

## **Letter of Support of Applications.**

Dear Sir/madam.

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

#### **1. Introduction:**

This application is for single 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.

Both adjoining buildings have rear extensions

#### **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 retained period features and some 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 single-storey rear extension at lower ground floor level. The extensions seek to improve the size and quality of the rear rooms at lower 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 single-storey rear extension at lower ground floor level.

The proposal for rear extension 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 Lower ground will also remain unchanged. The rear elevation is similar to existing elevations of No 39 & No 41. The proposed extension is sandwiched between the rear extensions 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 lower ground floor rear extension has the same depth as the adjoining extensions. The rear elevation of the extension is similar to the adjoining extensions..

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

Chris Arnaouti