

kyson:

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PART A

INTRODUCTION

SITE LOCATION

SITE HISTORY AND CONTEXT

PLANNING APPRAISAL

PLANNING CONTEXT

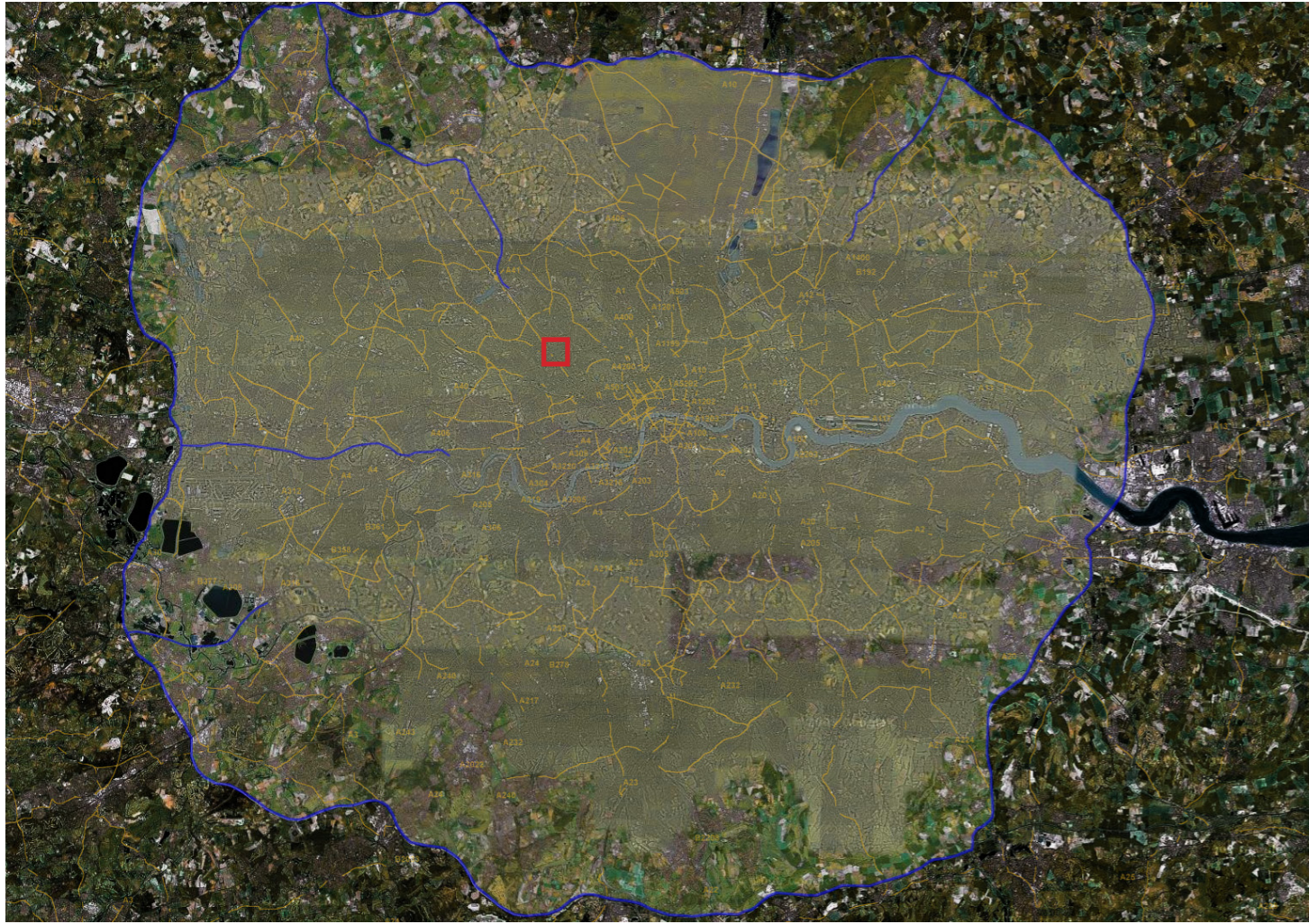
EXISTING DRAWINGS

INTRODUCTION

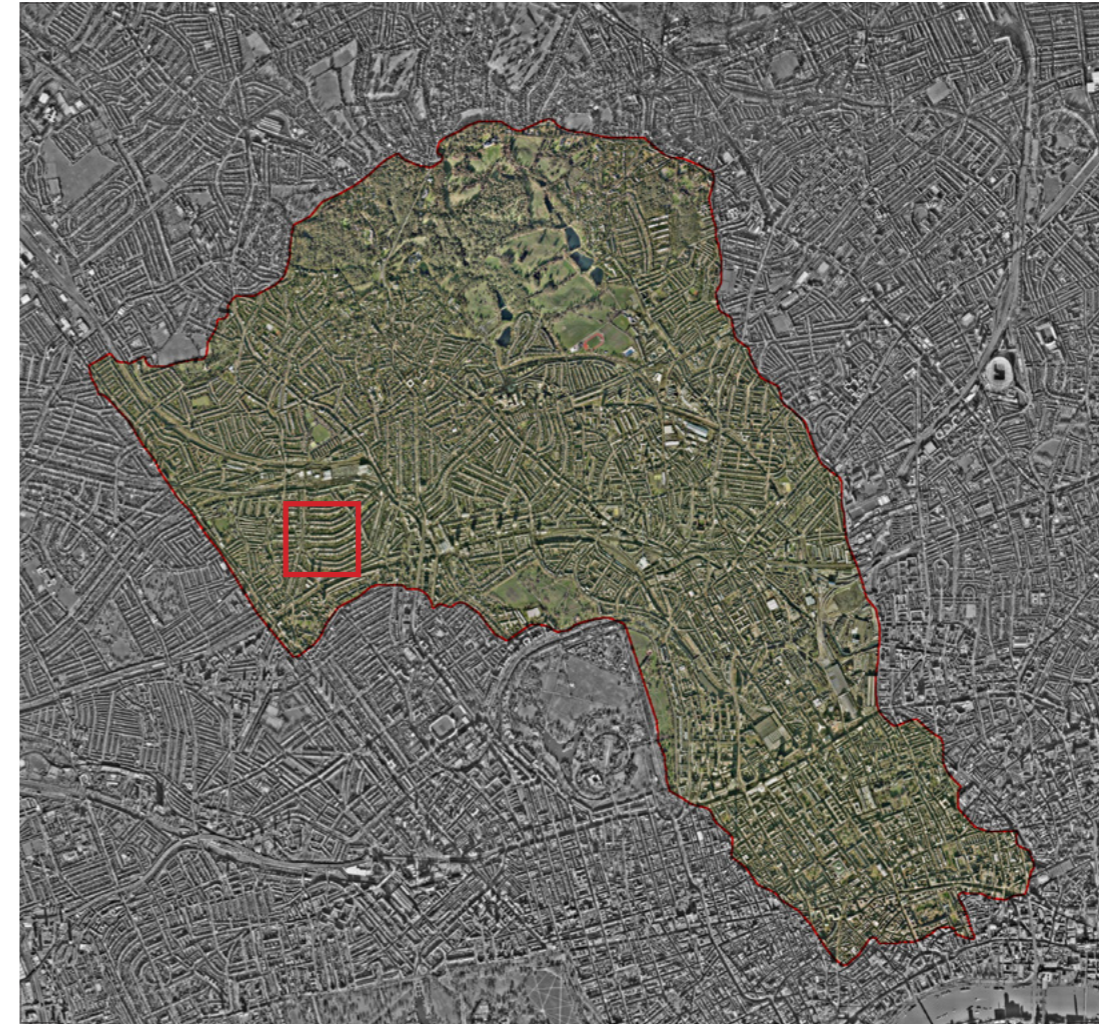
Kyson, on behalf of our client, seeks full planning permission for the extension of the first floor flat No. 4 and creation of a second bedroom. The proposals incorporate a new stair for access to the garden on ground level. Existing access to the front and rear garden via the side entrance will be retained.

SITE LOCATION

LONDON BOROUGH OF CAMDEN



Map of London



London Borough of Camden



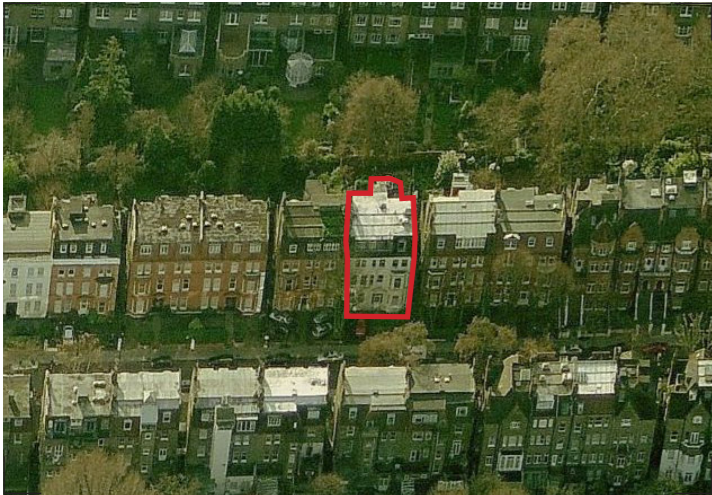
Location

The site is located North West of South Hampstead Rail Station, West of Swiss Cottage Underground, South West of Finchley Road Underground and South East of West Hampstead Underground and Rail Station.

SITE LOCATION
PROPOSAL SITE



Site Map



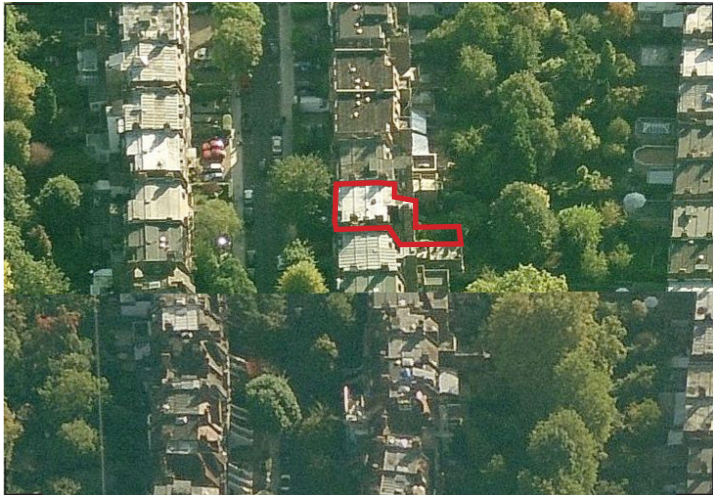
North View



East View



South View



West View

SITE HISTORY AND CONTEXT

LOCAL AREA

The London Borough of Camden is rich in heritage and architectural history, with many buildings and places of historical importance. Camden contains many residential neighbourhoods which have their own distinctive identities and characteristics that make Camden unique. The borough is also known for its vast open spaces and local parks that add to the distinctive quality of Camden.

SOUTH HAMPSTEAD

South Hampstead is predominantly a residential area and is a prime example of the traditional Victorian suburb. The majority of the properties in this area are very large, however wide roads lined with trees and front gardens ahead of the building line help to reduce the impact of such large dwellings on the street. The majority of properties in South Hampstead are between 3 and 4 storeys tall and are either detached or semi detached. This spacing of buildings and the mature trees at the roadside help to create a rhythm along the street that is synonymous with traditional leafy Victorian suburbs.



Front View, 97 Greencroft Gardens



Front View, 97 Greencroft Gardens



Back View, 97 Greencroft Gardens



Back View, 97 Greencroft Gardens

SITE HISTORY AND CONTEXT

SITE PHOTOS



Front view from Greencroft Gardens



Front view from Greencroft Gardens



Rear view from terrace



Rear view from terrace



Rear view from terrace



Pathway to front garden



Pathway to rear garden



Rear view/ terrace



Rear view to terrace



Rear view from terrace



Rear view to garden/ boundary wall



Rear garden

SITE HISTORY AND CONTEXT CONSERVATION AREA

SOUTH HAMPSTEAD CONSERVATION AREA

Located to the North West of the borough of Camden the South Hampstead conservation area is a historic area of leafy Victorian suburb. The area is formed as a gently curving grid of streets and gradually slopes up to the north. Stylistically the architecture is fairly uniform across the conservation area and is driven in character by the Victorian detached and semi-detached dwellings prevalent across the whole of Hampstead. The character is further defined by the material palette of red or gault brick and the distinctive front gardens, mature trees and set back building line.

The South Hampstead Conservation Area is divided into 4 character areas/zones which each have an independent style and history.

1. East of Fairhazel
2. Central Wedge
3. Colonel Cotton
4. Belsize Road

Sub Area 2: The Central Wedge - Greencroft Gardens

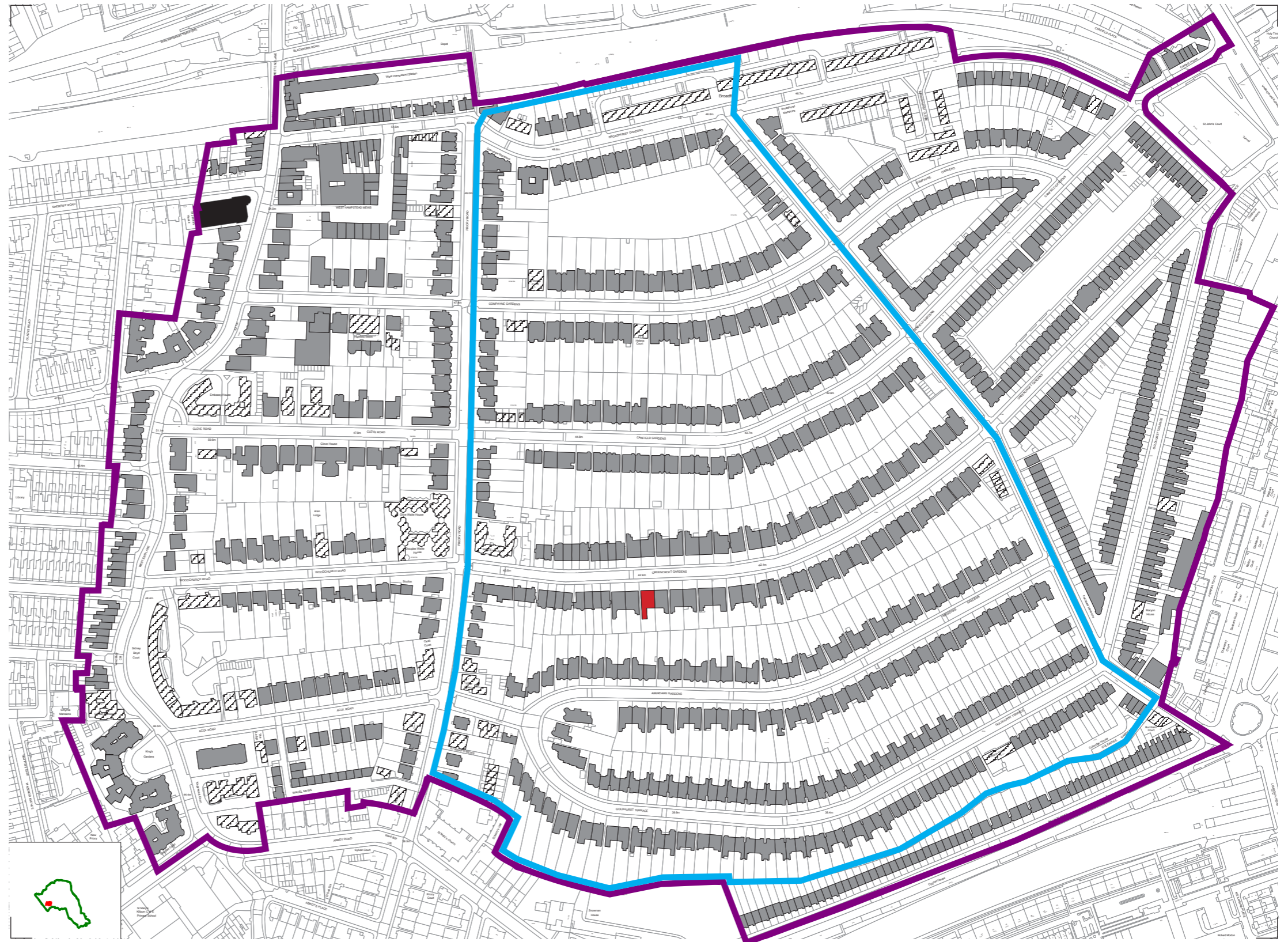
The Central Wedge character area is in the heart of the South Hampstead conservation area. It is the part of the conservation area containing some of the most ornate and attractive properties. It is known for having a large proportion of semi-detached properties, a varied roofscape, timber and ironwork porches and sash windows.

In the absence of porches it is common to find stone pilasters and porticos surround the principal entrance doors of properties in the Central Wedge.

APPRAISAL


The site is four storeys high and is in keeping with the historical character of the area. It features large sash windows and is entirely residential use.

Situated on the south side of Greencroft Gardens it is a semi detached property that has been subdivided into flats. It is in keeping with the neighbouring properties featuring decoration around the main entrance door. The site was identified in the South Hampstead conservation area audit as being a positive addition to the townscape but it is not listed.



South Hampstead Conservation Area Map

Key

	South Hampstead Conservation Area		Central Wedge Character Area		Grade I Listed
	Positive Contribution		Neutral Contribution		Site

SITE HISTORY AND CONTEXT

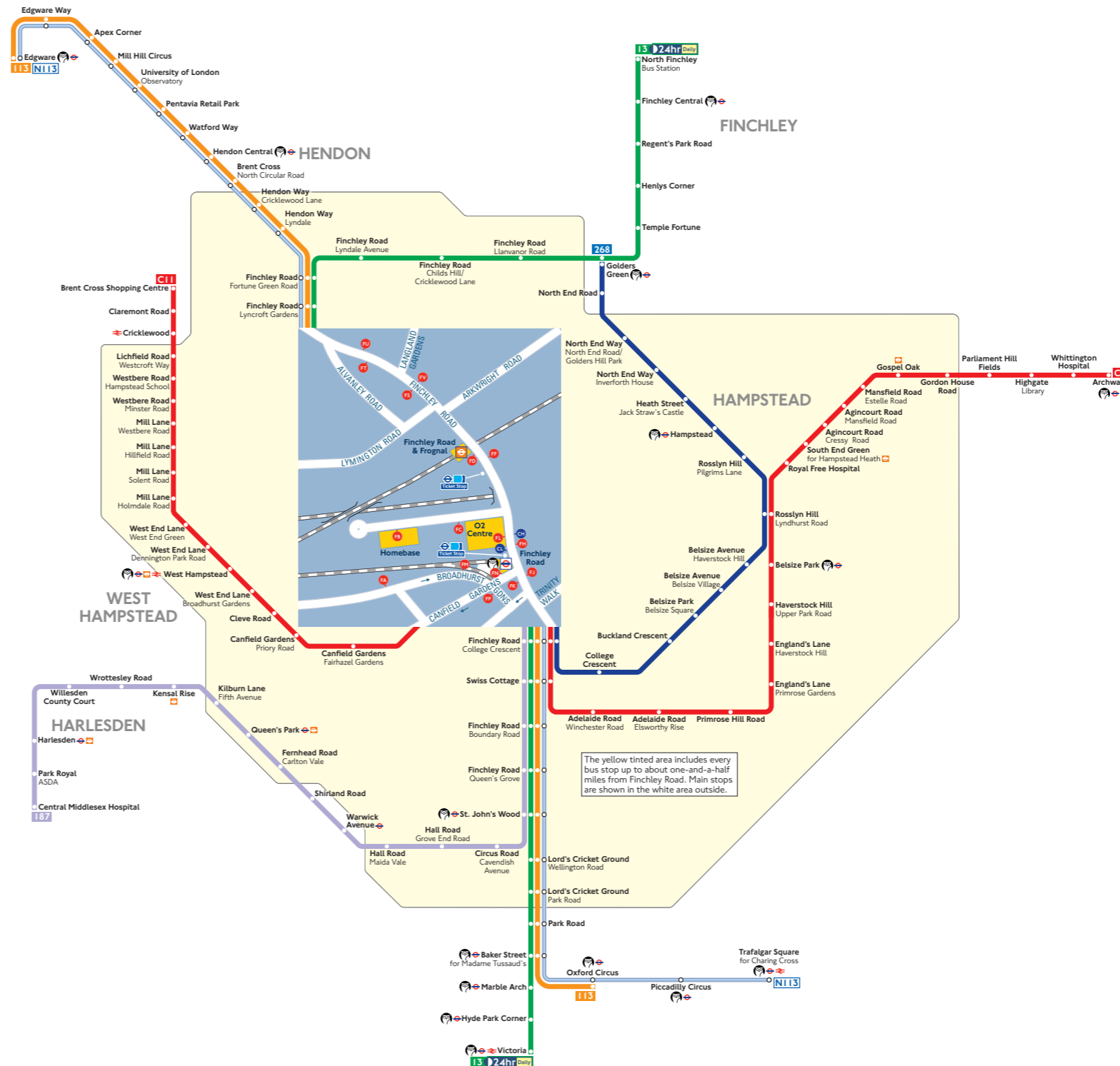
LOCAL ACCESSIBILITY

The public transport links to the site are very good, with a PTAL rating of 5 and is within the travel card zone 2.

BUSES

There are a few bus services that operate close by around the site. Here are a number of bus routes heading to the following destinations:

- | | |
|-----|--|
| 13 | North Finchley Bus Station
Victoria |
| 113 | Edgware
Oxford Circus |
| 187 | Central Middlesex Hospital |
| 286 | Golders Green |
| C11 | Awchway
Brent Cross Shopping Centre |



Bus Routes Finchley Road

PLANNING APPRAISAL

PLANNING POLICY STATEMENT

1.0 INTRODUCTION

1.1 This application seeks to gain full planning permission for the extension of the first floor flat No. 4 and stairs for access to the garden at ground level.

1.2 The following documents have been used to support and form this proposal:

National Planning Policy Framework 2021 [NPPF]
London Plan 2021
Camden Local Plan 2017
Camden Planning Guidance 2019

1.3 The aim of this proposal is to extend flat No. 4 at first level and create a second bedroom. The proposals incorporate a new stair for access to the garden at ground level from the terrace. Existing access to the front and rear garden via side entrance will be retained.

2.0 NATIONAL CONTEXT

2.1 The proposal looks to work in conjunction with:

Paragraph 112, which will “create places, that respond to local character and design standards”;

Paragraph 120, that would “promote and support the development under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and support opportunities to use the airspace above the existing residential premises for new homes;

Paragraph 125 - “area-based character assessments, design guides and codes and masterplans are used to help ensure that land is used efficiently while also creating beautiful and sustainable places”;

Paragraph 130 - ensure the development will

- a) function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) is visually attractive as a result of good architecture, layout and appropriate;
- c) is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space)

3.0 LOCAL CONTEXT

3.1 The building is situated on Greencroft Gardens, which is predominantly a residential area. The surrounding buildings are mostly three to four storeys high. There are a few open green spaces located in the area, which is an important characteristic of Hampstead.

3.2 The building is entirely in residential use. It stands four storeys tall with large timber sash windows. The site is a semi detached property that is subdivided into flats. It features decoration around the main entrance in keeping with the neighbouring properties.

3.3 The site is identified in the South Hampstead conservation area as a positive addition to the townscape. It is located near other conservation areas:

- Fitzjohns and Netherhall Conservation Area
- South Hill Park Conservation Area
- Mansfield Conservation Area

3.4 The building is located in an area that is recognised as a Village Core.

3.5 The main access to the site is directly off Greencroft Gardens.

4.0 HOUSING

4.1 The proposal seeks to extend the existing dwelling and create a second bedroom. Direct access into the rear garden is proposed via stairs from the terrace.

4.2 By extending flat No. 4 at first floor, the proposal looks to maximise the potential of the site. The London Plan and the Camden's local policies emphasise the growing need for housing and provision of high quality living spaces and an improved access of amenity.

5.0 ROOF AND REAR EXTENSION

5.1 The proposal will feature a new rear extension to provide additional space to the existing flat No. 4 at first floor.

5.2 The proposed rear extension enhances the character of the existing period building. In addition, the floor area gained at first floor provides high quality accommodation required. The proposals seek to enhance the quality of life of Camden residents as well as attracting new residents to the area.

5.3 The erection of the rear extension at first floor level will not impede on neighbouring properties or future neighbouring developments and will not extend beyond the existing massing to the rear.

5.4 Across all designs, materials will match the existing building where possible and be sympathetic of the character area further supporting the policies outlined above and within the London Plan.

6.0 ACCESS, TRANSPORT AND SECURITY

6.1 The site has a PTAL rating 5 and is within travel card zone 2. The site is within walking distance to Finchley Road Underground Station (Jubilee line, Metropolitan), Swiss Cottage Underground Station (Jubilee Line), West Hampstead Underground Station (Jubilee line), South Hampstead Rail and West Hampstead Rail. There are a few bus services that operate close by around the site.

6.2. There is currently one car parking space on the site. The site is within the controlled parking zone CA-R(a) and there will be no further provision of parking permits for new residents.

7.0 WASTE

7.1 Waste collection for the residential units will be retained as per existing.

8.0 OTHER CONSIDERATIONS

8.1 The site is not located within a flood zone and is highlighted as a neighbourhood centre.

PLANNING CONTEXT

RELEVANT PLANNING APPLICATIONS

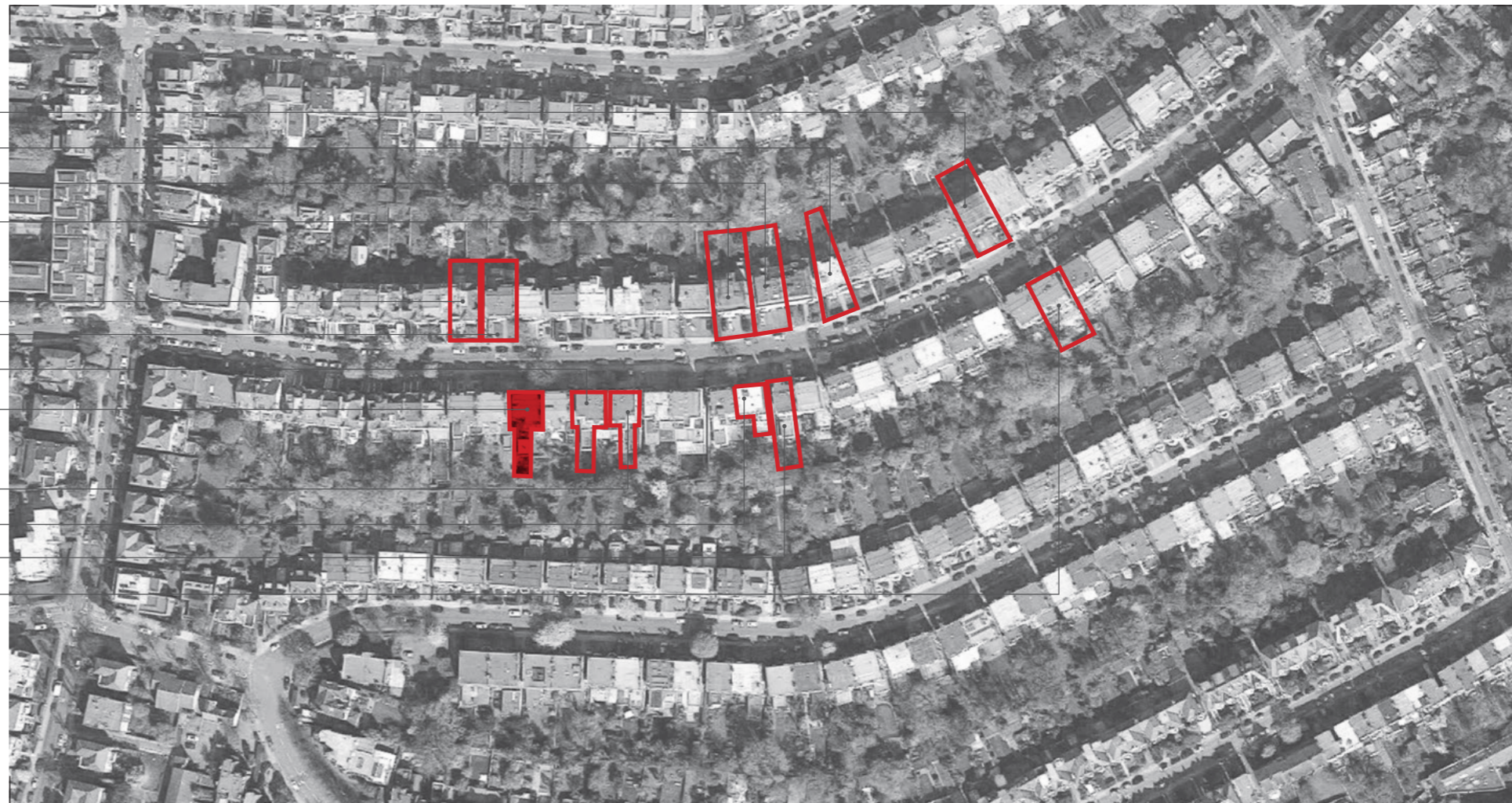
Key

- Proposal Site
- Relevant Planning Applications

②
⑥
⑦
⑫

⑤
④
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①

③
⑩
⑪
⑧



Site Map



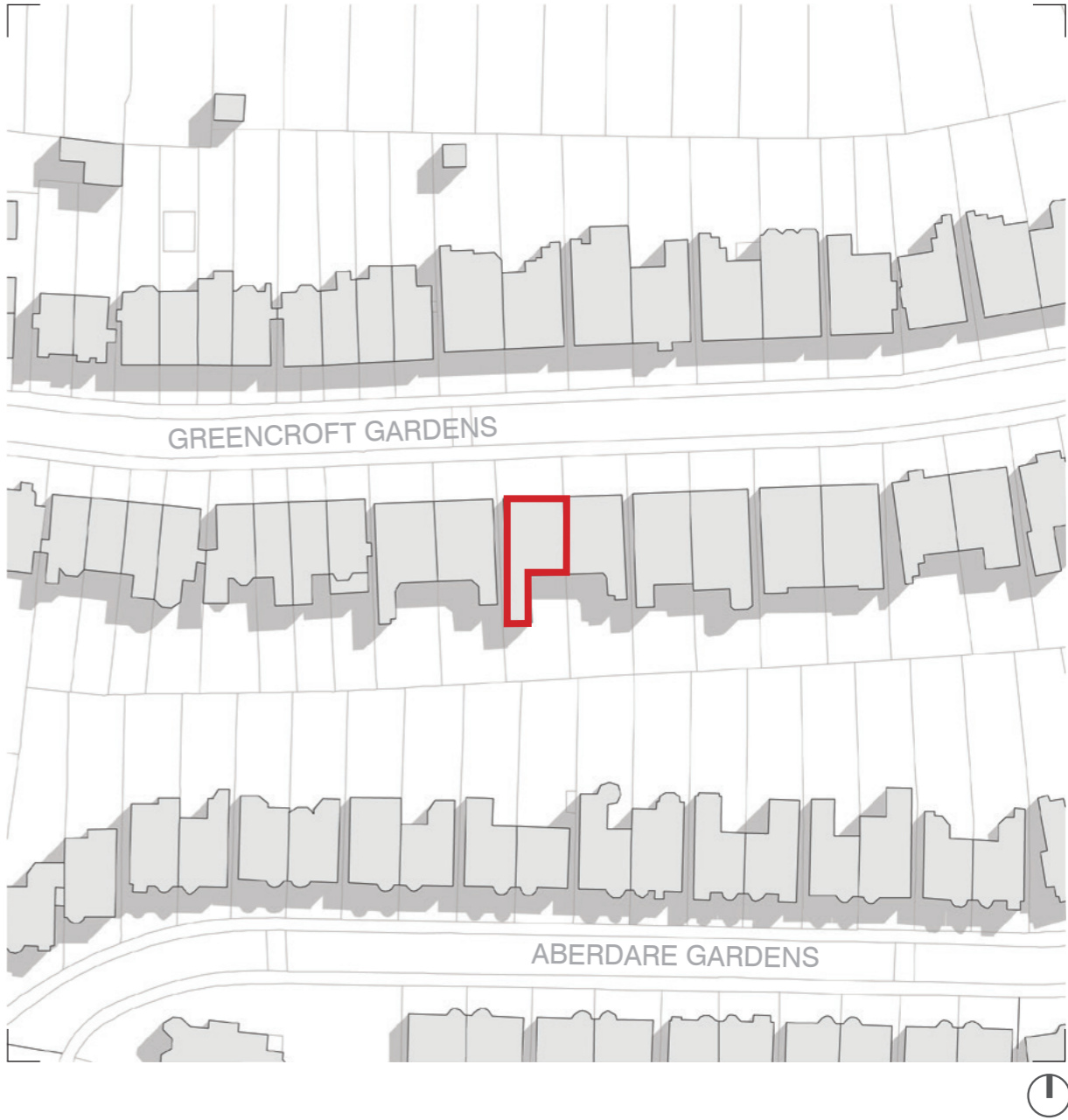
Whilst considering the various planning policies, the following application proposals have been taken into consideration setting the precedence for similar developments carried out within immediate vicinity and are noted on the above map:

- 1. 97 Greencroft Gardens (Flat 4), London, NW6 3PG**
APPLICATION 2017/5469/P
First floor rear extension to replace existing roof terrace; installation of external staircase to existing first floor roof terrace providing access to rear garden to first floor flat (class C3)
APPROVED 27-11-2017
- 2. 82 Greencroft Gardens, London, NW6 3PQ**
APPLICATION 2012/3160/P
Erection of a rear single storey extension at ground floor level (Class C3).
APPROVED 21-08-2012

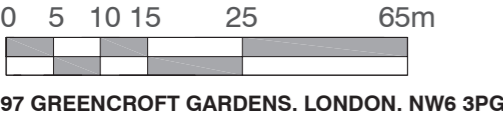
- 3. 91 Greencroft Gardens (Flat 5), London, NW6 3PG**
APPLICATION 2017/4347/P
First floor rear extension to replace existing conservatory and terrace.
APPROVED 28-09-2017
- 4. 112 Greencroft Gardens (Flat 2), London, NW6 3PH**
APPLICATION 2018/0905/P
Erection of a single storey outbuilding in rear garden for ancillary residential purposes.
APPROVED 06-06-2018
- 5. 114 Greencroft Gardens, London, NW6 3PJ**
APPLICATION 2018/3492/P
Erection of a single storey outbuilding and decking in rear garden for ancillary residential purposes.
APPROVED 01-04-2019

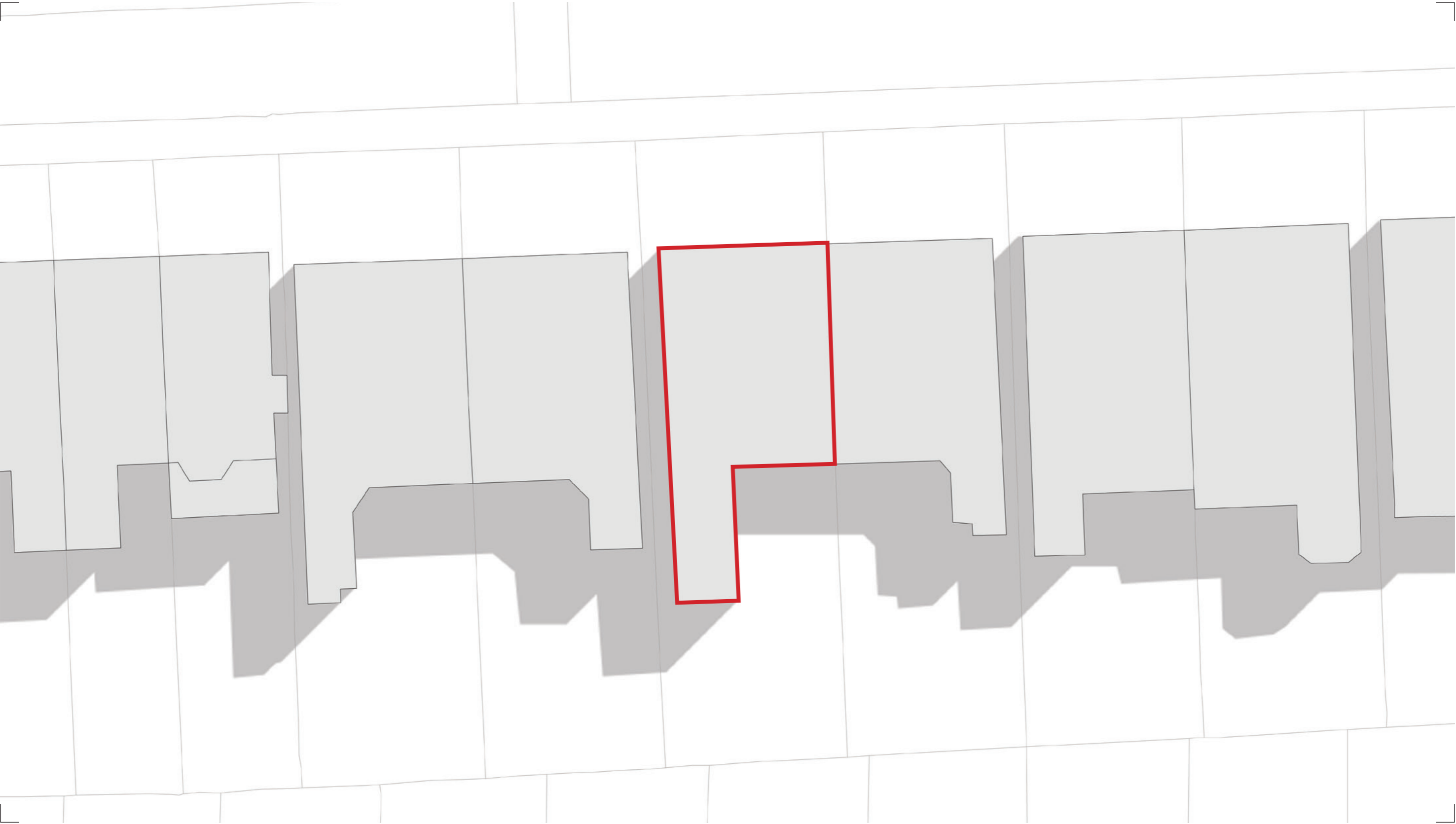
- 6. 92 Greencroft Gardens (Flat 2), London, NW6 3PH**
APPLICATION 2018/2137/P
Erection of single storey rear outbuilding following removal of existing outbuilding.
APPROVED 19-10-2018
- 7. 96 Greencroft Gardens (Flat 1), London, NW6 3PH**
APPLICATION 2017/2861/P
Erection of a ground floor rear extension to ground floor flat.
APPROVED 11-10-2017
- 8. 63 Greencroft Gardens, London, NW6 3LJ**
APPLICATION 2014/0698/P
Erection of a single storey rear infill extension.
APPROVED 13-05-2014
- 9. 93 Greencroft Gardens London NW6 3PG**
APPLICATION 2010/0569/P
Erection of a rear extension at ground floor level to the garden flat.
APPROVED 29-06-2010

- 10. 83 Greencroft Gardens (Flat 7), London, NW6 3LJ**
APPLICATION 2017/4360/P
Extension to existing mansard roof to the rear, rear dormer extension onto the existing terrace and replacement of existing 2 dormer windows with single dormer extension to the rear.
APPROVED 22-09-2017
- 11. 89 Greencroft Gardens (Flat 1), London, NW6 3LJ**
APPLICATION 2012/0979/P
Erection of a single storey rear extension and decking with associated balustrade to existing flat (Class C3).
APPROVED 18-05-2012
- 12. 98 Greencroft Gardens (Flat 1 & 2), London, NW6 3PH**
APPLICATION 2017/1441/P
Conversion of two existing 2 bed ground floor flats to one 4 bed flat, together with external alterations to create a door to the rear and window to the side.
APPROVED 27-04-2017

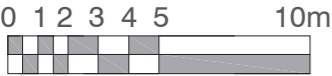


SITE LOCATION PLAN. DRAWING no. 0500. 1:1250@A3

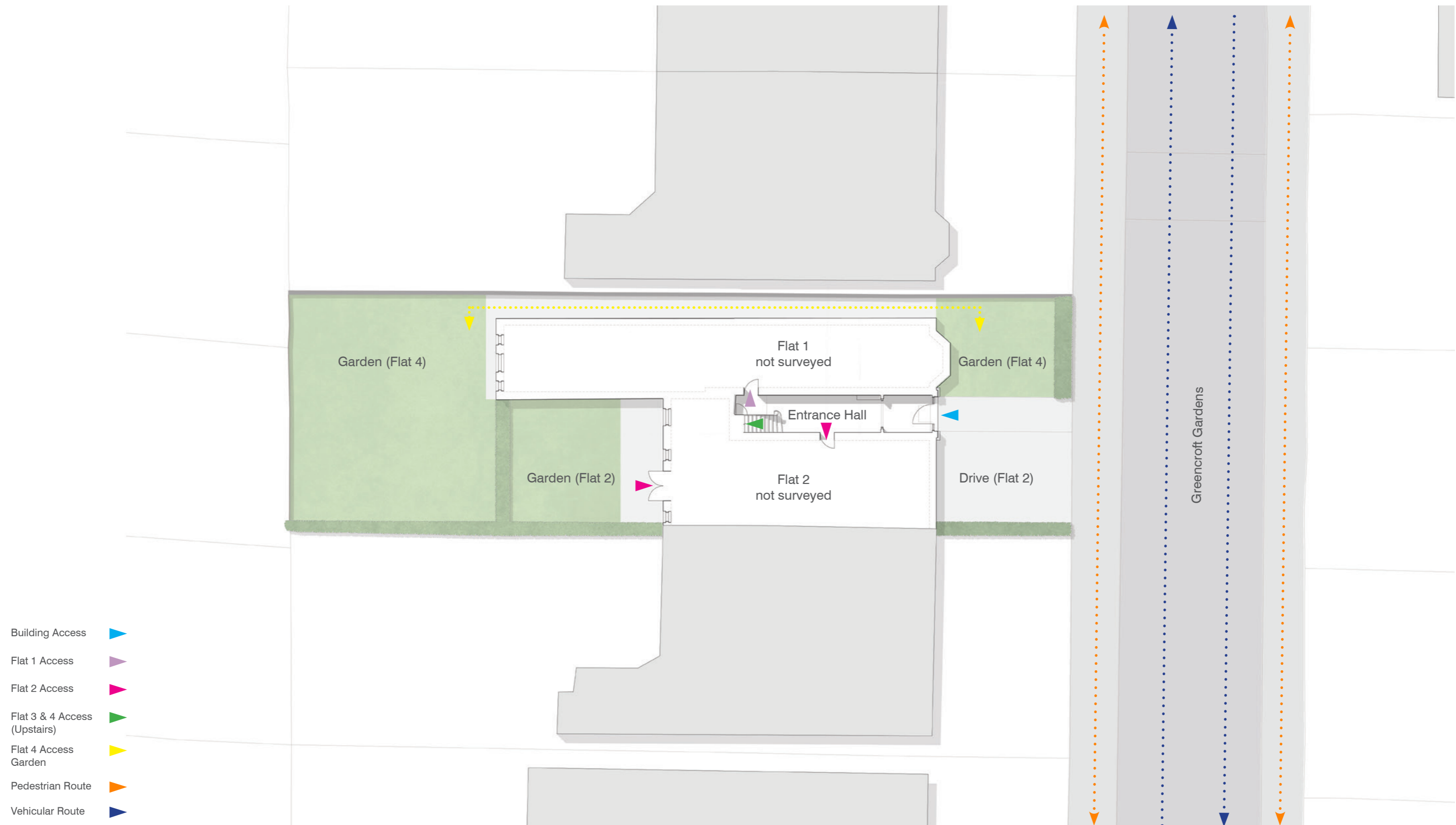


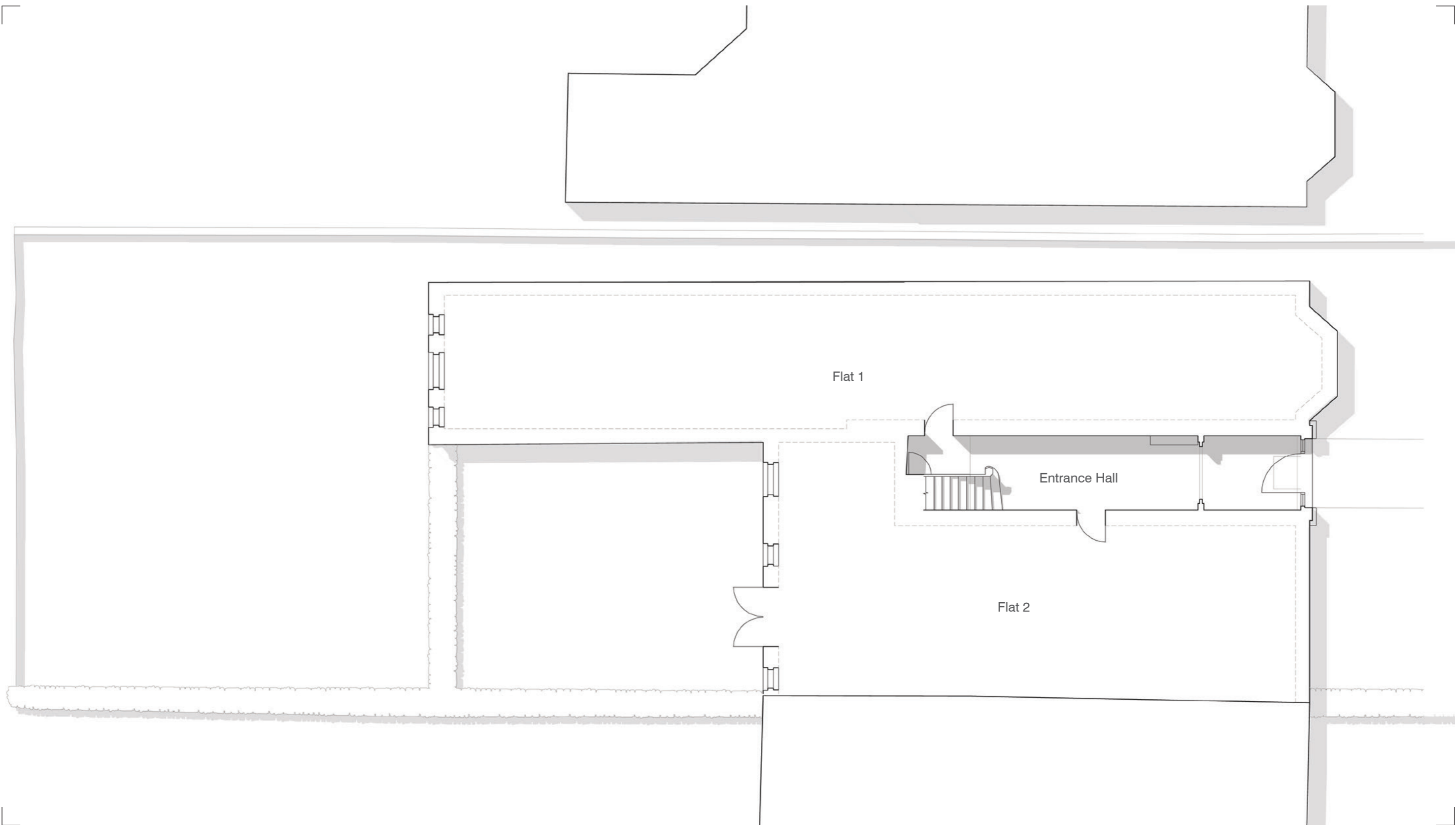


BLOCK PLAN. DRAWING no. 0501. 1:250@A3



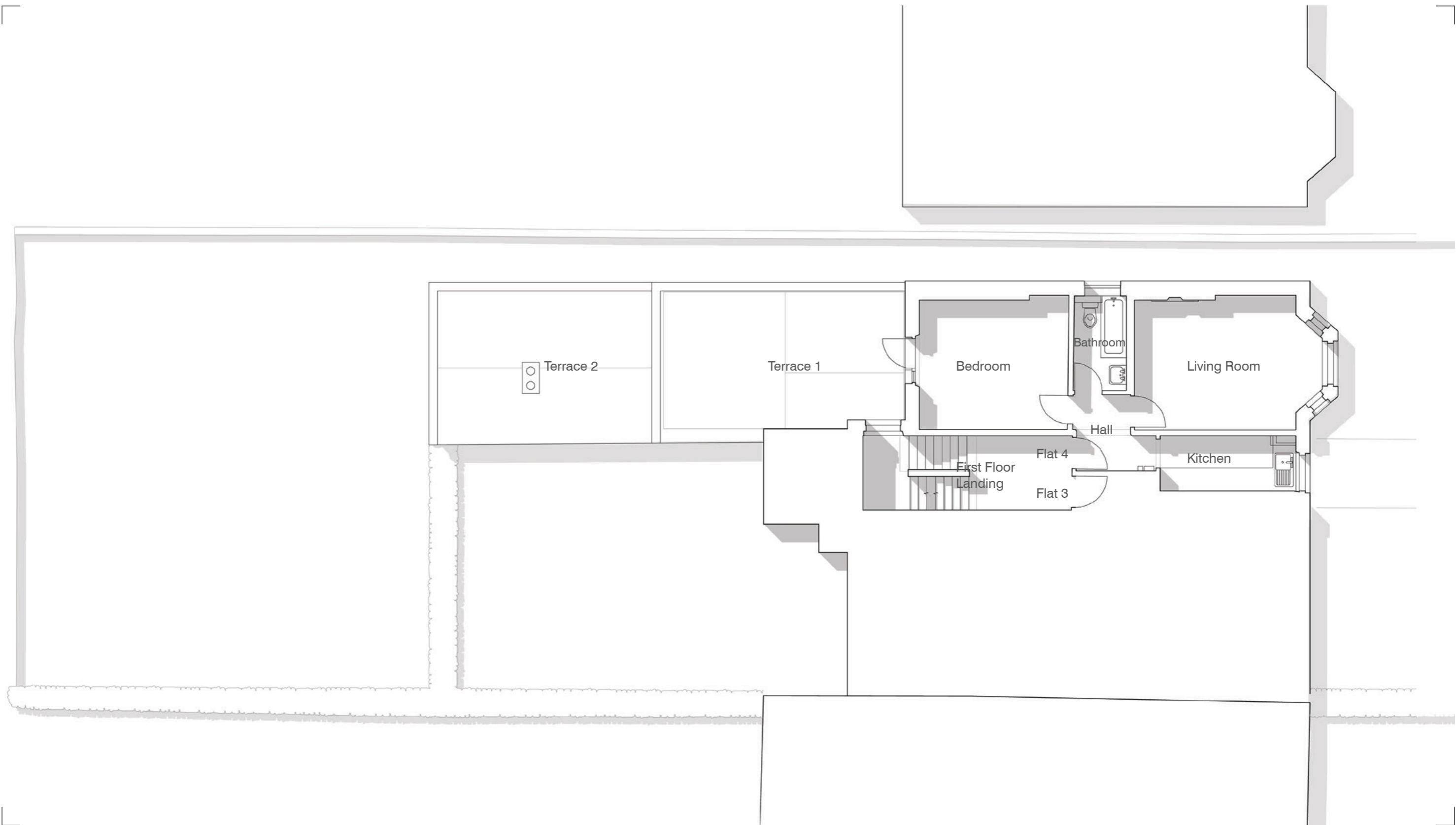
EXISTING DRAWINGS
BLOCK PLAN





GROUND FLOOR PLAN. DRAWING no. 1000. 1:100@A3





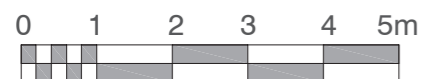
FIRST FLOOR PLAN. DRAWING no. 1001. 1:100@A3



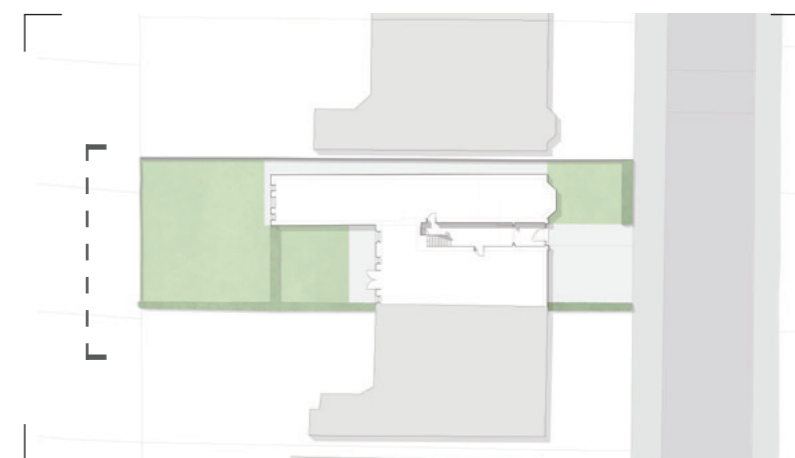
EXISTING DRAWINGS ELEVATION



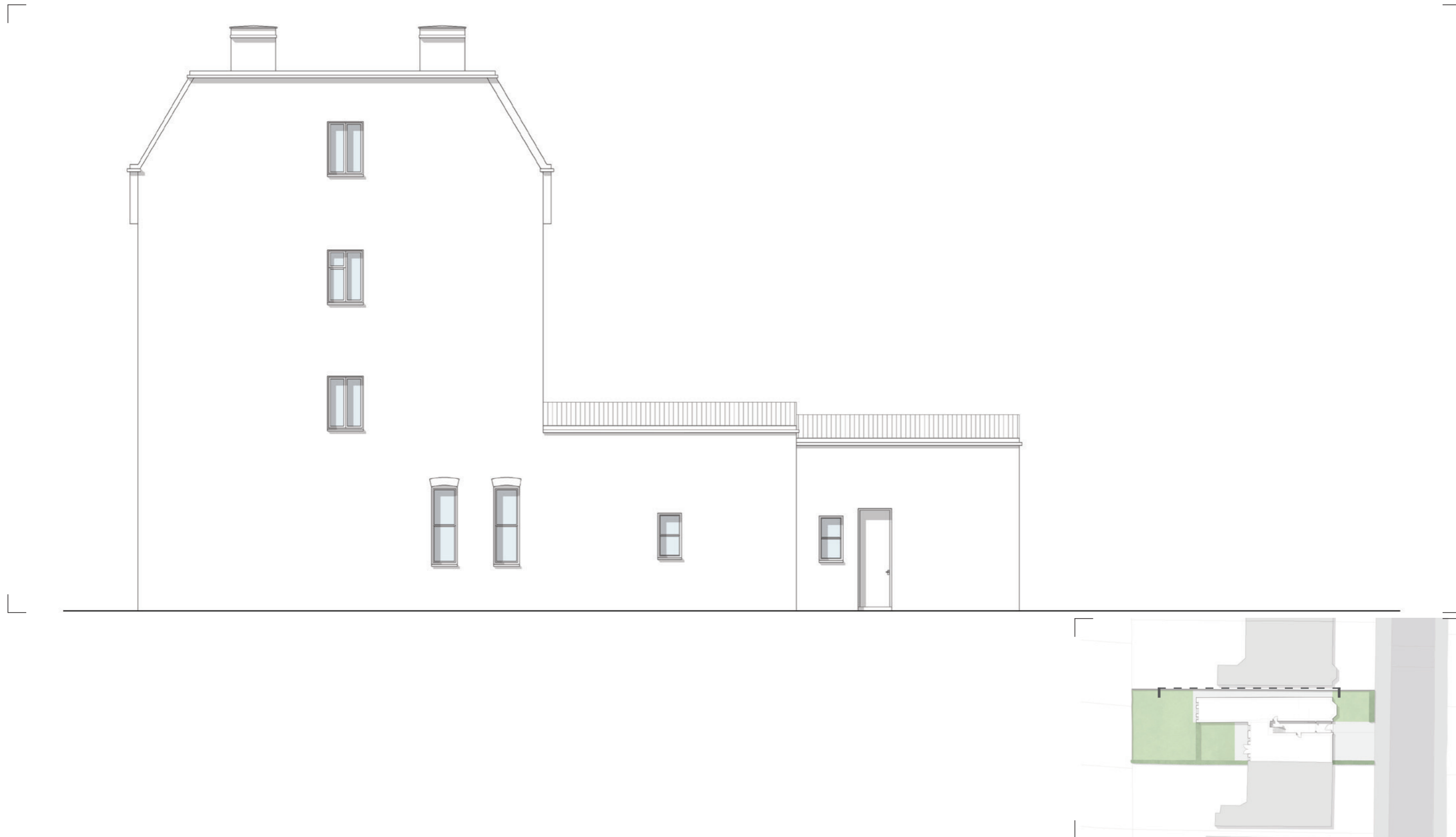
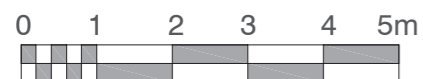
REAR ELEVATION. DRAWING no. 1100. 1:100@A3



97 GRENCROFT GARDENS. LONDON. NW6 3PG



kyson[®]

**EXISTING DRAWINGS
ELEVATION****SIDE ELEVATION.** DRAWING no. 1101. 1:100@A3

97 GRENCROFT GARDENS. LONDON. NW6 3PG

PART B

DESIGN

PROPOSED DRAWINGS

DESIGN
SCHEDULE OF ACCOMMODATION

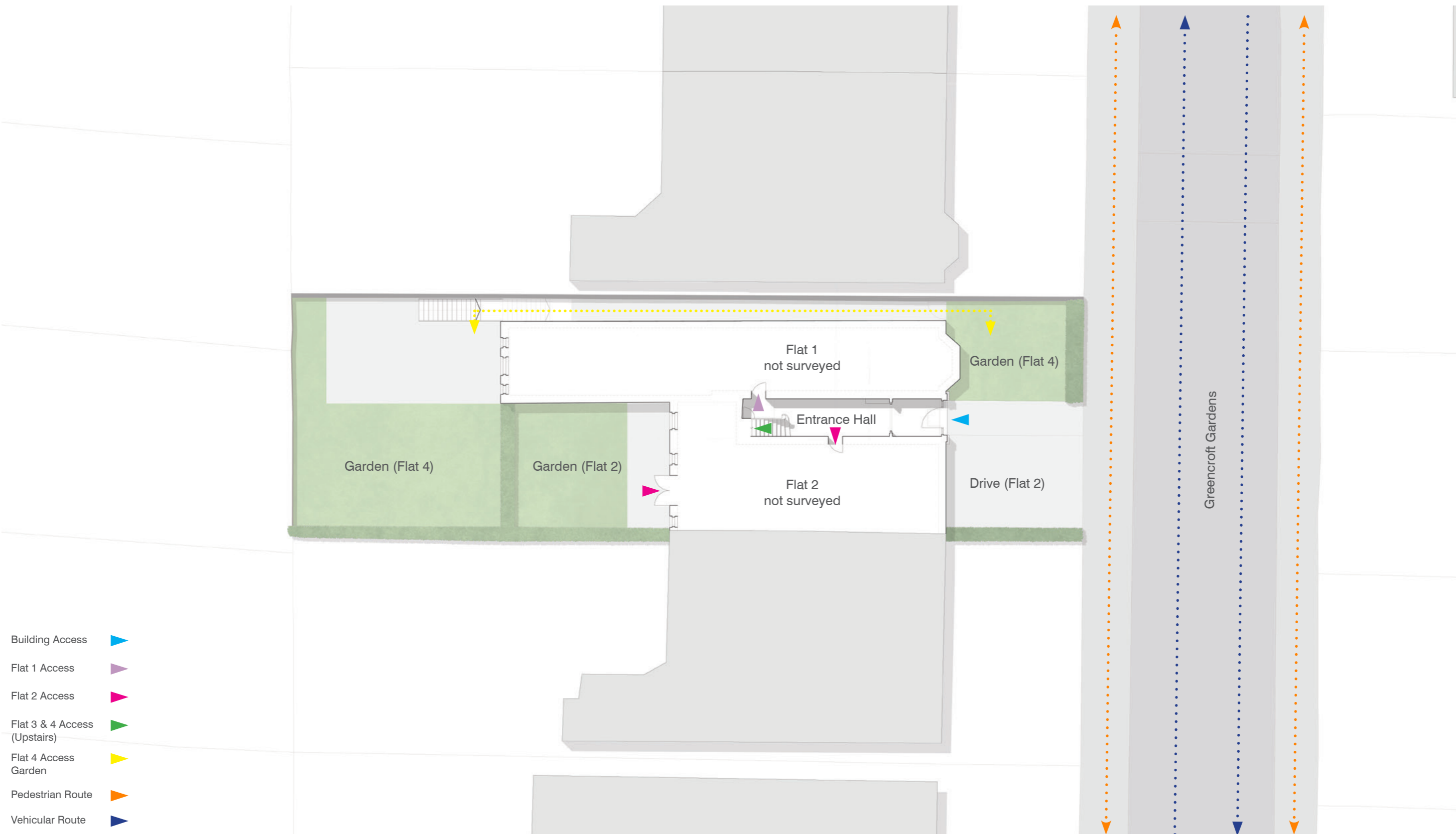
EXISTING SCHEDULE

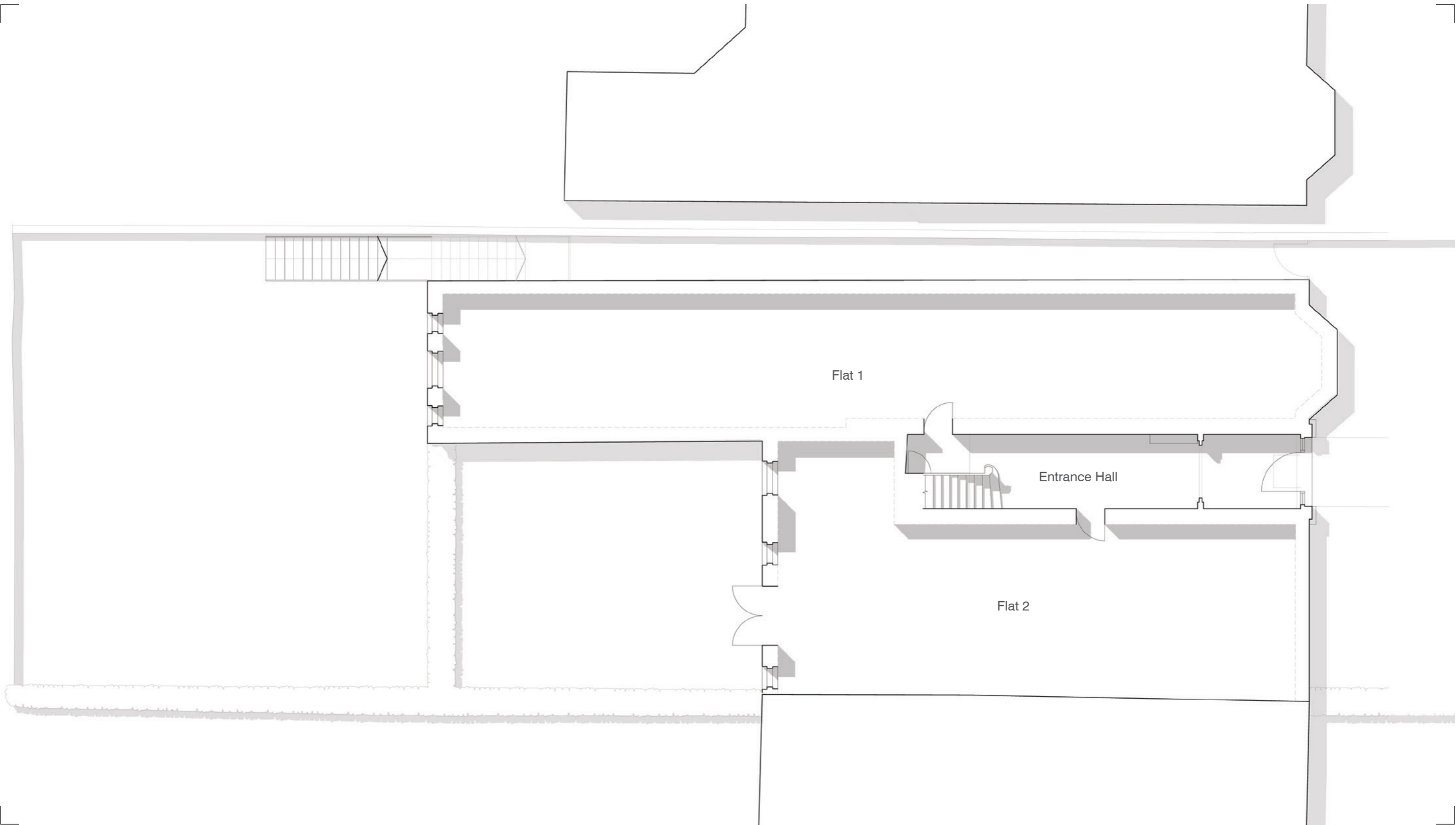
Total Floor Area	57.8 m.sq (GIA)	First Floor Flat No.4	57.8 m.sq (GIA)
		Hall	3.7 m.sq (NIA)
		Kitchen	5.4 m.sq (NIA)
		Living Room	16.8 m.sq (NIA)
		Bathroom	3.6 m.sq (NIA)
		Bedroom 1	14.1 m.sq (NIA)
		Terrace 1	24.9 m.sq
		Terrace 2	24.0 m.sq
		Total Residential	57.8 m.sq (GIA)
		Total Residential	43.6 m.sq (NIA)

PROPOSED SCHEDULE

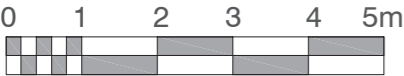
Total Floor Area	72.1 m.sq (GIA)	First Floor Flat No.4	72.1 m.sq (GIA)
		Hall	4.5 m.sq (NIA)
		Kitchen	12.6 m.sq (NIA)
		Living Room	14.0 m.sq (NIA)
		Bathroom	4.4 m.sq (NIA)
		Bedroom 1	13.2 m.sq (NIA)
		Bedroom 2	8.5 m.sq (NIA)
		Terrace 1	10.9 m.sq
		Terrace 2	24.0 m.sq
		Total Residential	72.1 m.sq (GIA)
		Total Residential	57.2 m.sq (NIA)

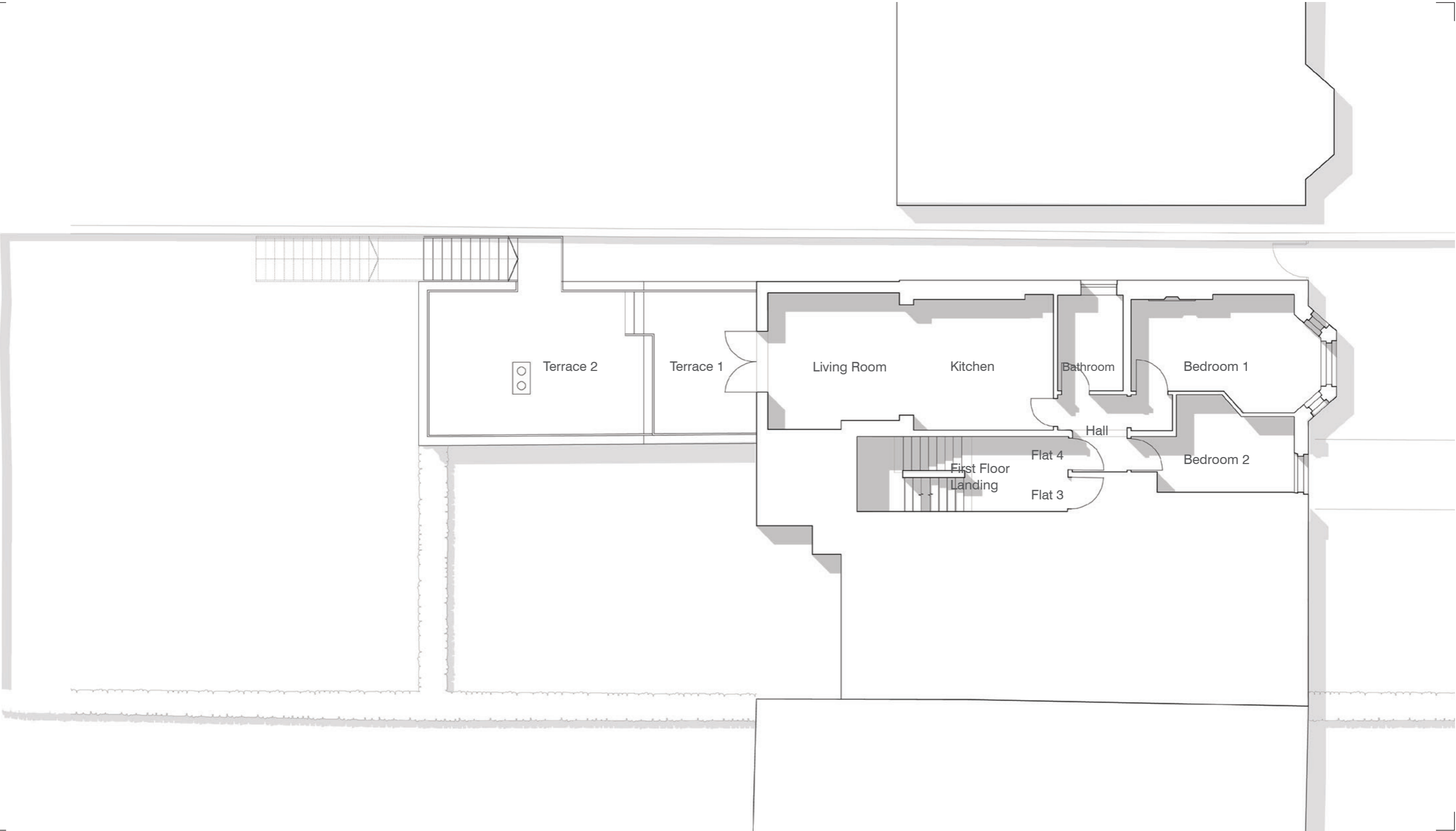
PROPOSED DRAWINGS
BLOCK PLAN



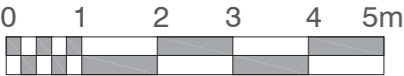


GROUND FLOOR PLAN. DRAWING no. 2000. 1:100@A3





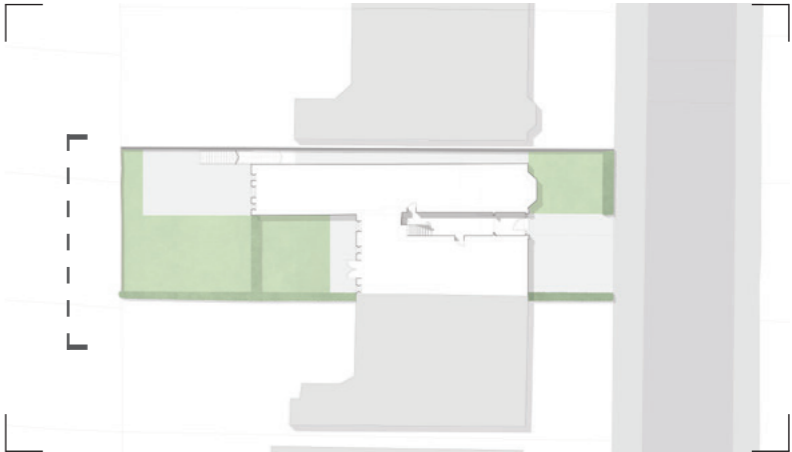
FIRST FLOOR PLAN. DRAWING no. 2001. 1:100@A3



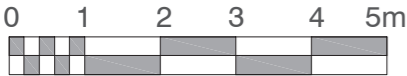
PROPOSED DRAWINGS
ELEVATION



- Key**
- ① New rear extension, brickwork to match existing.
 - ② New double glazed timber doors
 - ③ Metal balustrade to terrace, painted black
 - ④ New stairs for access to garden



REAR ELEVATION. DRAWING no. 2100. 1:100@A3



97 GREENCROFT GARDENS. LONDON. NW6 3PG

PROPOSED DRAWINGS
ELEVATION

