

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 alterations works along with the extension of the existing property to the rear and side. 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 for the use of both internal and external space, creating a far more light, spacious and accessible home 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:

- Rear extension of the existing kitchen and living space which, with some minor internal alterations, provides a large family room with kitchen and dining area along with a utility and laundry at ground floor level.
- Extension off the existing kitchen continues at first floor level to provide an extensive master suite. This allows relocation of the family bathroom and re-configuration/extension of the main hallway to provide far more legible and accessible access at first floor level.
- Also conversion of the existing garage and redevelopment of the existing utility and external storage space, presents the opportunity to realise the clients aspirations by creating a family media room and art studio to the front and the rear of the property respectively.
- This side extension continues at first floor, utilising the space currently housing the existing music room and external front terrace in order to provide a gym, games room and wc.

CONCLUSION

To conclude, the proposed minor internal alterations and the addition of two extensions provide a coherent scheme that will complement the existing external fabric, in keeping with the style and character of the existing building and the physical surroundings to preserve its architectural significance within St Johns Wood Park.

The proposals have been sympathetically designed with the new extension sitting behind the existing building line in order to ensure the subservience of the proposals to reduce the visual impact on the front elevation and retain the symmetry of the building. 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 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,



Frankie Levey
For and behalf of Rigby & Rigby