ADDITIONS (continued)

71 Burghley Road; Application 2011/0753/P.
Granted 07-04-2011.
Erection of a single storey rear extension at ground floor level with associated rooflights and installation of bay window on rear elevation of the dwelling house (Class C3).

59 Burghley Road; Application 2010/3075/P.
(Note: this is a full wrap-around extension).
Granted 09-08-2010.
Erection of a single storey rear extension to ground floor self-contained flat (class C3).

43 Burghley Road; Application 2007/1075/P.
Granted 26-04-2007.
Erection of a rear dormer and rear single storey extension, demolition of rear chimney and insertion of rooflights to wing addition of single family dwellinghouse (Class C3).

No. 57
Burghley Road



Aerial view of rear of terrace. Application site annotated in red.

67A Burghley Road; Application 2007/2371/P.
Granted 22-10-2007.
Erection of a single storey rear extension to ground floor flat.

49 Burghley Road; Application 2008/5755/P.
Granted 20-01-2009.
Erection of a ground floor rear extension and a rear roof extension and installation of three rooflights on front roofslope of single dwellinghouse (Class C3).

4. RELEVANT PLANNING POLICY AND GUIDANCE

Relevant sections of relevant policies are copied below *in italics* for ease of reference, followed by a description of the proposed works in relation to each policy.

Camden Planning Guidance
Altering and extending your home
March 2019

Proposals should:

a. be secondary to the building being extended, in relation to its location, form, scale, proportions, dimensions and detailing;

The proposed rear extension is located at ground floor level. The height of the extension is single-storey. The depth of the extension is less when compared to the planning approval at 59A Burghley Road. The extension is full width, and the first and second floor outrigger is retained, thus preserving the rhythm in the terrace.

The existing rear garden has a large raised area, and a significant portion of this will be retained in the proposal, thus further obscuring views of the proposed extension.

For these reasons, the form, scale and proportions are secondary and subordinate to the host building, and the proposal should be deemed acceptable.

b. be built from materials that are sympathetic to the existing building wherever possible

The proposed rear and side walls of the extension will be built from brickwork to be inkeeping with the existing property.

The proposed glazed roof to the side area of the extension will minimise the visual impact of the addition when viewed from neighbouring properties.

The proposed steel framed rear glazing at ground floor level is inkeeping with similar additions which have been undertaken on the terrace.

The majority of the terrace has grey roof tiles of some form e.g. slate, artificial slate, or grey coloured clay tiles. The existing red clay tiles at 57 Burghley Road are incongruous, and this application proposes to change the tiles on the main roof and first floor outrigger roof to artificial slate. This proposed change of material will benefit the visual appearance of property itself, and the terrace as a whole.

c. respect and preserve the original design and proportions of the building, including its architectural period and style;

The first and second floor outrigger is retained, as is the main rear wall of the property on first and second floors. The extension is at ground floor level only, and partially visible above rear garden level.

d. respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;

Existing chimneys on the property are to be retained.

e. respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;

The proposed extension is at the rear and is not visible from the public realm.

A number of properties on the terrace have previously undertaken similar development at ground floor level. The proposal does not involve any additions to upper levels of the property. Therefore, when assessed within the context of the terrace, the proposed extension does not further diminish the uniformity of the terrace.

f. not cause a loss of amenity to adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy. Please ensure the extension complies with the 45 degree test and 25 degree test as set out in the CPG for Amenity – or demonstrate BRE compliance via a daylight test.

The proposal complies with the 45 degree test, applied to the adjacent window at 55 Burghley Road. The new side boundary between 55 and 57 would be raised by 1.43m. The side boundary wall between 57 and 59 would be raised by 0.38m.

g. allow for the retention of a reasonably sized garden;

h. retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

The footprint of the proposed extension allows for the retention of a reasonably sized garden. 57 Burghley Road benefits from a slightly longer garden when compared to much of the rest of the same terrace (see site map on page 4). As a result, the proposed rear extension retains a rear garden that is proportionate to that of the surrounding area.

4. RELEVANT PLANNING POLICY AND GUIDANCE (continued)

Relevant sections of relevant policies are copied below *in italics* for ease of reference, followed by a description of the proposed works in relation to each policy.

Camden Local Plan
2017

Policy D1 Design (page 224)

For the reasons outlined on the previous page, the proposed rear extension respects local context and character. The property is not located in a conservation area, and it is not listed. The proposed materials and detailing are of high quality, and are inkeeping with the existing property.

The proposed extension provides additional kitchen and living space, creating a high standard of living accommodation at ground floor level which is appropriate for a dwelling of this size. The additional floor area created at ground floor results in a family living / kitchen / dining space which is proportionate to this five bedroom family home.

The proposed construction will be compliant with current UK Building Regulations, and the rear extension therefore results in an upgrade to the external fabric of the existing building. In particular, the performance of thermal elements such as the proposed side and rear walls will significantly exceed the existing solid brickwork walls at ground floor level.

The proposed rear extension enables a ground floor WC / utility to be accommodated at ground floor level,. The provision of a WC at entrance level is a positive addition to the property, particularly in regards to it's future adaptability.

The proposed rear glazing will increase visual and physical links between the house and the rear garden, which is more inkeeping with modern family living. Together with a new area of glazed roof, the proposed extension will enable much more natural light to enter the living spaces, which further contributes to the sustainability of the design.

It is our professional opinion that the proposed development would result in a well designed and appropriate form of development in relation to the character and appearance of both the host property and the surrounding area, whilst providing excellent additional living space to a family home, and planning permission should therefore be granted.

END.



Photographs of rear of existing property (above); and rear garden (below).