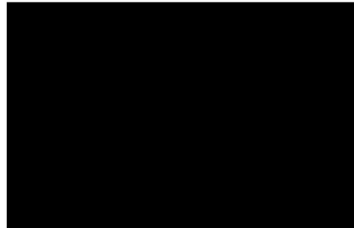




William Avery MRTPI



11 April 2021

Planning Department  
Camden Council  
5 Pancras Square  
London  
N1C 4AG

Dear Sir/Madam,

**UPPER PARK LODGE, 10 UPPER PARK ROAD, LONDON NW3 2UP**

This letter is in support of the application at the above property for:

“Erection of lower ground floor and ground floor extensions to rear of dwellinghouse (C3)”

**Background**

The application site is located on the south side of Upper Park Road, in Belsize Park. The application property, Upper Park Lodge, is a small two-storey dwelling created by the conversion of the original garage to neighbouring 10 Upper Park Road. The property is not listed but is within the Parkhill Conservation Area. Photographs are provided on the accompanying photosheet.

The application property was granted permission in 2014 (2014/4098/P):

“Conversion to provide new 1 x 1 bed self-contained maisonette at lower ground and ground floor levels, including erection of single-storey rear and two-storey side extension and installation of rear metal spiral staircase to access garden.”

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In August 2018, permission was granted (2018/1634/P) for:

“Erection of lower ground floor and ground floor extensions to rear of dwellinghouse (C3)”

The extensions have not been constructed and the permission is due to expire in August 2021.

### **Proposal**

The proposal is a resubmission of approved application 2018/1634/P. No changes are proposed.

The proposal is for a ground floor rear extension, and a first floor rear extension, to provide extra space. The ground floor extension will measure 3.4 by 2.9 metres and will provide a living area. The first floor extension will provide an extra bedroom.

The extensions will have rendered walls and flat roofs. The ground floor extension will have a conservation rooflight and a green roof. The ground floor extension will have sliding doors and the first floor extension will have a painted timber window. The extensions will match the existing property in appearance and style.

There will be no overall increase in height and the extensions will be set back from the building lines of the main house (10 Upper Park Road). They will therefore be subservient.

The scale and design of the proposal will ensure that there are no adverse impacts on neighbour amenity. The proposal will improve amenity at the property itself by providing extra living space.

### **Planning policy**

There has been no material change in development plan policy that would alter the consideration of this application.

The proposal accords with paragraph 127 of the National Planning Policy Framework (NPPF, 2019) which requires development to be sympathetic to local character, well-designed and to provide a high level of amenity for both occupiers and neighbours.

It accords with London Plan (2021) Policy D3 which requires development to accord with existing character and to ensure adequate outlook and amenity for neighbours, and

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with Policy D6 which requires development to achieve adequate daylight and sunlight to surrounding housing.

The proposal accords with Camden Local Plan (2017) Policy A1 which seeks to protect residential amenity and with Policies D1 and D2 which require that development respects local context and character and preserves or enhances the historic environment and heritage assets.

The Parkhill and Upper Park Conservation Area Appraisal and Management Strategy was adopted in 2011. Para. 7.2 states that the Council will expect original architectural features and detailing to be retained, protected and refurbished in the appropriate manner.

### **Summary**

This proposal is a resubmission of approved application 2018/1634/P, with no changes. The proposal has been well-designed to respect the character of the area. It will improve amenity at the property and will have no adverse impacts on neighbours. The proposal accords with national and local planning policy and should be approved

Please do not hesitate to contact me [REDACTED] [REDACTED] should you require any further clarification.

Yours faithfully,

Will Avery, WEA Planning

WEA Planning