

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 the replacement of the existing front garden wall to new front gates and wall. 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 Front Gates Plan (1:100)
- Existing Front Elevation (1:100)
- Existing Streetscene (1:200)
- Proposed Front Gates Plan (1:100)
- Proposed Front Elevation (1:100)
- Proposed Streetscene (1:200)
- 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 forms, sizes and aesthetics 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 to re-generate and modernise the external aesthetics of the existing property, reaching the clients aspirations by maximising the opportunities for access, creating a far more secure 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:

- Replacement of the existing front garden walls with a series of garden walls with railings, vehicle access gates and a pedestrian access gate.

CONCLUSION

To conclude, the proposed walls and gates 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 by taking precedent from the existing footprint of the garden wall and drop curbs to provide vehicle access to the front drive. 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, detailing and form to complement the view of 7 St John's Wood Park and its sense of place within its locality.

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