

PLANNING STATEMENT

7 ST JOHNS WOOD PARK, CAMDEN

APPLICATION FOR PLANNING PERMISSION

On behalf of our client, please find enclosed an application for planning permission for the above property which in brief, comprises of internal refurbishments and the addition of a dormer window to the front and replacement of several rooflights. The details of which are outlined in the proposed section.

In support of this application, in addition to this letter, please find enclosed the following documents to support this application:

- Site Location Plan (1:1250)
- Site Block Plan (1:500)
- Existing Floor Plans (1:100)
- Proposed Floor Plans (1:100)
- Existing Sections (1:100)
- Proposed Sections (1:100)
- Existing External Elevations (1:100)
- Proposed External Elevations (1:100)
- Design & Access Statement

All scales are as scale @A3

SITE AND THE SURROUNDING AREA

The dwelling is an unlisted building, located in a non conservation area in the London borough of Camden. 7 St Johns Wood Park is a detached, low built house comprising of 3,688 square feet (343 sq. mtrs arranged over three floors. Situated on the favoured East-Side of St John's Wood, the property is within walking distance to the shops, amenities and transports links of St John's Wood (Jubilee Line) and Swiss Cottage/Finchley Road (Jubilee and Metropolitan Line).

Historical maps suggest the site and property suffered considerable damage during the WWII bombing. Following on from this destruction it is thought that the property was rebuilt on the site after the 1950s. As a result of this destruction and subsequent rebuilding, the architecture of the surrounding context today has witnessed much change and development with a variety of architectural form, size and aesthetic surrounding the property.

PLANNING HISTORY

A review of the planning history on Camden's online planning register has revealed the following successful applications in the surrounding context:

REF NO.	DESCRIPTION	DECISION
(20101974P)	Erection of extensions at rear elevation at first and second floor levels, alterations to fenestration to the side, and the installation of an additional rooflight on the main roof to single dwelling house (Class C3).	Granted July 2010
(20165922P)	Erection of single storey rear extension and alterations to 1 x rear window.	Granted December 2012
(20173161P)	Erection of single storey rear conservatory to replace existing conservatory. Alterations to 1 x ground floor rear window.	Granted July 2017
(20172255P)	Erection of a ground floor rear extension, installation of roof lights, new first floor side window (non-openable and obscurely glazed) and replacement roof tiles.	Granted October 2017
(20172291P)	Installation of dormer window to front roof slope, new roof lantern and roof lights and enlargement of rear dormer.	Granted October 2017
(20173364P)	Replacement of front boundary wall, railings , gates and hardstanding	Granted October 2017
(20176189P)	Resubmission of a previous PD application which was flipped to a planning submission as it included larger features not now included in this one) Enlargement of rear dormer and enlargement of porch to entrance	Granted April 2018

PROPOSAL

The submitted design proposals will help re-generate and modernise the existing property, maximising the opportunities of the internal roof space and for use at second floor level, creating a far more light, spacious and accessible space for family living.

The design proposals provide a coherent scheme that embraces the building's sense of place within the locality, improving the consistency of appearance with its physical surrounding and to provide a safe and pleasurable environment in which to live.

The proposal comprises of:

- The introduction of a dormer window to the front of the property, ensuring the space is light, spacious and accessible.
- Replacement of the existing rooflights in more appropriate positions, ensuring light floods into the whole of the second floor footprint.
- Slight internal reconfiguration of the internal space, extending the useable space into the existing roof void which has no effect on the existing external appearance. This provides a large suite, along with a dressing room and an ensuite, as well as a store.

CONCLUSION

To conclude, the proposed minor internal alterations, the addition of a front elevation dormer window and the replacement and relocation of rooflights provides a light, spacious and useable suite, maximising the potential at this level. With only the dormer window presenting any external change to the front elevation.

The proposals have been sympathetically designed with the new dormer window sitting clearly subservient to the existing form of the property to reduce the visual impact on the front elevation. Overall, the aesthetics of the proposals take precedent from similar additions in the surrounding context and are set to match the existing style of the existing property, with appropriate materials, fenestration detailing and form to complement the view of 7 St John's Wood Park and its sense of place within its locality. As set out above, the property is to be upgraded with modern interior architectural interventions to ensure a light, accessible and safe home, ideal for family living.

We trust that we have provided you with all the required information in order to submit this application. However, if you should have any queries, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Frankie Levey', written in a cursive style.

Frankie Levey
For and behalf of Rigby & Rigby