

24 St. Marks Crescent, Primrose Hill, London NW1 7TU

## **Design and Access Statement** in response to Conservation Area consultations

### Precedents in the same Street, either side of the application property:

1. **28 St. Marks Crescent NW1 7TU** **PEX0200465**  
25.06.2002 Certificate of Lawfulness for  
Single Storey rear extension at Ground Floor level to a single family home.
  
2. **27 St. Marks Crescent NW1 7TU** **2013/0809/P**  
25.02.2013 Planning Permission granted for  
The erection of single storey rear and side extensions at Lower Ground level.
  
3. **26 St. Marks Crescent NW1 7TU** **2018/5384/P**  
27.11.2018 Planning Permission granted for  
The erection of single storey rear extension at Lower Ground level
  
4. **24 St. Marks Crescent NW1 7TU** **9003473**  
11.10.1990 Planning Permission granted for  
The erection of a Conservatory at rear Lower Ground floor to existing dwelling house.
  
5. **23 St. Marks Crescent NW1 7TU** **2013/0923/P**  
18.03.2013 Planning Permission granted for  
The Erection of part two, part single storey rear extension to include 1x Rooflight, roof terrace with balustrading, alterations to rear patio, following demolition of existing two storey rear extension.
  
6. **21 St. Marks Crescent NW1 7TU** **2018/4365/P**  
22.10.2018 Planning Permission granted for  
The Erection of full width single storey Lower Ground extension with rooflight and green roof, two storey glazed half width extension at Ground Floor, creation of roof terrace at Ground Floor with associated opening.

All of these consents, either side of the application property, have consented larger glazed openings to the rear façade, many of them full-width, to allow more light into the Lower Ground rooms.

These larger Lower Ground openings have enhanced the amenity of the property and therefor the Conservation Area. As most of the properties have high Ground Floor garden walls with excellent planting, there is no reduction in visual amenity and they cause no harm in over-looking.

In addition, the application property, 24 St. Mark's Crescent, has the benefit of a 1990 Planning Consent for the erection of a Conservatory at rear Lower Ground floor to existing dwelling house. **9003473** which approves full width glazing across the whole rear elevation at Lower Ground level.

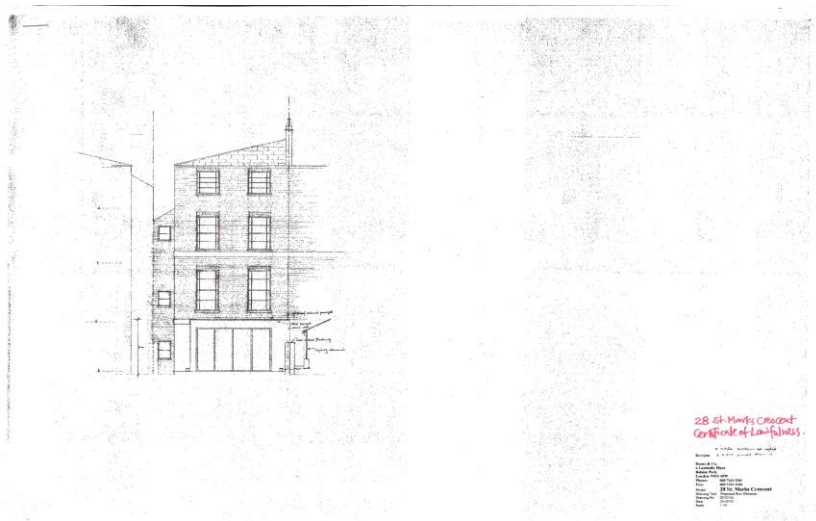
Under these circumstances, I believe it would be unreasonable for the local planning authority to withhold consent for the proposed folding French Doors, which are set between the existing London stock brickwork at Lower Ground level.

Furthermore, I believe any planning inspector would find against the local planning authority, were these details to be put to a planning appeal.

In the following document, I will highlight each of the consents in relation to the Lower Ground rear.

- 1. 28 St. Marks Crescent NW1 7TU** **PEX0200465**  
25.06.2002 Certificate of Lawfulness for  
Single Storey rear extension at Ground Floor level to a single family home.

Consent was granted in 2002 for an almost full width, four-bay set of French Doors at Lower Ground level to the rear garden elevation.

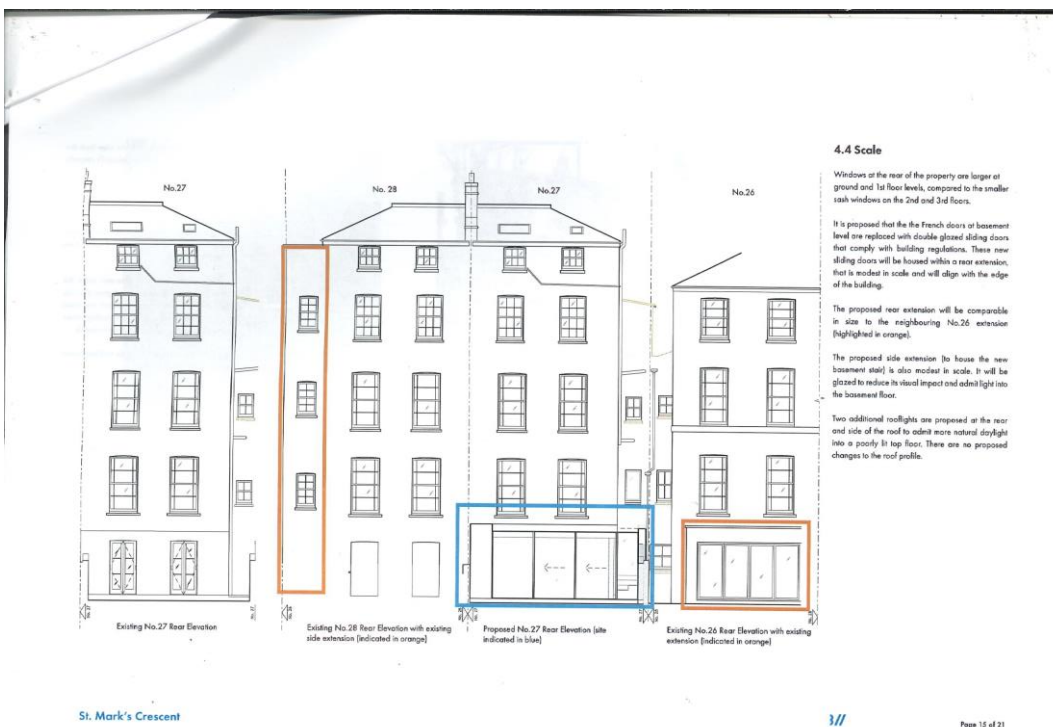


- 2. 27 St. Marks Crescent NW1 7TU** **2013/0809/P**  
25.02.2013 Planning Permission granted for  
The erection of single storey rear and side extensions at Lower Ground level.

Consent was granted in 2013 for a similar full-glazed rear extension to the Lower Ground floor rear garden elevation, to mirror that consented to no. 28 St. Marks Crescent.



In deed a comparison of both schemes was identified in the Design & Access statement highlighting the similar domestic scale.



Both these extensions project at least 1.7m into the rear garden and are of more modern design. But both have full glazed rear openings at Lower Ground Level.

### 3. 26 St. Marks Crescent NW1 7TU

2018/5384/P

27.11.2018 Planning Permission granted for

The erection of single storey rear extension at Lower Ground level

More recently, only in 2018, consent was granted for another almost full width set of French Doors to the rear elevation at Lower Ground level, also for access into the garden.



This extension projects 1.8m into the rear garden with a metal fixed seam roof.

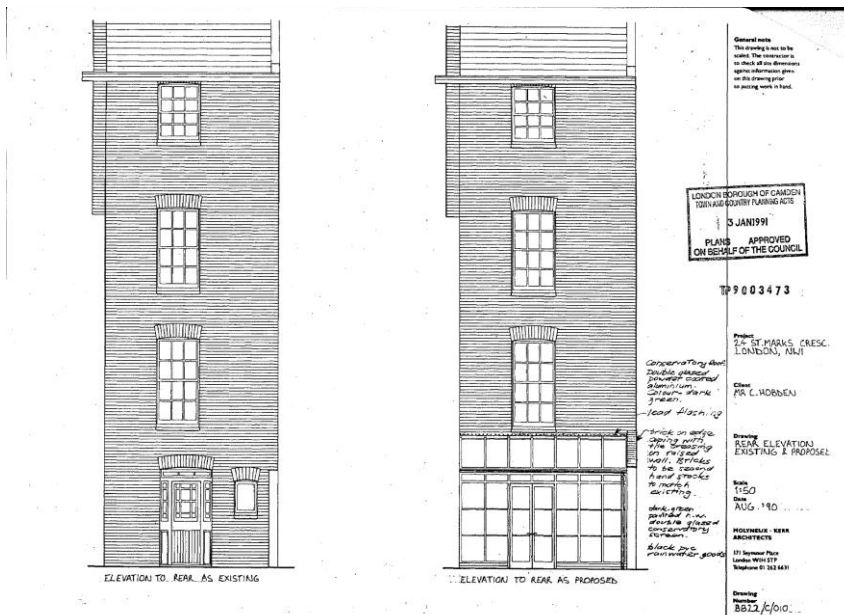
### 4. 24 St. Marks Crescent NW1 7TU

9003473

11.10.1990 Planning Permission granted for

The erection of a Conservatory at rear Lower Ground floor to existing dwelling house.

The application site benefits from a former 1990 Consent for a full width Conservatory at Lower Ground level accessing into the garden.



Due to the high walls of the double height extension to the south and the existing Ground Floor garden walls to the north, the Lower Ground rear façade of no. 24 St. Marks Crescent NW1 is not visible to adjoining neighbours and accordingly, a rear glazed opening similar to those already consented all along the street either side of the property, would not harm or cause any detriment to the character of the Conservation Area.

## 5. 23 St. Marks Crescent NW1 7TU

**2013/0923/P**

18.03.2013 Planning Permission granted for

The Erection of part two, part single storey rear extension to include 1x Rooflight, roof terrace with balustrading, alterations to rear patio, following demolition of existing two storey rear extension.

Consent was granted in 2013 for a part single, part two storey rear extension with two large glazed openings to the Lower Ground level, accessing the garden to the rear.



This site borders the application site and shares a party-wall with it.  
The larger scale two storey extension already consented and built encloses the application site to the south and as such means that no-one can see the rear Lower Ground of the application site because of the high walls surrounding it.

Accordingly it cannot be argued that a larger glazed opening to the rear at Lower Ground level can have any harm or detrimental effect on the character of the Conservation Area.

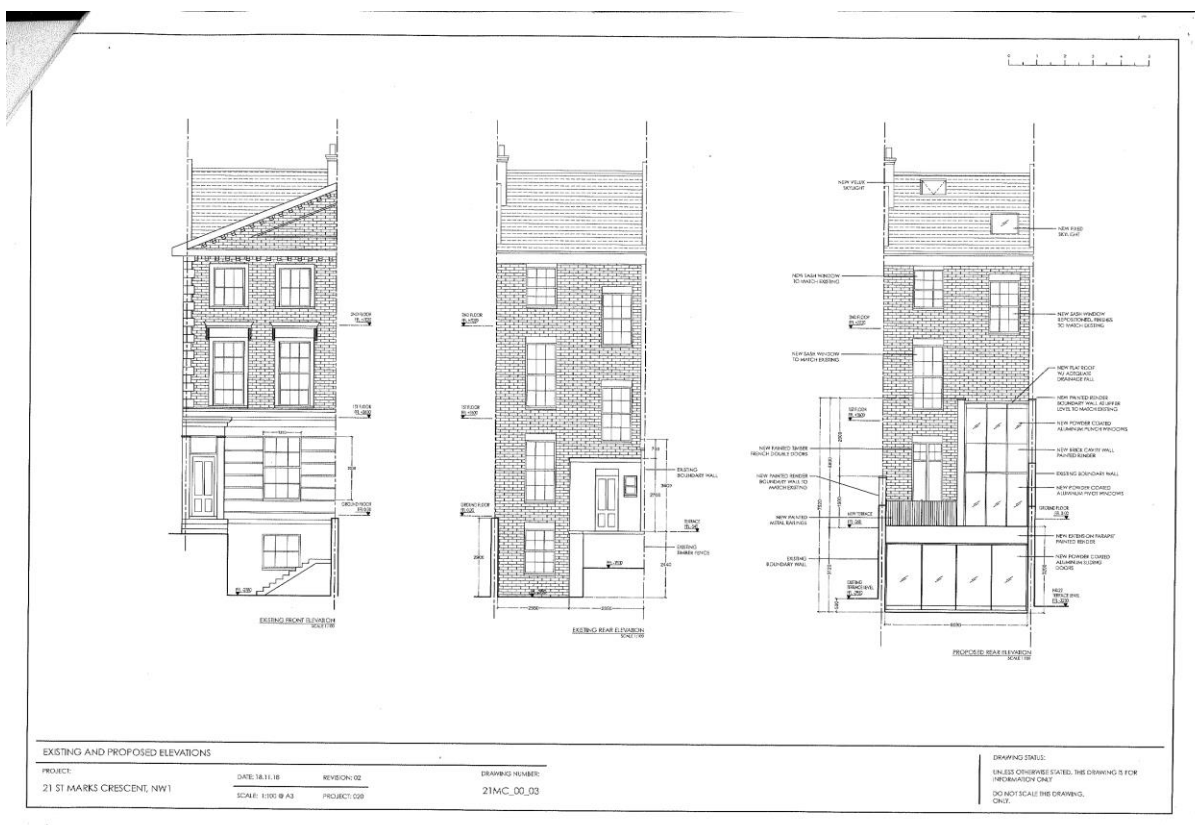
## 6. 21 St. Marks Crescent NW1 7TU

**2018/4365/P**

22.10.2018 Planning Permission granted for

The Erection of full width single storey Lower Ground extension with rooflight and green roof, two storey glazed half width extension at Ground Floor, creation of roof terrace at Ground Floor with associated opening.

Consent was granted most recently in 2018 for a full width, fully glazed, very modern, rear extension to the Lower Ground Floor level, affording full access across the whole width to the garden.



## 7. Summary and Conclusions

The key purpose of this project is to improve the existing residential accommodation of 24 St. Marks Crescent NW1.

This is to be achieved by a sympathetic restoration of the property with very few external interventions or modifications. All of the precedents highlighted in this document added rear extensions to the garden facades at Lower Ground Level.

The proposal for 24 St. Marks Crescent retains the existing façade and building line to the rear of the house and does not extend the footprint. It has been clearly demonstrated that wider openings to the Lower Ground Level have been consent all along the street, to either side of the application property, without any detriment to the Conservation Area. Accordingly, it cannot be argued that this relatively modest set of 3.0m wide French Doors set into the existing London Stock Brickwork is either harmful or out of scale with the character and appearance of the Conservation Area.

## Conclusion

It is anticipated that following adjustments to the scheme, including removal of the French Doors and Juliette Balcony to the second floor and the retention of the existing window to recognize the diminishing scale of the existing windows to the upper rear façade; that this extremely conservative approach, coupled with the Lower Ground Floor precedents highlighted in this document, will be acknowledged as a sensitive response and proposal which causes no harm or detriment to the Conservation Area, and we therefore trust that approval can be granted for the application.