

**GARDEN FLAT  
146A AGAR GROVE  
NW1**

**Design & Access Statement**

**- March 2021 -**





146 AGAR GROVE & CONTEXT

— The application site: 146 Agar Grove, NW1



1.	INTRODUCTION, DESIGN & ACCESS
2.	PLANNING HISTORY & POLICY CONSIDERATIONS
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146 Agar Grove, NW1 9TY



Site Plan shows area bounded by: 529911.0, 184278.39 530052.42, 184419.81 (at a scale of 1:1250), OSGridRef: TQ29988434. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Site Location Plan  
1:1250 @ A3



146 Agar Grove  
Existing Front Elevation



146 Agar Grove  
Existing Rear Elevation (Existing Extension)

**1.1 INTRODUCTION**  
This Design & Access Statement relates to the proposed renovation and extension of the property at 146a Agar Grove, NW1 9TY.

**1.2 THE SITE**  
The site comprises the lower ground floor (garden) flat, including rear garden (C3 use class).

The building is situated in the Camden Square Conservation Area. It is not listed.

**1.3 DEMOLITION (JUSTIFICATION)**  
The existing rear extension is not original. It is of poor construction and is in a state of disrepair. Namely, the condition of the existing fascia boards is poor and their rot has led to water ingress.

The replacement of the existing rear extension is necessary and these proposals seek to provide an exemplary replacement.

**1.4 DESIGN PROPOSALS**  
All proposed works are shown in full in the planning application drawings, and are summarised below:

1. Demolish the existing full-width rear extension
2. Construct a full-width rear extension (to the same depth as the existing neighbouring extension at 144 Agar Grove) with aluminium-framed sliding doors and glazed tile cladding;
3. Increase the size of the internal courtyard to improve natural light in the flat and ventilation (with aluminium-framed bi-folding doors).

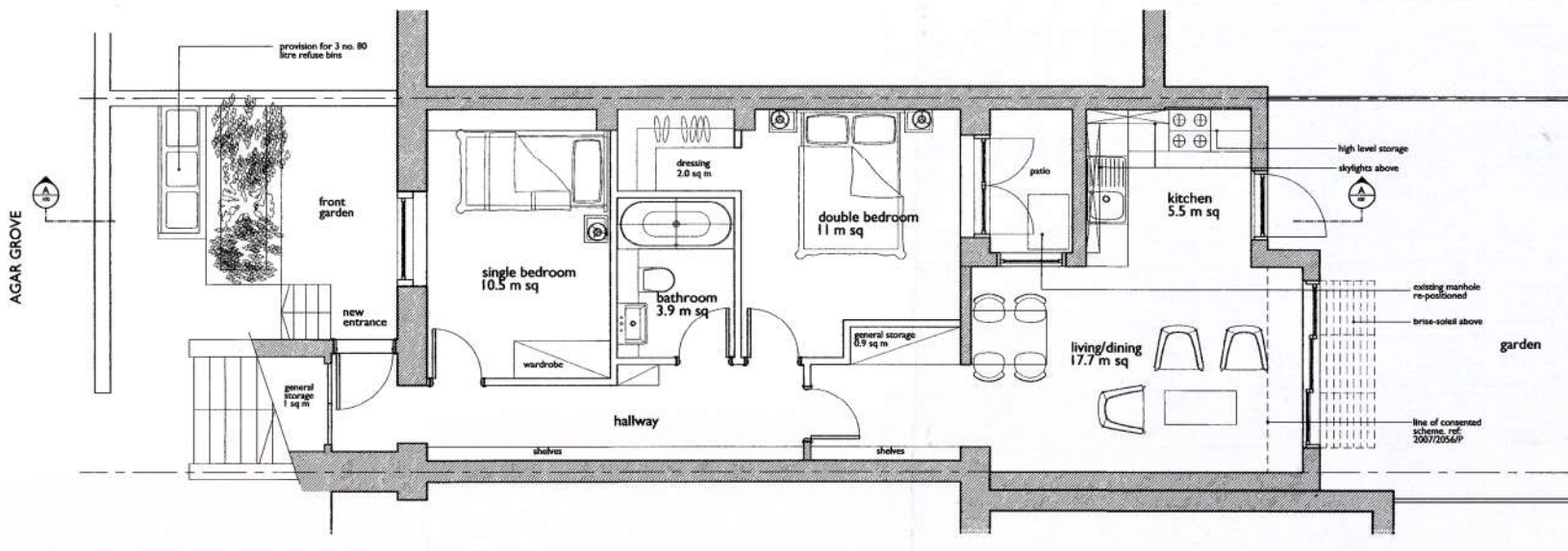
The proposals will see the size of the two-bedroom flat increase from 64.7 square metres (696 square feet) to 70.2 square metres (756 square feet).

**1.5 TREES**  
There is an existing Lawson Cypress (*Chamaecyparis Lawsoniana*) in the south-eastern corner of the garden. The specimen is small (diameter of 16cm at 1.5m above ground level) and, being positioned 11.4m away from the new rear extension, it is not within falling distance of the extension and will not be affected by the proposals (refer to drawings P\_01 and P\_02).

**1.6 ACCESS STATEMENT**  
The garden flat is accessed by a 5 steps (down) from the front pedestrian access and this is not proposed to be altered as part of the proposals.

**1.7 SUMMARY**  
This document provides a detailed explanation of the proposed scheme including research into all relevant local and national planning policy, evaluated against the history of the site and its surroundings.





Consented (2007) Lower Ground Floor Plan  
Camden planning permission 2007/5325/P  
1:100 @ A3

2.1 PLANNING HISTORY

The London Borough of Camden lists 3 historical planning applications for the site:

- 2.1.1  
“The 1975 Permission”  
Camden Reference: 20247  
Change of use, including works of conversion, to provide two, two-bedroom self-contained maisonette.
- 2.1.2  
“The August 1986 Permission”  
Ref. No: 8693171 | Status: Agree to pruning of Trees 21-08-1986  
Prune branches which overhang into garden of No. 148 Agar Grove NW1
- 2.1.3  
“The June 2007 Permission”  
Ref. No: 2007/2056/P | Status: Application Permitted  
Erection of a single storey rear extension with roof terrace over and installation of a new front door to ground floor flat
- 2.1.4  
“The Withdrawn 2007 Application”  
Ref: 2007/5324/P | Status: Application Withdrawn  
Change of use of 2-bed flat into 1 x 2-bedroom flat and 1 studio flat including the erection of a rear extension at lower ground floor level, erection of refuse enclosure in front garden and formation of new front entrance door.
- 2.1.5  
“The December 2007 Permission”  
Ref. No: 2007/5325/P | Status: Application Permitted  
Change of use of 2-bed flat into 1 x 2-bedroom flat and ground floor 1 bed flat including the erection of a rear extension at lower ground floor level, erection of refuse enclosure in front garden and formation of new front entrance door.
- This permission has been implemented on site and the permission drawings (refer to the floor plan above) have been utilised as the ‘existing drawings for the purpose of this pre application submission.

2.2 PLANNING POLICY

In your pre application response, please detail all policies that are relevant to this application.

The proposals have been prepared taking into consideration Camden’s Planning Guidance (CPG) “Altering and extending your home.” The CPG identifies

- D1 (Design)  
- D2 (Heritage)  
- A1 (Managing the impact of development)  
- A3 (Biodiversity)  
- A5 (Basements)  
- CC2 (Adapting to climate change) in relation to small residential developments

2.3 APPLICATION OF THE CPG

The CPG defines “key messages” which are applicable to residential extensions in Camden. The “key messages are summarised below and the way in which the designs address the “key messages” is described in **green typeface**.

“CPG “Altering and Extending Your Home” Key Messages

- Extensions and alterations to houses or flats should be of high quality and always take into account the character and design of the property and its effect on its surroundings and the amenity of neighbours.”

**The proposals are of high quality and materiality, taking into account the eclectic character of the neighbouring rear extensions which form the southern terrace on Agar Grove .**

**The existing extension (proposed to be demolished) suffers an area of compromised headroom which was previously constructed in an effort to provide adequate light (via the light well) to the master bedroom (which would otherwise be internal).**

**These proposals will increase the size of the internal courtyard (at the sacrifice of gross internal floor area) to improve the level of natural lighting within the flat.**

- Poorly designed historical examples nearby shall not stand as precedent.

**The proposals make no reference to poorly designed precedents.**

- Extensions should be secondary in size and form and appearance to the residence being extended.

**The single-storey rear extension is subservient in size and form to the original building.**

- Windows, doors and materials should be of a high quality and complement the existing building. Low quality materials including uPVC will not be acceptable be resisted for use on the outside of a property.

**The proposed materials and finishes are high quality:**

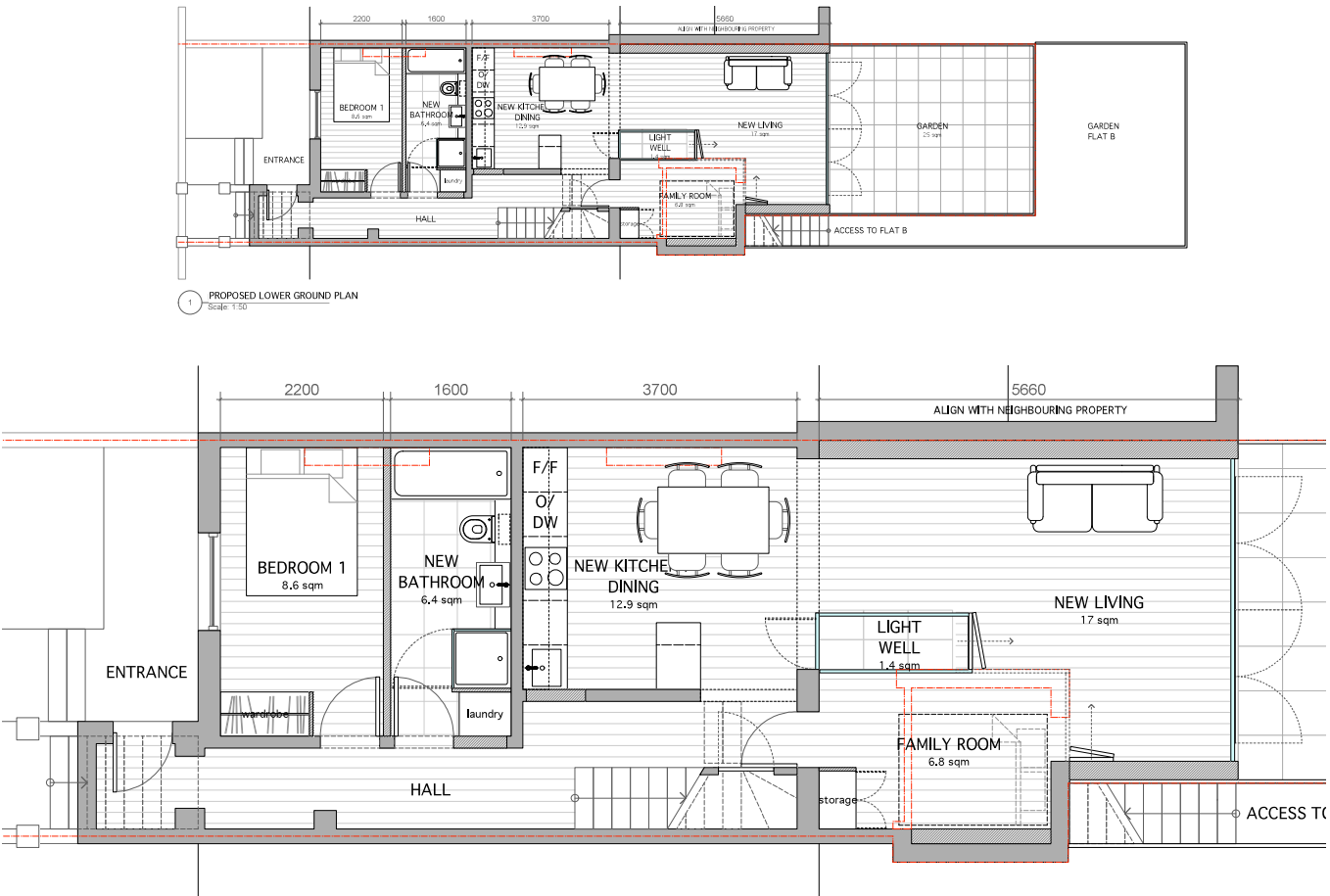
- The new walls, roof and floors will meet or exceed Building Regulations Standard Part L1B and therefor comply with Camden planning policy CC2.
- The proposed sliding doors and bi-folding doors will be aluminium framed,
- The rear extension will be clad in fired ceramic tiles. This makes reference to the prevalence of the use of glazed terracotta during Victorian development and for this reason, it is a material which is sympathetic to the materiality of the original terrace. At the same time, the design is contemporary, rather than a pastiche.

- Be sure to check ‘Permitted Development’ regulations in case you are able to make certain types of minor alterations without the need for planning permission

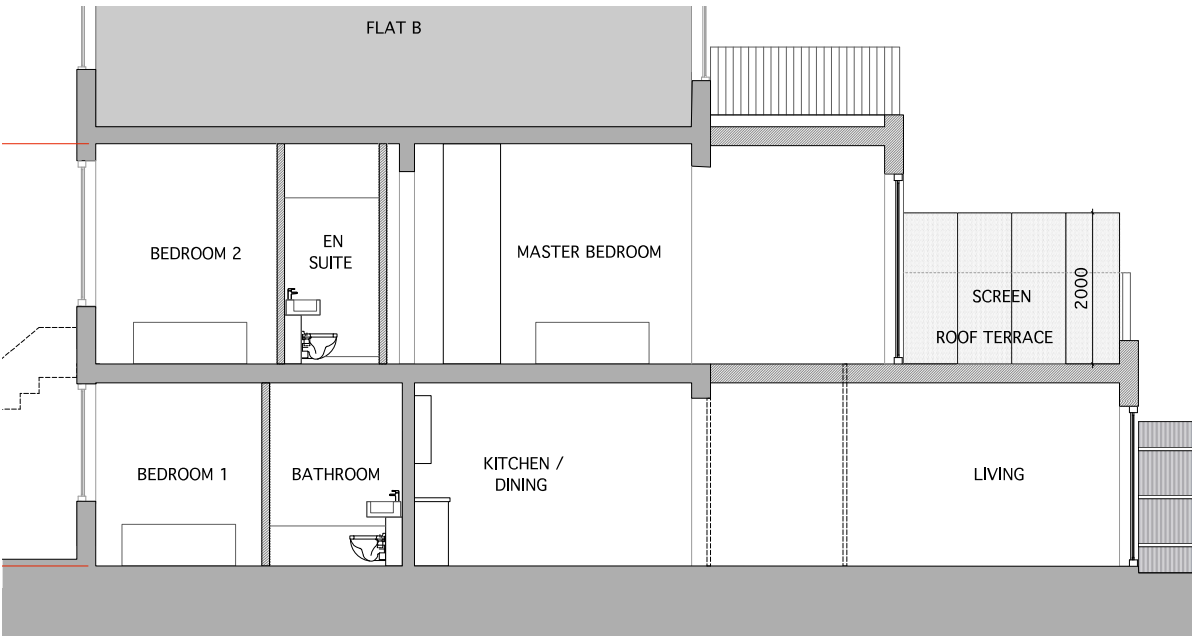
**‘Permitted Development’ is not relevant to these proposals.**

- The importance of gardens and planting, which frame a property and encourage biodiversity is also an important consideration.

**With the new extension, the property retains an extensive rear garden, plus an extensive internal courtyard is provided which will provide accommodate biodiversity.**



**142A Agar Grove**  
**Consented Floor Plan (2015)**  
*Camden planning permission*  
*2015/2698/P*



**142A Agar Grove**  
**Consented Longitudinal Section (2015)**  
*Camden planning permission 2015/2698/P*



**142A Agar Grove**  
**Consented Rear Elevation (2015)**  
*Camden planning permission*  
*2015/2698/P*

**Relevance of the 142A Agar Grove Permission (2015)**

Permission was granted in 2014 for a fully-glazed, south-facing rear extension at the neighbouring property 142a Agar Grove (Camden reference 2014/7687/P).

The proposals illustrated by this permission demonstrate how a fully-glazed elevation can be effectively used to provide ample natural light in the winter time (when the sun is low in the sky) and mitigate solar heat gain in the summer (when the sun is directly overhead).



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Date: 10/07/2020  
Our ref: 2020/2616/PRE  
Contact: Nora-Andreea Constantinescu  
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Dear Robert Douge,

**Re: Flat A, 146 Agar Grove NW1 9TY**

Thank you for submitting a pre-planning application enquiry for the above property which was received on 10/06/2020 together with payment of £441.34 received on 12/06/2020. The advice below follows-up the phone conversation on 09/07/2020, and it is based solely on the information provided by the applicant, aerial and street view assessment.

**Development Description**  
Demolition of existing single storey rear extension, and erection of deeper single storey rear extension with a larger internal courtyard, in relation to the ground floor flat.

**Planning History**  
Previous relevant records at the application site:

2007/5325/P – Change of use of 2-bed flat into 1x 2-bedroom flat and ground floor 1 bed flat including erection of a rear extension at lower ground floor level, erection of refuse enclosure in front garden and formation of new front entrance door. – **Granted 12/12/2007**

**Site description**  
The application site relates to the ground floor flat of the four storey terraced building, located on the southern side of Agar Grove. The site lies within Camden Square conservation area.

**Assessment**  
The main issues for consideration are:

- Design and Heritage
- Impact on amenity

**Design and Heritage**

- The existing rear elevations of the properties within the terrace row include extensions of various forms, heights and depths, which adds to their character. Various extension depths established different rear building lines at first floor and

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ground floor level. The proposal would exceed the existing deepest building line, which would be unacceptable, for the following reasons:

- The proposed extension would be almost the same depth as the original house, which is not considered subordinate to the original building.
- The extension would create a new building line which would exacerbate further the existing variation.
- The property benefits from a proportionate rear garden, and a deeper extension would erode its character, reduce potential for more planting and biodiversity.

- The neighbouring properties at no. 142 and 144 have first floor extensions and deeper ground extensions than the application site. You are advised to consider an extension with a depth similar to the neighbouring ones.
- The existing extension has an internal courtyard. This is proposed to be enlarged to allow more light into the bedroom windows. The enlargement of the internal courtyard should be acceptable in the event of a future planning application.
- You are advised to consider the installation of green roof on the new extension to support the existing green infrastructure and biodiversity of the host garden and wider area.
- In terms of detailed design, it is noted the greater expansion of glazing to the rear which in principle should be acceptable; however, given the south facing orientation of the rear elevation you should be aware of the potential for overheating in summer and therefore consider reducing the amount of glazing.

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Thank you for using Camden's pre-application advice service; I trust this is of assistance in progressing your proposal.

Yours sincerely,

Nora Constantinescu

Planning Officer  
Planning Solutions Team

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**Amenity**

- The neighbouring building at no. 148 has a two storey rear extension adjacent to the boundary with the application site, with windows at ground and first floor level. The proposed extension, due to its excessive depth could result in harm to the neighbouring amenity in terms of loss of light and restricted outlook to the ground floor window of the two storey extension. You are advised that a reduction in depth of the proposed extension would address this concern.
- The depth of the proposed extension would exceed the neighbouring ones at no. 144; however, it is not considered to result in harmful impact on the neighbouring amenity of no. 144.

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**Recommendations**

It is advised that the following considerations should be addressed prior to the submission of a future planning application:

- Reduce the depth of the extension to be in line with the neighbouring one at no. 144.
- Propose a green roof.
- Consider potential overheating in summer and address this by reducing the amount of glazing to rear elevation.

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Please see appendix 1 for supplementary information and relevant policies.

If you have any queries about the above letter or the attached document please do not hesitate to contact Nora Constantinescu (0207 974 5758)

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**Relevant policies and guidance:**

- National Planning Policy Framework (2019)
- London Plan (2016)
- Draft New London Plan (2019)
- Camden Local Plan 2017
  - Policy A1 Managing the impact of development
  - Policy A2 Open Space
  - Policy A3 Biodiversity
  - Policy D1 Design
  - Policy D2 Heritage
  - Policy CC1 Climate change mitigation
  - Policy CC2 Adapting to climate change
- Camden Supplementary Guidance 2018-2019
  - CPG – Design
  - CPG – Altering and Extending your Home
  - CPG – Amenity
  - CPG – Energy efficiency and adaptation
  - CPG – Biodiversity
  - CPG – Air quality
- Camden Square Conservation Area Appraisal 2011

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**Planning application information:**  
The following documents should be included with the submission of a full planning application:

- Completed full planning application form
- The appropriate fee
- Location Plan (scale 1:1250)
- Site Plan (scale 1:200)
- Floor plans (scale 1:100) labelled 'existing' and 'proposed'
- Elevations and sections (scale 1:100) labelled 'existing' and 'proposed'
- Design and Access and Statement

More about supporting information for planning applications [here](#).

We are legally required to consult on applications with individuals who may be affected by the proposals. We notify neighbours by displaying a notice on or near the site and placing an advert in the local press. We must allow 23 days from the consultation start date for responses to be received. We encourage you to engage with the residents of adjoining properties before any formal submission.

Non-major applications are typically determined under delegated powers. However, if we receive three or more objections from neighbours, or an objection from a local amenity group, the application will be referred to the Members Briefing Panel if officers recommend it for approval. For more details click [here](#).

**Please Note: This document represents an initial informal officer view of your proposal based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.**

**RESPONSE TO THE PRE APPLICATION ADVICE**  
The pre-application enquiry was submitted to the London Borough of Camden 10 June 2020 and the pre application response was provided 10 July 2020.

The recommendations made by Planning Officer Nora Constantinescu are highlighted in the pre application advice (above). The designs have been amended in response to the pre application advice as follows:

1. **“Reduce the depth of the extension to be in line with the neighbouring one at no. 144”**  
*The depth of the extension has been reduced in line with the neighbouring extension sited at 144 Agar Grove.*
2. **“Propose a green roof”**  
*The importance of the privacy of the flat at upper ground floor level will not allow the new extension roof to be accessed as frequently as would be required by a green roof (which would fall into disrepair). As an alternative, the roof is proposed to be a single-ply membrane, finished with a layer of river pebbles.*
3. **“Consider potential overheating in summer and address this by reducing the amount of glazing to rear elevation”**  
*By virtue of the fact that the glazing is south-facing, maximum sunlight will be afforded in the winter and there will be minimal solar gain in the summer. Accordingly, glazing should really be maximised on this elevation in order to maximise the energy efficiency of the property.*  
  
*In addition, the ability to open all of the proposed glazing will allow for natural ventilation of the extension.*

*Permission was granted in 2014 for a fully-glazed, south-facing rear extension at the neighbouring property 142a Agar Grove (Camden reference 2014/7687/P).*





Rear Material Elevation  
1:100 @ A3

Material Key:



1 Glazed Wall Tiles



2 River pebbles to roof top  
(Over single-ply membrane roof)

3 Aluminium-framed sliding doors

Existing buildings (no works proposed)

Material Selection:

The new extension is proposed to be finished in a glazed ceramic tiles. Ceramic tiles were popular in Victorian times, and have recently fallen back into favour with developers. This material befits the character of the contemporary extension, whilst also being relevant to the Camden Square Conservation Area.

The sliding glass doors are proposed to be aluminium-framed and powdercoated.

Roof pebbles are proposed to finish the new single-ply membrane roof. They provide a low maintenance finish, which is natural and aesthetically pleasing.



Successful use of white glazed tiles at the Bourne Estate, Clerkenwell.



Conclusion

These design proposals have been prepared taking into account the relevant local and national planning policies and the pre application advice provided by the London Borough of Camden.

The proposals are sympathetic to the host building in terms of scale and materiality and will make a positive contribution to the character of the Camden Square Conservation Area.

On this basis the proposals should be considered acceptable in planning terms.