

Planning Services
London Borough of Camden
5 Pancras Square
London
N1C 4AG

17 March 2020

Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)

Householder Planning Application for the Proposed Erection of a Single Storey Rear Extension at Lower Ground Floor; replacement of External Stairs and Installation of Timber Sash Windows to Front Bay Window with Replacement of Metal Railing at No. 4 Gardnor Road, London, NW3 1HA

On behalf of the applicants, Mr Jonathan Steers & Mrs Joanne Steers, I hereby submit the above full planning application to the London Borough of Camden (the Local Planning Authority [LPA]).

The application comprises of this cover letter and the following:

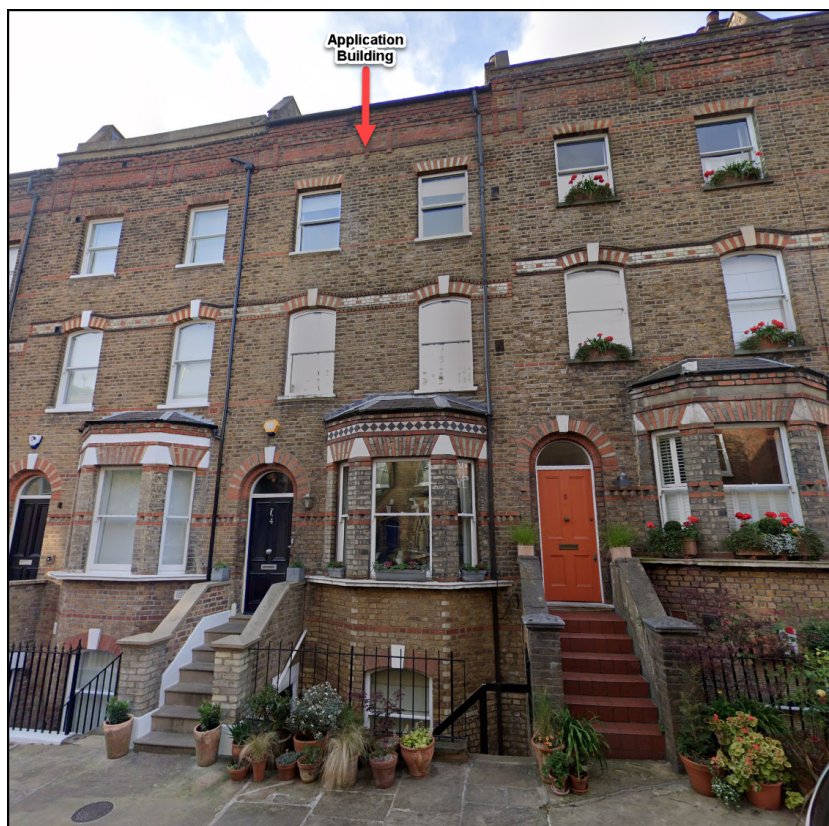
- Completed full planning application form
- Planning Drawings:
 - Site Location Plan – Drawing Ref. 4GAR-001 RevP1
 - Block Plan – 4GAR-002 RevP1
 - Existing Lower Ground Floor Plan – 4GAR-003 RevP1
 - Proposed Lower Ground Floor Plan – 4GAR-103 RevP1
 - Existing Ground Floor Plan – 4GAR-004 RevP1
 - Proposed Ground Floor Plan – 4GAR-104 RevP1
 - Existing Section A-A – 4GAR-020 RevP1
 - Proposed Section A-A – 4GAR-200 RevP1
 - Existing Section B-B – 4GAR-021 RevP1
 - Proposed Section B-B – 4GAR-201 RevP1
 - Existing Front Elevation – 4GAR-030 RevP1
 - Proposed Front Elevation – 4GAR-300 RevP1
 - Existing Rear Elevation – 4GAR-031 RevP1
 - Proposed Rear Elevation – 4GAR-301 RevP1

The relevant planning application fee of **£206 + £25** Portal Admin Fee has been paid online via the Planning Portal.

Site Context

As shown in **Figure 1**, the application site is a three-storey mid-terraced dwelling located on the eastern side of Gardnor Road and has a lower ground floor level. The application site is situated within the Hampstead Conservation Area to which there is an Article 4 Direction (adopted on 1 September 2010) that removes various permitted development rights such as improvements or alterations to the principal elevation of a dwelling fronting a highway.

Figure 1 – Site Location Plan and Photographs



Front Elevation



Rear Elevation



Rear Garden

Relevant Planning History

Relevant planning history of the application site is shown in **Table 1**. It is clear the application building is currently a single family dwelling; albeit it was previously subdivided into two flats in 1972.

Table 1 – Planning History of No. 4 Gardnor Road

LPA Ref.	Description of Development	Decision	Date of Decision
2005/4727/P	Conversion of property from flat and maisonette to a single dwellinghouse plus replacement of windows and doors at rear basement and ground floors by new French doors.	Granted	04/01/2006
31800	Conversion of loft to provide additional accommodation	Granted	27/05/1981
12280	Conversion to provide one self-contained flat and one self-contained maisonette	Granted	12/01/1972

Proposed Development

The development proposals consist of the following:

- The erection of a single-storey brick-built rear extension (with a flat roof) that extends across the full width of the dwelling and measures approximately 2.95m high by 5m wide by 3m in length.



- Replacement of existing black metal railing to the front of dwelling with new black metal railing that matches with original style.
- Installation of 2 no. of timber sash windows to front bay window of dwelling.
- Replacement of external stairs to the front of the dwelling that leads from ground to lower ground level. The new stairs will be similar in appearance in layout as at No. 2 in Portland stone material.



Existing at Site



Proposed (same as No. 2)

Planning Consideration

The proposed single storey rear extension is very similar to what is currently built at Nos. 2 and 3 Gardnor Road and that this is shown in **Figure 2**.

Figure 2 – View of Rear of Nos. 2 and 3 Gardnor Road to North of Application Site



A view of the rear of No. 5 Gardnor Road is shown in **Figure 3**, whereby the highest part of the boundary wall shared with the application site being approximately 2.4m high and that the proposed rear extension with a flat roof would only protrude above the height of this wall by circa 0.55m.

Figure 3 – View of Boundary Wall between Site and No. 5 Gardnor Road



Given the proposed rear extension would have the same depth as that of No. 3 Gardnor Road and that it would also be predominantly screened by the 2.4m high boundary wall shared with No. 5 - the

impacts to residential amenity of the neighbouring properties are considered acceptable, particularly in terms of daylight/sunlight and outlook.

The appearance and fenestration of the proposed rear extension are also considered to be in keeping with the character of the surrounding area as well as the Conservation Area.

In terms of the proposed replacement of the existing black metal railing to the front of the dwelling with new 'spearhead' black metal railing that matches the original style along Gardnor Road – this is considered acceptable and would enhance the Character of the Conservation Area.

In relation to the insertion of 2 no. of timber sash windows to front bay window of the application dwelling, similar works have already been carried out for Nos. 2 and 18 Gardnor Road (see **Figure 4**) and that the proposed creation of such opening to provide added daylight/sunlight and outlook to the kitchen/dining room at lower ground level is considered acceptable and would improve the amenity of such habitable room within the application building.

Figure 4 – View of Front Elevation of Nos. 2 and 18 Gardnor Road



No. 2



No. 18

The new windows would also be in keeping with the sash windows of No. 2 Gardnor Road as these are considered of an appropriate size and appearance that would complement the front bay window design.

In terms of the new replacement stairs to the front of the property and leading from ground level to lower ground level, such proposal is in keeping with the original layout of such steps and would also be in keeping with the character of the Conservation Area.

In light of the above, we consider the proposed development is considered acceptable and would at the very least preserve the character of the surrounding Conservation Area.

We trust that this application can be validated and determined accordingly.

Yours faithfully,

Benjamin Cheung BSc(Hons), DipTP, MRTPI

Chartered Town Planner / Independent Planning Consultant

cc. Lior Brosh – Brosh Architects