

Letter of Support of Applications.

Dear Sir/madam.

**Re: TWO STOREY REAR EXTENSION AT 40 MORNINGTON CRESCENT
LONDON NW1 7RB**

1. Introduction:

This application is for two storey rear extension.

This document considers the existing buildings in relation to the proposed rear extensions.

Mornington Crescent is within the conservation area of Camden Town in the London Borough of Camden.

In the design consideration is given to the state of the adjoining buildings.

2. Assessment of physical context:

The building is a middle terrace along Mornington Crescent.

The 4-storey building is a single-family dwelling. Most of the other buildings in Mornington Crescent re converted to flats.

Most period features such as front rails, front doors and windows are retained.

There are very few retained period features and most of them have been historically removed or lost. Although there are some original sash windows and small secondary windows, these too are in a poor state of repair.

3. Planning Statement

The building lies within the Camden Conservation Area.

The proposals seek to provide a two-storey rear extension at lower ground and upper ground floor levels. The extensions seek to improve the size and quality of the rear rooms at lower and upper ground level. Extra light will be provided to the extended rooms.

3.1 No previous applications were made for 40 Morning Crescent where No 39 and 41 have successfully applied for rear extensions.

4. Design Principles:

The proposals seek to provide a two-storey rear extension at lower ground and upper ground floor levels.

The proposal for rear extensions is sought to allow future flexibility, additional light to living rooms and floor space.

5. Sustainability: The property is currently used as a single-family dwelling. Larger living/diner/kitchen is important in a congested area.

5. Layout:

The general existing layout will be retained but two rear rooms will be enlarged.

6. Design and Access Statement

Appearance:

The appearance of the property facing Mornington Crescent remains unchanged. The rear elevation above Upper ground will also remain unchanged. The rear elevation is similar to existing elevations of No 39 & No 41

Car parking:

No existing Parking available but permit parking is provided on the street by Camden Council.

Conclusion:

This application aims to enhance the area and provide quality living accommodation.

The upper ground floor rear extension has been set back -extension is 2.7m, so there is no impact to the light for the adjoining properties.

The design proposals do not impact on the sensitive nature of the conservation area setting as the proposed extensions are at the rear and sympathetic to adjoining properties.

Chris Arnaouti