



**London Borough of Camden
planning Department
2nd floor - 5 Pancras Square
London N1C 4AG**

Date: 18/02/2021

**Re: SINGLE STOREY REAR EXTENSION WITH INTERNAL RENOVATIONS
FOR LOWER GROUND FLOOR FLAT.**

Project: Flat-7A, Lupton Street, London NW5 2JA.

Dear Sirs:

The proposed planning application is for single storey rear extension to lower ground level self-contained residential flat to replicate adjoining house which has an identical scheme. Similarly the scheme is to renovate the rear amenity and patio area to the basement flat.

The proposal is for extension and changes to lower ground floor flat to form as a 2-bedroom unit with an open light-well at rear amenity area to serve basement flat to permit natural light to existing lower ground floor rear bedroom. Subsequently the proposal also includes internal renovations to the flat by changes to room arrangements in order to provide large living accommodation areas.

The proposed rear extension are designed to replicate immediate adjoining properties which benefit from identical schemes extensions in particular adjoining premises at Luton Street that have lower ground floor wrap around extension. The scheme designed to meet Camden Planning Policies for setting and sizes of new residential accommodations as defined on policies; CPG2 Housing (Residential development standards chapter) & also Camden Planning Guidance (CPG-1) section-5.11.

The proposal as demonstrated on proposed section will meet compliance with London Regional Plan policies and also Local Planning Policies for maintaining clear headroom to habitable areas of residential units within 2.4m. The scheme is designed in compliance with Camden Planning Guidance with allowance given for means of access to property plus the design to match & complement the adjoining properties. The current lower ground floor flat's access is independent from front driveway and independent from upper level unit access which the means of access to lower ground floor flat will retain as unchanged by proposal.

The applicant is the owner of basement flat whilst the applicant's father is the freeholder of the building and owner of upper level unit. The freeholder/owner of upper floor flat has been notified for the proposed works in 2020 and consented to works prior application is made to Council.

Please see attached copies of relative drawings with forms & fee for the proposed works. We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

Yours truly,

A large black rectangular box redacting the signature of the Director.

Director

**Re: SINGLE STOREY REAR EXTENSION WITH INTERNAL RENOVATIONS
FOR LOWER GROUND FLOOR FLAT.**

Project: Flat-7A, Lupton Street, London NW5 2JA.

DESIGN ACCESS STATEMENT:

AMOUNT:

The existing SITE is a terraced building that has been converted historically into flats and located in conservation area. The premises consist of 2 self-contained flats and the proposal is for the rear extension to the existing lower ground floor flat plus internal renovations to LGF floor flat in order to create a new 2-bedroom unit with study.

The proposed extensions are designed to replicate immediate adjoining properties which benefit from identical rear extensions. The proposed scheme to meet Camden Planning Policies for setting and sizes of new dormer as defined on policies; CPG2 Housing (Residential development standards chapter) & Camden Planning Guidance (CPG-1).

The proposal as demonstrated on proposed section will involve internal renovations to LGF & GF flat that will meet compliance with London Regional Plan policies and also Local Planning Policies for maintaining clear headroom to habitable areas of residential units within 2.4m

The EXISTING & PROPOSED areas of the lower ground floor flat:

Existing LGF flat as 2-bedroom residential use unit: 59m-SQ

Proposed LGF flat as 2-bedroom with study residential use unit: 67m-SQ

The proposal for renovation of LGF will retain a private rear garden amenity area serving the family unit which is in excess of 60m-sq. These areas meet planning standards and also to create suitable living accommodations.

LAYOUT:

The proposed scheme of new internal renovation and changes will provide suitable stacking order and also new renovated designated areas for LGF flat with new extension to reflect and replicate immediate adjoining premises.

SCALE:

The Length, Height, and the Width of the existing building will be altered by the proposed scheme at rear elevation extension to reflect the immediate adjoining houses which is reflected on proposed plans and elevations to replicate immediate neighbouring premises dormers and also in compliance with Conservation Design Guidance.

LANDSCAPING:

The current premises have private rear garden areas serving the existing residential unit at Lower Ground floor which will be retained and repaired and renovated by the works.

The area serving LGF family unit will be more than 60m-sq which deem satisfactory to comply with Camden Policies

APPEARANCE:

The external appearance of the existing buildings will be altered at rear by creating new rear extension replicating the adjoining houses and also in compliance with Camden Planning Policies and also meet the London Regional Unit Sizes.

The proposed roof extension windows are designed to replicate immediate adjoining properties which benefit from extensions. The new windows designed to meet Camden Planning Policies; CPG2 Housing (Residential development standards chapter) & also Camden Planning Guidance (CPG-1)

The proposed new windows to designated areas in timber sash frames to meet conservation policies and replicate existing openings finishing as samples shown below:





The manufacturer for window supplies to be PCW

(PERFECT CRYSTAL WINDOWS LTD – 1 CUMBERLAND AVE – NW10 7RX)

USE:

The existing site is defined as 2-self-contained residential flats and they are used as C3-usage at all levels and proposed to retain existing use as C3-use for residential units.

ACCESS:

The building will be designed with energy efficient electrical lights and also sufficient amount of internal insulation to be provided to give the thermal conductivity of the structure in compliance to Building Control Guidelines. All new windows to be double glazed and in compliance with Building Regulation for thermal capacity (Min U-Value to be 1.6 for windows).

The doors to be fire checked and all designated areas to have smoke detectors that are connected to independent circuits. The structure will be constructed in compliance by Building Control, in order to enhance the life time of the building and also to retain a stable structure. The floors & entrance level will not be altered since it is in compliance for usage of ambulant person's accessibility under part-M.

The site has main access to all areas via existing entrance doors which will be retained under proposal to meet fire regulations.

SUSTAINABLE STATEMENT:

The proposed development designed to meet Local Plan Policies for Sustainable Design and Construction.

The flat extension to the basement level to have all new units benefit with new water meter designated to each unit as means of water efficiency measures. The proposal for each flat to have water filter allocated as part of heating system and also it will incorporate water saving measures to comply with Regulations 36(2)(b) of Part-G 2 of the building regulations in order to ensure that maximum of 105 litres of water is consumed per person per day. The construction design to incorporate recycling surface water recycling by diversion of roof rain water to refill the toilets for flushing as means of water efficiency measures to meet Building Regulations Part-H.

The designated flats will be constructed in compliance with Ambulant Accessibility. The lower ground floor flat to have level door threshold for access at main entrance and also leading to rear garden. The upper floor flats to have access via stairs with risers at 170MM and goings of 250MM to meet ambulant accessibility and to compliance with Building Regulations Part M4(2).

The flats will have carbon dioxide emission with reduction percentage of 25% in accordance with policies 5.2 and 5.3 of the London Plan (2015) and in compliance with Part-L.

The windows will be manufactured with a double glazed clear unite, 4mm clear – 20mm worm edge spacer – 4mm Low E: (Soft coat) – Argon.

CONSTRUCTION METHOD STATEMENT FOR NEW DEVELOPMENT

- (a) The site parking is designated along the main Road with provision of off on site and private parking.
- (b) The designated storage of site material and plants are defined at inside and rear court-yard which provides adequate access and at no disturbance to adjoining sites and set away from boundary lines.
- (c) The new construction to have protective scaffolding with sheeting as means of dust protection during the construction. All cutting of material (timber, bricks & etc.) to be within new development to avoid any disruption to Adjoining Sites.
- (d) The site do not require any significant demolition works and predominately site clearance of vegetation and debris and therefore has no significant noise pollution to adjoining sites. The Noise Pollution from general construction development anticipated between 40 to 38db within restricted working shifts, since the major works involved brick works and timber material. The working hours are restricted between 08.00AM till 18.00PM Mondays to Fridays and 09.00AM till 13.00PM on Saturdays. No construction works to be carried out outside these hours and no works to be carried out on Sundays or Public Holidays. All deliveries to be restricted between the agreed working hours stated as Main Construction Working Shifts and all works within Local Council's By-Laws.
- (e) Any pneumatic drills or noisy instruments should be muffled in order to keep the noise to a bare minimum.
- (f) Whole of the works referred to this Project shall be carried out in conformity with the regulations and requirements of the Building Regulations, and the requirements and Bye-Laws of all of any other properly constituted authorities, including the District Surveyor/Building Control Officer, and shall be executed in a proper and workmanlike manner in sound and suitable materials in accordance with the terms of this project, to the reasonable satisfaction of the District Surveyor and Planning Approval, in accordance with the current Local Council Environmental Health Section Construction Site Guidelines. Provide wheel washing system by means of manual cleaning the vehicle tyre (all vehicles) prior to leaving site.
- (g) The site at the rear area to be fully hoarded and fences provided with only single entrance gate into & out of site. Provide signage to the main entrance and also along the boundary fence to main road, defining the name of contractor and details plus all relevant contact numbers. The site to have staff portable cabin at rear court-yard of site as a single storey (2.5M) height as staff area and removed from site upon completion of works.

- (h) Provide main scaffolding with screen to the new development. The scaffolding is to be alarmed at all times when not in use and any ladders required should not be left unlocked at night. The scaffolding is to be removed as soon as works are completed so as not to cause any nuisance to the Adjoining Owners. The site to benefit from full-time security with 24-hours contact number stated at the main front signage. All first aid provided on site and all staff to be trained to comply with Construction Logistic and Health + Safety measures applicable to the development. Name and details of Construction Manager to be available as means of contact at all times (24-hours availability). All access and exit from site via single gates and approved by site security.
- (i) No material to be burnt on site and all skips and wastes to be allocated at designated part of site and collected and cleared from site when necessary within restricted working hours.
- (j) The development site must have adequate water supply at all time, so that any dust from site can be dampened down during dry periods.
- (k) The Main Contractor must ensure that all roads are to remain free from mud; debris associated with the construction site and should be cleaned via a road sweeper at all times.
- (l) Any waste or muck away Lorries leaving site to be sheeted. Cutting operations using grinders should have water suppressant either attached to the grinder or an operative is to use water and a hose pipe during cutting operations preferably away from existing buildings. The developer must ensure that they follow the Mayor of London's best practice guidance during construction & demolition in relation to dust.
- (m) The excavated soil will be collected by grab Lorries and removed from site. They will dispose the excavated soil onto approved sites. The site has no contaminations and confirmed as a historical residential site and therefore any excavated soil is NOT expected to contain any contaminants
- (n) All works for services to be carried out by licensed and approved contractors with certifications to be provided upon completion of works for all services in compliance with Building Regulations.

PLANNING STATEMENT:

Site Description

The application site relates to a residential terrace building on the residential street at Lupton Street. The property is located at corner walking distance from main High Street.

The site has been converted to self-contained C3-Use residential unit at lower ground floor level and upper level is used as HMO shared units C4-Use.

The unit for proposed works at lower ground level to meet Nation & Local planning Policies.

Proposal:

- Single storey rear-side wrap around extension to serve lower ground floor flat
 - Convert the 1-bedroom flat into a 2-bedroom flat

Planning Considerations

NPPF

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2016

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050.

It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan. The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Local Plan (2012)

Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: Camden Council SPG.

Core strategy policy aims to maximise housing choice by providing a range of sizes and types of accommodation that can meet aspirations and increase access to affordable and decent new homes.

London Borough of Camden's growing and increasingly diverse population has a range of needs that requires a variety of sizes of accommodation. HMO's are recognised as an important source of low cost, private sector housing for students, those on low incomes and those seeking temporary accommodation. The existing upper flat defined as mezzanine unit used as HMO accommodation of C4-use to be retained and remain unchanged by the proposal.

Supplementary Planning Documents

The proposal is for new extension at Lower Ground Floor Level to provide side-wrap around with rear extension to serve basement flat and due to large area created and additional light-well then the LGF flat is proposed to become 2-bedroom unit since the areas and unit sizes meet Local Policies and London Plan sizes. The side extension height proposed to LGF unit to be at 2m height running adjacent to boundary line to meet local planning policies. The rear part of extension will be at 3m height without having to result any impact to neighbouring premises whilst keeping current rear garden area as means of amenity to basement flat.

The new extensions will meet policies set out by Camden Council guidelines in order to be in keeping with adjoining premises and extensions with no impact to neighbouring sites. The proposal is for internal renovation to incorporate the new habitable areas for basement flat. The principal windows and opening retained to serve designated room arrangements and existing window opening sizes and characters will be retained to avoid impact to original character of the external elevation of the premises.

As part of the site survey it is confirmed that the existing premises has a large rear garden amenity area and as part of proposal the garden to be utilized by lower ground floor unit. The scheme also checked the height proposed in relation to rear boundary to meet policies plus scheme also elaborates the side-rear extension to Lower Ground Floor. The proposed increase unit will be in compliance with London Plan unit size and also to Camden Planning policies for unit sizes as outlined on policies' standards for unit size and for bedroom sizes which the bedrooms are greater than sizes stated in the table.

The main issues for consideration in this case are:

- i. The principle of rear and roof extension in this location to match immediate neighbouring premises and in compliance with local
- ii. The impact on the amenities of neighbouring occupiers
- iii. The Impact on the character of the area
- iv. Whether the proposal provides satisfactory living accommodation for future occupiers.
- v. Accessibility

Assessment of proposals

The scheme meets planning policies for extensions and also unit sizes. The proposed new extensions at LGF rear to replicate immediate neighbouring site. The lower ground floor side-rear extension will serve lower ground floor flat and to be part of basement flat.

The increased area will create large living areas and also retain large rear garden amenity to serve current premises whilst converting premises into a large 2-bedroom flat.

Principle of use

The application site is located within the Lupton Street characterised by a mixture of self-contained houses and flats and HMO's.

The site is conveniently located adjacent to the main high street.

The site will have access to public transport and immediate local buses at short walking distance. The new unit can benefit from CAR-FREE Policies

Character

Single storey rear extension to be constructed as part of Lower Ground Floor Flat

The rear extension as demonstrated on plan (proposed) to be utilized as part of current unit to form larger lower ground floor flat in compliance with local planning policies and national policies for housing conversions

Impact on amenity of adjoining neighbours

As discussed above, the site extensions to be in keeping with immediate neighbouring premises and also to take into account neighbouring extensions.

The proposal is mindful of adjoining premises extensions and set as part of new design to their extension.

The lower-ground floor side-rear wraps around extension to remain part of FLAT-7A and designed to have 3m height to new flank wall adjacent to boundary line.

Impact on amenity of future occupiers

The Council has the following minimum room standards for rooms are provided with a separate shared kitchen:

- 1 person household: 10.2sqm
- 2 person household: 13.0sqm

Accessibility and highways

Any proposal will need to demonstrate that it has complied with the relevant development plan policies in respect of parking and highway related matters.

The council will expect development to provide parking in accordance with the London Plan standards, except in the case of residential development, where the maximum standards will be:

- i). 2 to 1.5 spaces per unit for detached and semi-detached houses and flats (4 or more bedrooms);
- ii). 1.5 to 1 spaces per unit for terraced houses and flats (2 to 3 bedrooms); and
- iii). 1 to less than 1 space per unit for development consisting mainly of flats (1 bedroom).

The proposed site plan identifies the premises within short walking distance of public transports and buses