

Introduction

No. 13 Sarre Road is an existing two-storey semi-detached property located within the London borough of Camden. The site is not within a conservation area and the existing building is not listed. No. 13 is currently divided into two flats 13a and 13b. This application for no. 13a is the ground floor flat which covers an area of approximately 77 sqm, with a garden to the rear extending a further 10m.

This application proposes to increase the living areas by way of a rear and side extension at ground floor level.

Site and surroundings

The area is predominately comprised of residential buildings, these include single family dwellings, conversion flats and purpose built flats. No. 13 is part of a late Victorian terrace and its frontage maintains the original features consistent with its age, its main access is from Sarre Road. Many properties in Sarre road present a variety of rear and side extension of many size and different finishing materials.

Planning history

The property has a previous planning permission granted for roof terrace in the flat above. Application ref. n. PW9902809/R1 CASE F3/6/12 granted 25th January 2000

Description of proposal

The proposal is for a single storey side infill and rear extension.

In total the internal area of the existing flat will increase from 77 sqm to 99 sqm. The proposed extension for its bulk and scale will be subservient to the original building and proportionate in term of size and scale to harmonise with the existing building.

The proposed plans seek to sensitively enhance the existing arrangement to better serve the functioning of the house for the future. A side infill and rear extension have proposed rooflights above and glazed doors to the garden. The increased glazing will provide a green outlook onto the garden and create a high quality interior living environment with abundant natural light. The proposal includes the general refurbishment and upgrading of the property with completely new and energy efficient heating, plumbing and electrical systems.

Materials and proposed finishing

The existing building has a mixture of finishes from exposed London stock brick, rendered paint, pebbledash along with a mix of metal and wooden windows to the rear. Brickwork to the proposed extensions will be matching the existing London stock red bricks. All new windows will be double glazed timber sash. The new windows will match the design and detailing of the existing windows, but have the energy efficiency benefits of double glazing. Likewise, the proposed roof lights will also be double glazed and have timber frames. The new rear doors and window to the rear extension will also have double glazing and black metal frames.

Access and Parking

Access to the house and parking provisions will not be affected by the proposal.

Daylight and sunlight

The proposed side extension sits on the North of the main building, therefore it is in its shadow. The rear extension also sits to the north of the adjoining neighbour at no. 11 and will have little light impact. The volumes follow the permitted development guidelines and are smaller in height and volume to the existing two storey volume to which they both connect.

SITE



PHOTO 1 – Site - front facade



PHOTO 2 – rear



PHOTO 3 - rear side return, lane and adjoining neighbours at no. 15



PHOTO 4 – rear garden