

**PLANNING STATEMENT:**

Householder Planning Application

**Re:** Remodel and extension of existing single-storey addition to the rear closet wing of a mid-terrace property, and new windows to front and rear.

**Prepared for:** Sabine and Ranjit Bhose

**Site Address:** 3 Mackeson Road, London NW3 2LU

**Date:** October 2021

## Planning Statement

### Application Details

Applicant: Sabine and Ranjit Bhowe

Agent: William Tozer Associates Ltd.

Local Planning Authority: London Borough of Camden

Conservation Area: Mansfield Conservation Area

Project: Remodel and extension of existing single-storey addition to the rear closet wing of a mid-terrace property, and new windows to front and rear.

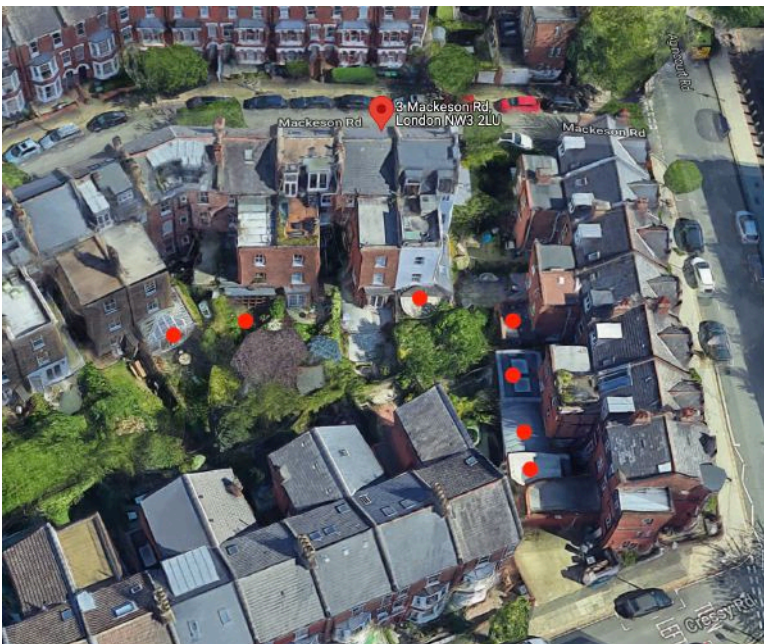
Site Address: 3 Mackeson Road, London NW3 2LU

### 1.0 Preface:

This document sets out the proposed works to an existing terraced house. The property dates from the late Victorian period. The proposal entails the extension of an existing addition to the rear of the closet wing, and new windows to the house, along with general refurbishment and new boundary treatment to the street front. It should be noted that the property is not statutorily listed but is within the Mansfield conservation area.

### 2.0 Neighbouring Area:

The satellite image (Fig.01) marks no. 3 Mackeson Road in relation to its immediate context and neighbouring properties. Numerous other closet wing and 'wraparound' single-storey extensions can be seen in the immediate vicinity



*Fig.01 (above) showing a satellite view of street. The application site (3 Mackeson Road) is shown in context of neighbouring properties.*

*It can be seen that several neighbouring and nearby properties have substantial rear additions, several of greater depth and width than this application proposal.*

### 3.0 Design, Scale, Character and Appearance

The scale and proportions of the proposed extension are in keeping with the host property as well as the neighbouring context. The proposed extension projects from the rear closet wing wall by 3 metres, within the property's Permitted Development rights. An existing addition extends c. 600mm from the rear wall of the closet wing and this will be removed, to accommodate the new extension. The width of the proposed extension will match the existing closet wing, leaving the original side-return garden space intact. The height of the extension, which has a flat roof, will be c. 3000mm to the parapet.

In addition to the extension, the existing, non-original window openings to the flank wall of the closet wing will be reconfigured, with new full-height glazed panels provided much-enhanced views and access to the garden, and natural light in to the interior of the house. The windows to the front of the property will be replaced with like-for-like timber sashes, double-glazed for improved thermal performance. To the rear, the proposal is to replace the existing poorly-performing sash windows with inward-opening 'tilt and turn' double glazed units, with minimal framing visible from the exterior. New roof lights are proposed to the flat roof of the existing closet wing, and to the rear roof slope of the main house, to provide additional natural light and ventilation to the upper floors. The design maintains the overall integrity of the host property whilst reconfiguring the rear of the property in a subtle and contemporary way to give the residents enhanced views from the living areas to connect to the garden. The development complies with the broad requirement for high quality design that enhances the appearance of the existing house and preserves the character of the wider terrace along with the surrounding area. See Fig. 03 below for visual of the proposed rear elevation.

Measures taken support the council's approach in Policy DM01 to minimise impact on the local environment and the scheme ensures the amenity of the neighbouring properties is not impacted. The development allows generous daylight, sunlight and privacy for the adjoining neighbour. There is no additional harm to the character and appearance of the existing building, the street scene and the wider locality. No harm is not caused to the living condition of the neighbouring residents and the proposals represent a high-quality design. The design draws upon previous works that William Tozer Associates have completed to this type of building and urban environment and upon a considered assessment of the existing building and streetscape.



Fig 02: rear of 3 Mackeson Road : existing



Fig 03: rear of 3 Mackeson Road: proposed

#### 4.0 Materials

The extension has also been developed with regards to its immediate context, ensuring the design displays a sensitivity to the character of the host property through its use of material. The existing property is of London mixed stock brickwork with red brick detailing to lintels and render detailing, and the adjoining property at No. 1 Mackeson Road has white-painted render rear facade. The proposed treatment of the new extension will be in white-painted render. This remains harmonious with the existing context, and the more general historic detail of rendered lower storeys to London townhouses. The rendered finish also provides a distinction between the original period property and the new extension. Minimal, painted metal frame windows and doors are proposed – and will have concealed frames where possible. This minimal detailing does not to compete with the existing fenestration to the front of the house, and original detailing generally, so that the new additions and alterations remain subordinate to the host property.

The front boundary treatment of re-built brickwork wall and low-level timber screening matches the existing materials of the adjoining No. 5 Mackeson Road, and provide a screen to the wheelie bins necessarily stored in the front garden of the house.

#### 5.0 Access

The proposed works will not alter the existing use of the property, affect pedestrian access or reduce disabled access. Existing transport links remain unchanged.

#### 6.0 Sustainability

In line with planning policies adopted by Camden Borough council, the construction of the project will be carefully considered so that the proposals are mindful of the environment. New walls will be insulated, and all new glazing will be double-glazed and thermally broken. Additionally, energy efficient materials and construction will be employed to improve the green credentials of the historic property.

#### 6.0 Adherence to Policy Documents

Full consideration has been given to the relevant policies and as such the proposals are in accordance with the National Planning Policy Framework; Residential Design Guidance (SPD) 2013, Sustainable Design and Construction (SPD) 2013, Mansfield Conservation Area Appraisal and Management Strategy (CPG) 1 Design, (CS14) London Borough of Camden Local Development Framework Core Strategy (DP24), (DP25) London Borough of Camden Local Development Framework Development Policies. The guidance for these policies support alterations to properties but require that such alterations respect the existing character and appearance of the building. The amenities, appeal and character of the residential area are not impacted by the development. The proposals adhere to the broad requirement of many of these policies to introduce a piece of high-quality architecture, with good levels of light, privacy, coherency, and positive visual impact. Adequate access amenity is retained to the residents as well as the neighbouring properties. The materials proposed are of high quality and will respectfully complement the existing building fabric. As such the proposal contributes positively to the local area.

The NPPF requires a positive and proactive approach to development proposals focusing on solutions, and it is hoped that the council engages with the applicant / agent negotiating with the applicant / agent where necessary, during the application process.

A precedent for the alterations to windows and doors can be seen in application 2012/0901/P (permitted development) at 61 Roderick Road, and similar rear extension proposals seen in application 2018/1251/P (115 Constantine Road).

#### 7.0 Conclusion

The proposal for no.3 Mackeson Road, London NW3 2LU has been carefully considered to create a design that is of high quality. The bulk, position and scale of the extension has been designed to minimise the visual impact of the proposals and the massing is sympathetic and proportional to the surrounding context. The scheme described above and in the accompanying drawings is of high quality, both in terms of design and materials, and proposes a sympathetic addition to the host property that will add to the appearance and character of the surrounding area, without detriment to the neighbouring properties. For these reasons we strongly feel the proposals should be granted consent.