



Site at 15 Wilmot Place, London, NW1 9JP

Design and Access Statement

A3

19 July 2021

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## 1.0 Introduction

The existing site contains a three storey Victorian semi-detached building which is in use as C3 residential.

The following statement provides commentary in support of carefully considered enhancement to the existing building. This includes –

- 1.1 Conversion of 2no. flats to provide a single family dwelling house.
- 1.2 Erection of a single storey rear extension with roof lights
- 1.3 1no. replacement and 1no. new window to the rear elevation
- 1.4 Replacement low level brick boundary wall to front elevation

This statement provides background information relating to the site and describes the proposed development. The property is located in the Rochester Conservation Area, designated in December 2001, but is not listed. The site is subject to TPO's.

This document should be read in conjunction with the architectural drawings.

## 2.0 Location and Existing Situation

The application site is situated within the London Borough of Camden, centre east of the borough. The site is located approximately 0.2 miles from Camden Road overground station and 0.5 miles from Camden Town underground station.

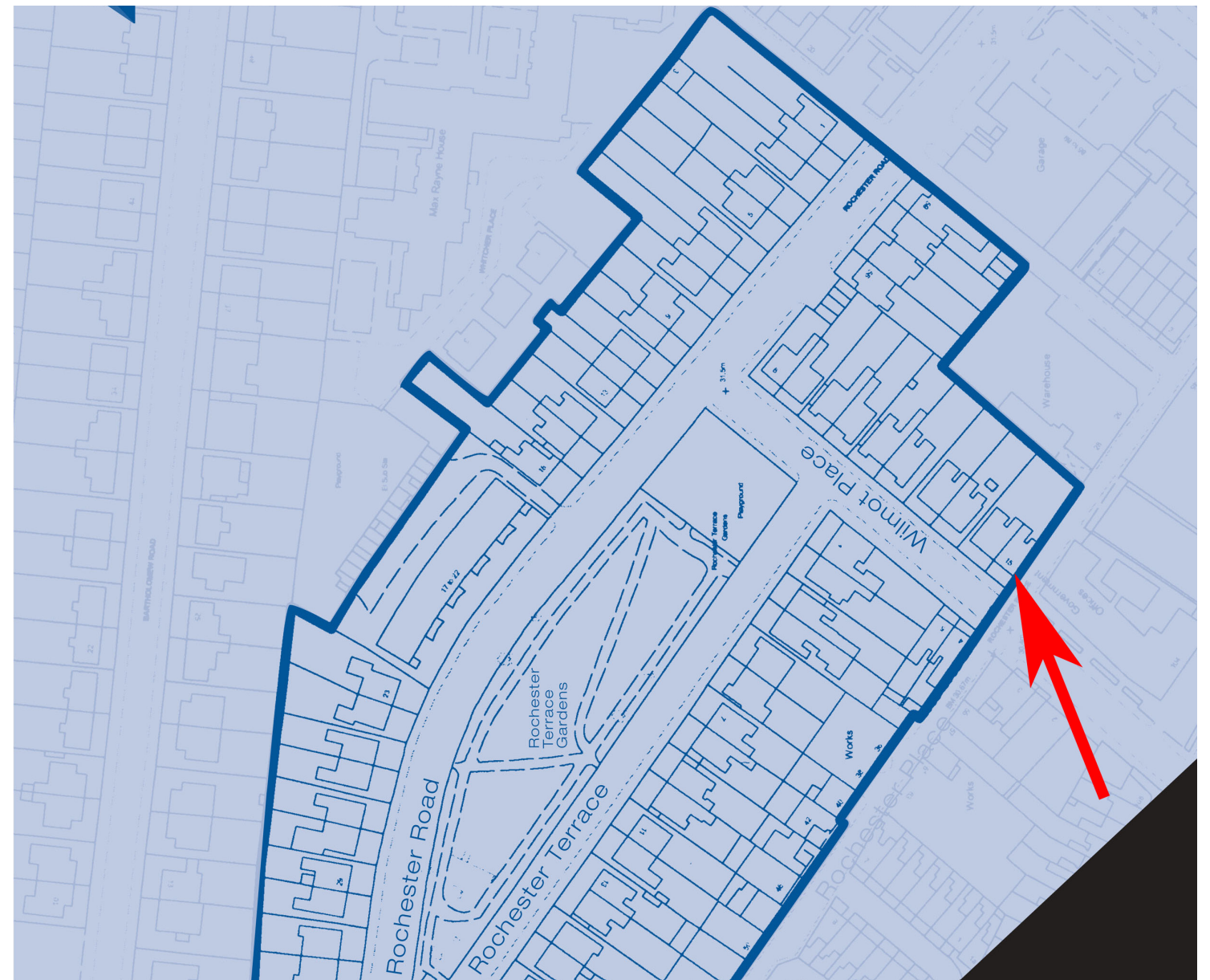
The application site contains an existing semi-detached three storey building where Nos. 6-15 form five pairs of semi-detached houses with pediments over central bays. The building is setback from the street, with low timber fence and private path leading to a recessed entrance door. Nos. 12-15 have a flush façade, recessed front entrance and central tripartite windows on three levels, the first floor level has decorative iron detail.

The surrounding area is characterised by residential properties of a similar character built from the mid 1846 onwards. Dwellings are typically two to three storeys in height with rusticated stucco at ground floor and buff coloured brickwork to first and second floors including flank and rear elevations with notably less detailing.

The existing house is currently split into two residential properties. The ground floor flat is accessed from a subtle recessed entrance to the side elevation on Rochester Place. The upper property, occupying first and second floors, is accessed from the formal front entrance leading to an internal staircase to upper levels.

Existing images are overleaf.

The property has planning history available online with relevant applications inclusive of:



2. Extract of the Rochester Conservation Area map highlighting the site within the boundary.

2018/1557/P – Amalgamation of 1 x 1 bed flat and 1 x 2 bed maisonette to form 1 x 4 bed dwellinghouse (Class C3) including erection of enlarged single storey rear extension at ground floor level and alterations to rear fenestration.  
Granted 27-04-2018

2015/4757/P – Conversion of existing flat and maisonette into a single dwelling house (Class C3) including extension to the rear.  
Granted 15-09-2015

4784 – Conversion into one flat and one maisonette.  
Granted 19-01-1968





1. Front/Side elevation from Rochester Place



2. View of side / rear elevation from Rochester Place



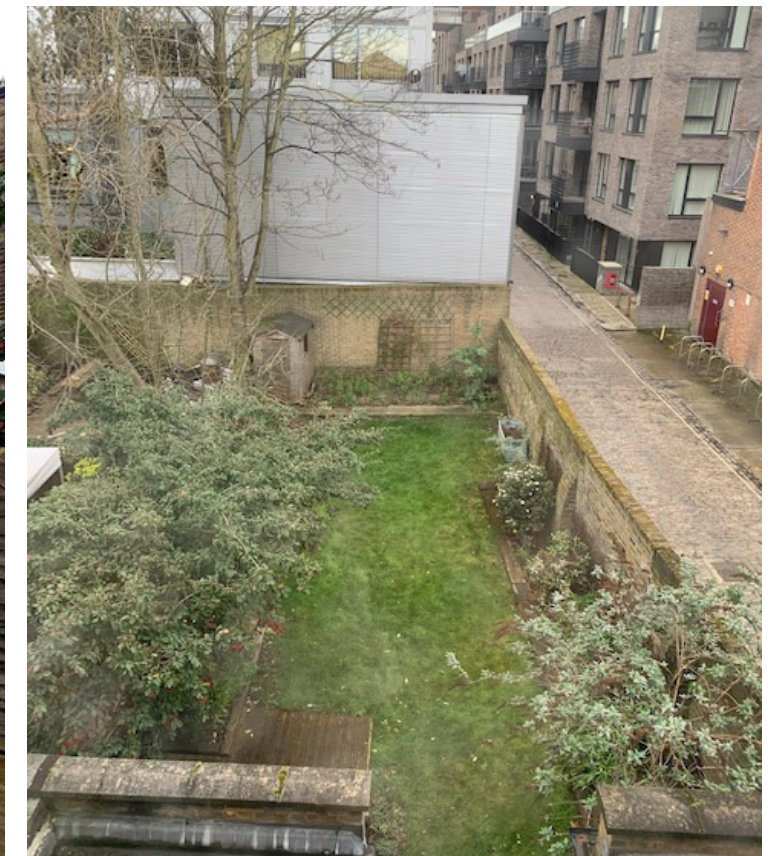
3. Front elevation from Wilmot Place



4. Existing rear elevation viewed from garden showing existing extensions



5. Existing rear extension



6. View from upper floor to rear garden



## 4.0 Design

### Use

The new rear extension is intended to provide an open plan dining/ kitchen space. The existing ground floor is currently only served by a cramped kitchen located within one of the small existing rear extensions. The extension would provide a much needed social space for the house with physical and visual connection to the generous rear garden.

### Layout

The reconfiguration following conversion would allow the more social spaces to be arranged at ground floor with more private areas such as bedrooms and bathrooms located on the upper floors.

The existing formal entrance to the front elevation would form the main entrance to the house. The internal entrance hall would provide direct access to the ground floor areas with the internal stair providing access to the upper levels.

This information has been provided through drawings that accompany the planning application.

### Amount

The new rear extension is full width at approximately 6m wide. The proposed extension footprint is stepped at the rear and tapers slightly to follow the boundary narrowing at the rear. The kitchen extends approximately 3.6m from the rear wall of the original host house matching the depth of the existing extension and neighbouring properties extension. The snug extends 6m from the original host house.

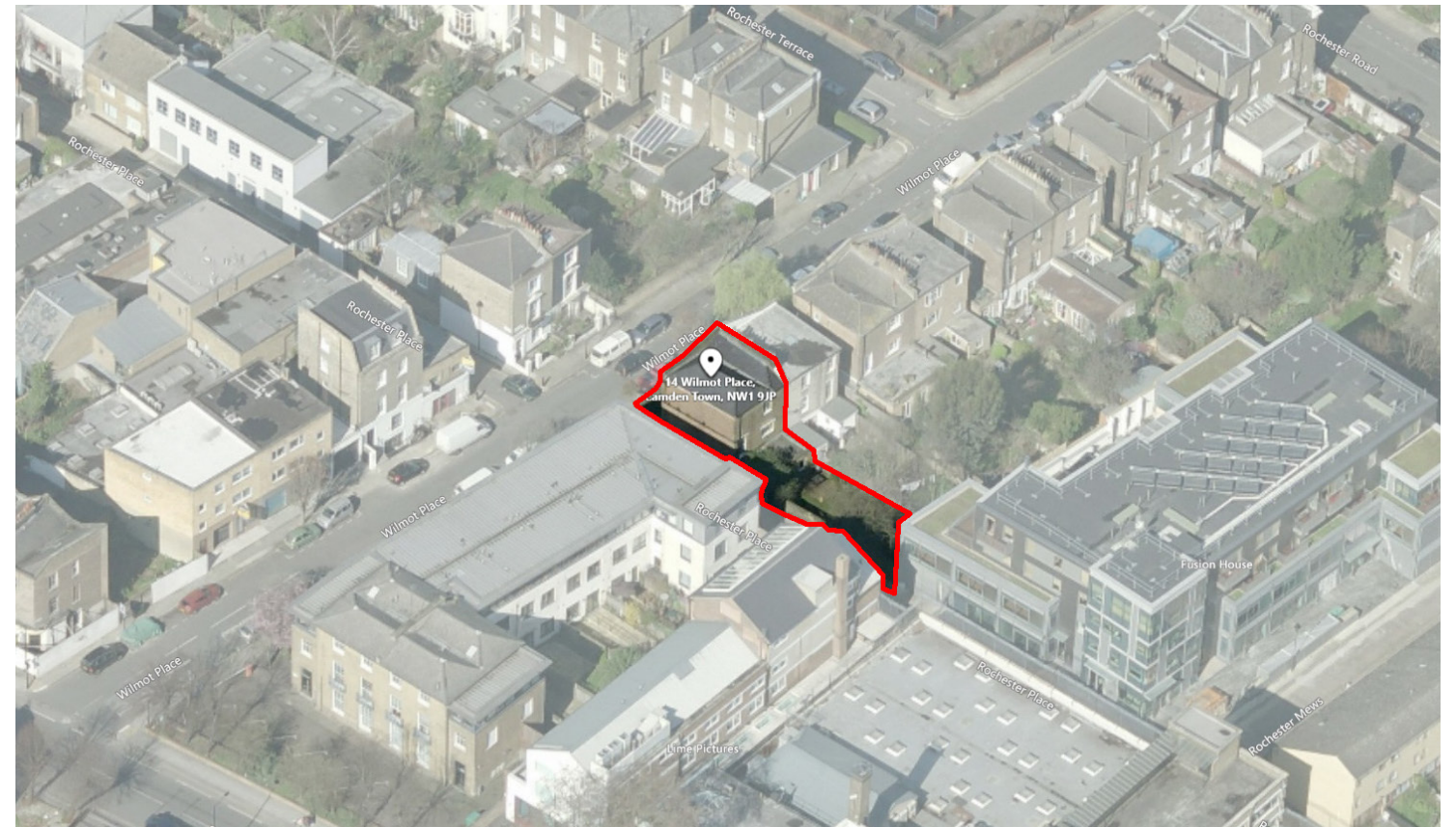
The height is approximately 2.8m from external ground to the flat roof level and 4m to the apex of the mono pitched roof parapet. The height is largely in keeping with the scale of the existing extension and single storey.

Local precedent – rear extensions;

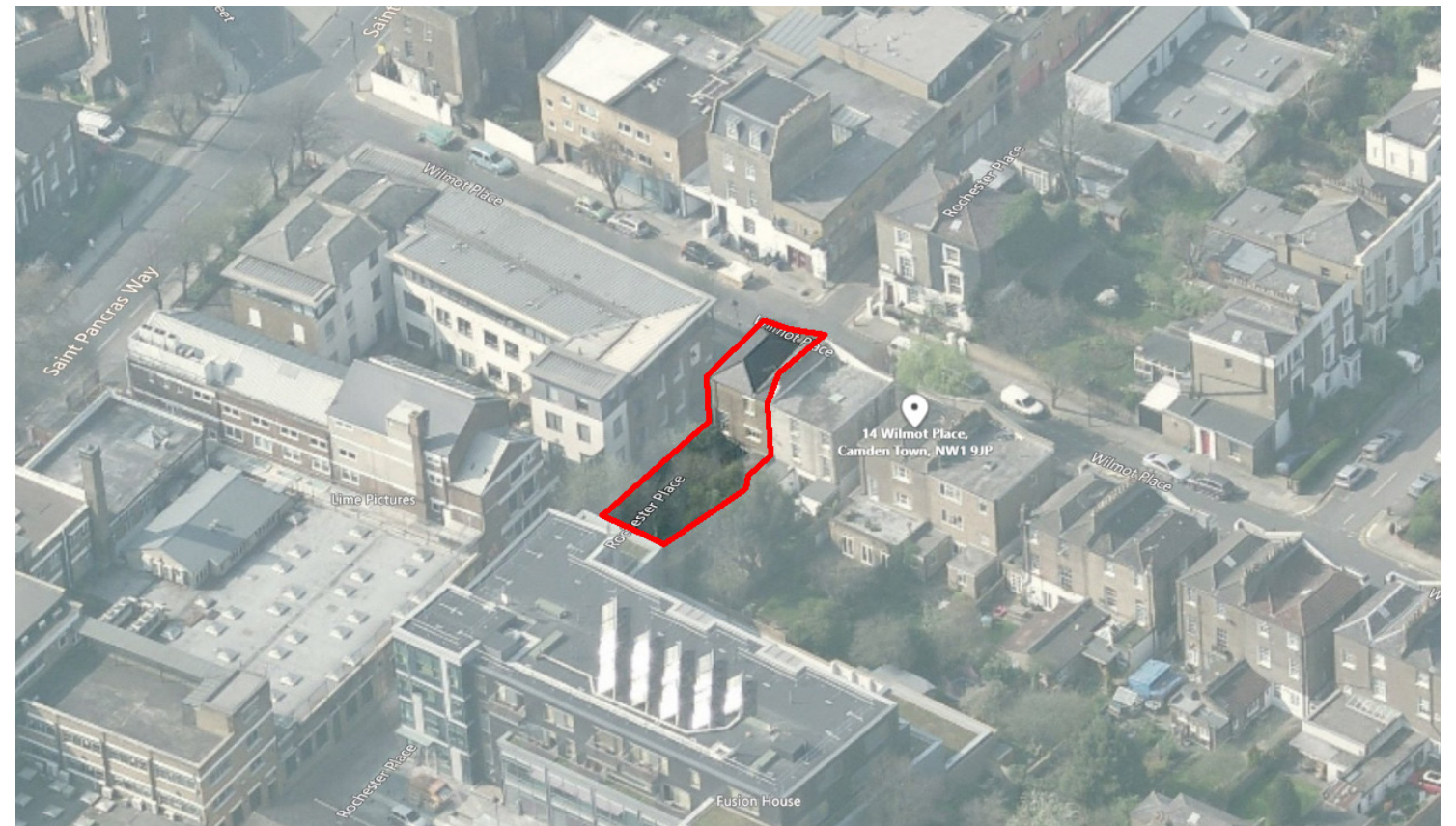
**2021/0372/P** | The erection of a two storey rear extension with roof terrace and associated metal balustrade and a single storey rear extension, following demolition of existing two storey rear extension  
12 Rochester Terrace, London, NW1 9JN – Granted

**2018/3143/P** | Alterations to a dwelling including, part three part single storey side and rear extensions, windows, rooflights. Demolition of existing rear and side extensions.  
1 Rochester Terrace, London, NW1 9JN – Granted

**2020/6011/P** | Erection of a part one part two storey rear extension and the installation of replacement timber windows.  
39 Rochester Road, London, NW1 9JJ – Granted



1. Birds Eye view looking North, site highlighted in red



2. Birds Eye view looking West, site highlighted in red



## 5.0 Pre application advice

The applicant took advantage of the pre planning application service offered by London Borough of Camden with reference; 2021/2725/PRE. A formal response was issued by planning officer Kristina Smith on 16 July 2021. The feedback is attached as an addendum to this document, with key points highlighted below:

### **Conversion from 2no. flats to single dwellinghouse (Class C3)**

*The proposal would amalgamate two flats, resulting in the loss of one unit. Part (c) of policy H3 resists the loss of two or more homes. In this instance, only one unit would be lost in order to make a larger family home and is therefore compliant with policy. No residential floorspace would be lost overall.*

*It is noted that planning permission has already been granted twice in recent years for the amalgamation of two units. There have been no relevant changes to policy since the most recent permission in 2018 and the proposal therefore remains acceptable.*

### **Rear extension**

Whilst the extension would, in overall massing terms, be large relative to neighbouring examples, the carefully considered form and design overcomes the appearance of excessive bulk and massing and allows for a complementary relationship with both the building and the garden.

### **New windows**

*A new double glazed timber sliding sash would be installed at second floor level which would align with the window position of the window below and match the style of the other second floor rear window. At first floor level, an insensitively altered first floor window of irregular proportion would be replaced with a double glazed timber sliding sash to match the original design. The alterations would be an overall improvement to the rear elevation as viewed from Rochester Place.*

### **Landscaping**

*The green roof is welcomed and will help improve the drainage qualities of the site. You are encouraged to provide as much soft landscaping in the rear garden as possible to further improve drainage and mitigate the additional built form. Please include landscaping details in your submission.*

Some details on landscaping have been added to drawing 300-01 inclusive of an integrated planter to the rear elevation, permeable paving providing sustainable urban drainage (SUDS) extending from the rear extension with grass beyond.

### **Trees**

*There are two trees in the rear garden that have a TPO designation and are therefore afforded enhanced protection. To demonstrate that the proposed extension would have no detrimental impact on the trees and their future health, you are advised to submit an Arboricultural report with a planning application.*

An Arboricultural report has been prepared by Usherwood Arboriculture and is submitted as a supporting document.

### **Summary**

No major design or policy concerns were raised during pre application and on that basis, we understand that the proposal is acceptable in principle.

## 6.0 Appearance

### Rear extension

The proposed rear extension is to utilise materials to largely match the existing dwelling (a buff coloured stretcher bond brickwork) to ensure the building remains in keeping with the character and appearance of the surrounding area whilst not appearing as a pastiche replica of the existing.

To the rear, a more contemporary approach is considered acceptable with larger contemporary glass openings set within aluminium framing. The sloped roof glazing provides generous light to penetrate into the darker areas of the house.

The flat roof looks to accommodate a green sedum roof to provide a more attractive outlook from upper levels.

The proposed extensions and alterations have been designed to minimise impact on adjacent properties. The proposed extension and new glazing would not result in loss of privacy of neighbours over and above that which already exists.

As part of the general improvement works, the applicant intends to replace an existing window at first floor with a new double glazed timber sliding sash window with glazing patterns to match existing. This would see the window revert to what we understand is the original size and design. A new double glazed, timber sliding sash window is also proposed to the stair at second floor to enhance internal light quality and balance the rear elevation.

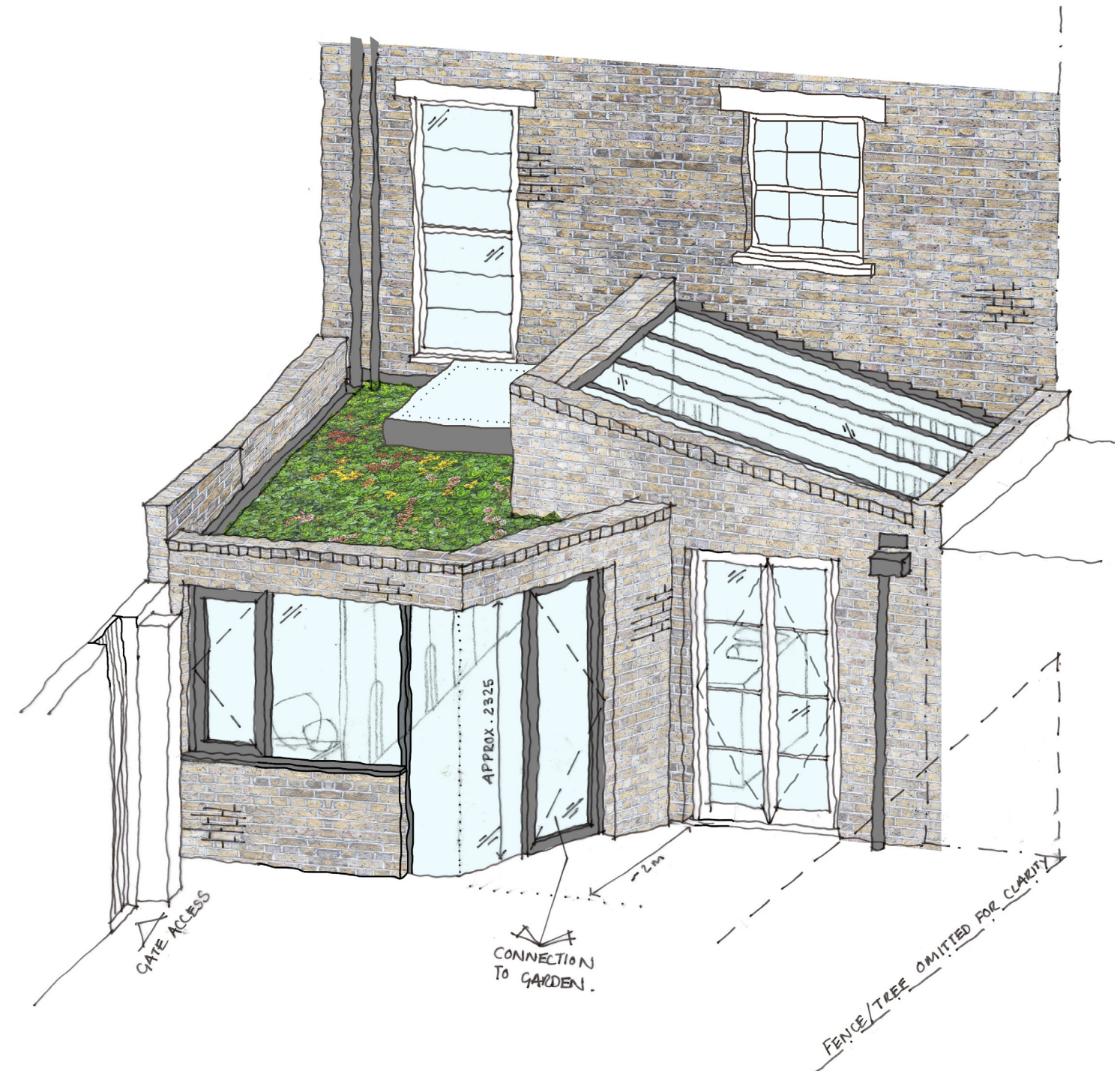
Where infill or rearrangement is required on the boundary wall to Rochester Place. This would be done in brickwork to match existing colour and bond with a new hardwood timber garden gate maintaining access to the rear garden.

## 7.0 Landscaping

The front garden to No. 15 is modest, totalling approximately 25sqm. The existing rear garden is extensive in depth totalling approximately 110sqm which largely consists of soft landscaping (grass) with border planting and selective trees. The decking will be removed and replaced to facilitate the extension and landscaped. A new 750mm high brick wall to the front elevation is to be provided replacing a rotten timber featherboard fence.

## 8.0 Access

The main entrance to the property will be via the formalised door to the front elevation. The existing side entrance to the ground floor flat will be infilled in brickwork to match existing. The existing garden gate will be repositioned in the existing boundary wall to Rochester Place.



1. Concept design perspective of the proposed design – Indicative only.



## 9.0 Conclusion

This planning application proposes alterations to the existing building which are sensitive enhancements of existing building volume. Similar alterations have been previously permitted in the local area whilst also aiming to improve quality of life for the applicant, and restore the building to a single family dwelling house.

The principle of the proposed extensions and alterations are considered to be acceptable. The site has history of permissions for similar development in principle and there are other examples of extensions on Rochester Terrace and Rochester Road and the surrounding streets of the Rochester Conservation Area.

The proposed extensions are considered to be well designed, of an appropriate scale and generally in line with what would be considered acceptable under prior approval for 'larger extensions'. The extension is subservient to the existing building and will be constructed in materials which match or are complimentary to the existing building. The proposed alterations continue to protect the heritage significance of the surrounding Conservation Area whilst acknowledging the need for development.

The proposed dwelling is considered to be acceptable in terms of size, design and amenity.

The proposal is unlikely to result in material harm to the amenity of adjoining residences. The amenity of the applicant is considered to be greatly improved by the proposal allowing the family to remain in the property and surrounding area.

Contact:

In the first instance any queries or site visit requests should be directed to:

**native north** architects.  
Mr Justin Brown  
BArch (Hons) DipArch (ARB)  
t. 020 3488 1312  
e. justin@nativenorth.co

As paragraph 38 of the NPPF, we expect to approach decision-taking in a positive and creative way to deliver this sustainable development. If required, we expect to look for solutions in a proactive manner with the applicant seeking to approve this application for sustainable development.





**Date: 15/07/2021**  
**Our ref: 2021/2725/PRE**  
**Contact: Kristina Smith**  
**Direct line: 020 7974 4986**  
**Email: Kristina.smith@camden.gov.uk**

**Planning Solutions Team**  
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 5 Pancras Square  
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 5 Durham Yard  
 Teesdale Street  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Justin Brown,

**Re: 15 Wilmot Place, London, NW1 9JP**

Thank you for submitting a pre-planning application enquiry for the above property. The required fee of £406 was received on 06/07/2021.

### 1. **Proposal**

The proposal is for:

- Amalgamation of 2 x units into a single dwelling house (Class C3);
- Erection of single storey rear extension at ground floor level; and
- Alterations to rear fenestration and boundary wall.

### 2. **Site description**

The application site comprises a three storey semi-detached Victorian property on the southeast side of Wilmot Place at the junction with Rochester Place. It is currently in use as two flats with access from the front door and the other from a side door fronting Rochester Place. The property comprises a rear garden containing two trees (1 x goat willow; 1 x sycamore) with a TPO designation.

The property is located within the Rochester Conservation Area and is designated as making a positive contribution to the wider area. The CA statement describes the immediate context as follows, '*a group of distinctive properties seen across the park. Nos. 4-5 & 6-15 form the earliest development in the Conservation Area which began in Wilmot Place in 1846. Nos. 6-15 are five pairs of semi-detached houses with pediments over central bays*'.

### 3. **Relevant planning history**

**2018/1557/P** - Amalgamation of 1 x 1 bed flat and 1 x 2 bed maisonette to form 1 x 4 bed dwellinghouse (Class C3) including erection of enlarged single storey rear extension at ground floor level and alterations to rear fenestration. **Granted 27-04-2018**



**2015/4757/P** - Conversion of exiting flat and maisonette into a single dwelling house (Class C3) including extension to the rear. **Granted 15-09-2015**

**4784** - Conversion into one flat and one maisonette. **Granted 19-01-1968**

#### 4. Relevant policies and guidance

[National Planning Policy Framework 2019](#)

[The London Plan 2021](#)

[Camden Local Plan 2017](#)

H3 Protecting existing homes  
A1 Managing the impact of development  
D1 Design  
D2 Heritage  
DM1 Delivery and Monitoring

[Camden Planning Guidance 2021](#)

CPG (Home improvements)  
CPG (Housing)  
CPG (Sustainability)  
CPG (Amenity)

[Rochester Conservation Area Statement \(2003\)](#)

#### 5. Assessment

The planning considerations material to the determination of this application are as follows:

- Land use
- Design and impact on Conservation Area
- Amenity

#### 6. Land use

The proposal would amalgamate two flats, resulting in the loss of one unit. Part (c) of policy H3 resists the loss of two or more homes. In this instance, only one unit would be lost in order to make a larger family home and is therefore compliant with policy. No residential floorspace would be lost overall.

It is noted that planning permission has already been granted twice in recent years for the amalgamation of two units. There have been no relevant changes to policy since the most recent permission in 2018 and the proposal therefore remains acceptable.

#### 7. Design and Conservation

*Erection of rear extension*



The building currently comprises two modest brick rear extensions. It is noted there is an extant permission for a full width extension that retains the depth established by the existing rear structures, effectively infilling the middle area.

The new extension would replace the existing extensions, with the north east part following the same depth before projecting out further into the garden and tapering towards the boundary wall. In elevation, the extension appears to be formed of two interlocking but distinct elements: a shallower pitched roof element with traditional French doors and a deeper flat roofed element with contemporary large pane glazing. This element would comprise a green roof. The parapet would be embellished with a contemporary soldier course detail. The extension would be built in a matching brickwork to the main house and use a combination of timber and metal framed windows.

The contrast in both character and form between the two elements is considered successful and helps to break up the bulk and massing. The maximum height of 4m is high for a single storey extension but would only be at a single point before sloping down to meet the height of the existing extension. Furthermore, the height avoids crowding or concealing the first floor windows above.

The rear extensions in the surrounding area are of varying scale and form with some properties comprising extensions deeper than the proposed but part-width. Whilst the extension would, in overall massing terms, be large relative to neighbouring examples, the carefully considered form and design overcomes the appearance of excessive bulk and massing and allows for a complementary relationship with both the building and the garden. A good proportion of garden space would be retained.

#### *Other alterations*

A new double glazed timber sliding sash would be installed at second floor level which would align with the window position of the window below and match the style of the other second floor rear window. At first floor level, an insensitively altered first floor window of irregular proportion would be replaced with a double glazed timber sliding sash to match the original design. The alterations would be an overall improvement to the rear elevation as viewed from Rochester Place.

On the side elevation, two existing openings on the boundary with Rochester Place would be infilled and a new timber garden gate access created in a contemporary style. These alterations are acceptable and would avoid a detrimental impact on how the property is perceived from the outside.

## **8. Amenity**

The depth of the proposed rear extension along the boundary with no.11 would remain the same. There are no neighbouring properties to the south east where the depth would be increasing. It is therefore considered there would be no adverse impact on the outlook or daylight / sunlight of neighbouring properties.

## **9. Landscaping, trees and drainage**

Policies D1 and CC2 of the Local Plan encourage sustainable urban drainage systems, green roofs and walls and high quality hard and soft landscaping. The green roof is welcomed and will help improve the drainage qualities of the site. You are encouraged to provide as much soft landscaping in the rear garden as possible to further improve



drainage and mitigate the additional built form. Please include landscaping details in your submission.

There are two trees in the rear garden that have a TPO designation and are therefore afforded enhanced protection. To demonstrate that the proposed extension would have no detrimental impact on the trees and their future health, you are advised to submit an Arboricultural report with a planning application.

## 10. Planning application information

Should you choose to submit a planning application which addresses the outstanding issues detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Full Planning Application
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- Arboricultural report
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a notice on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. You are advised to contact your neighbours to discuss the proposals.

Non-major applications are typically determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

**This document represents an initial informal officer view of your proposals 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.**

If you have any queries about the above letter or the attached document please do not hesitate to contact Kristina Smith on **020 7974 4986**

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Kristina Smith

**Principal Planning Officer  
Planning Solutions Team**