



MINOR MATERIAL AMENDMENT APPLICATION  
BASEMENT FLAT, 39 PRIORY ROAD, NW6 4NN

Feb 2022

revision A 1.04.22



**SQUARE FEET ARCHITECTS**

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## INTRODUCTION

39 Priory Road is a three storey plus basement building divided into a basement garden flat with flats above. The building dates from the mid 19th century and forms one half of a semi with 37. It sits within the Priory Road Conservation Area.

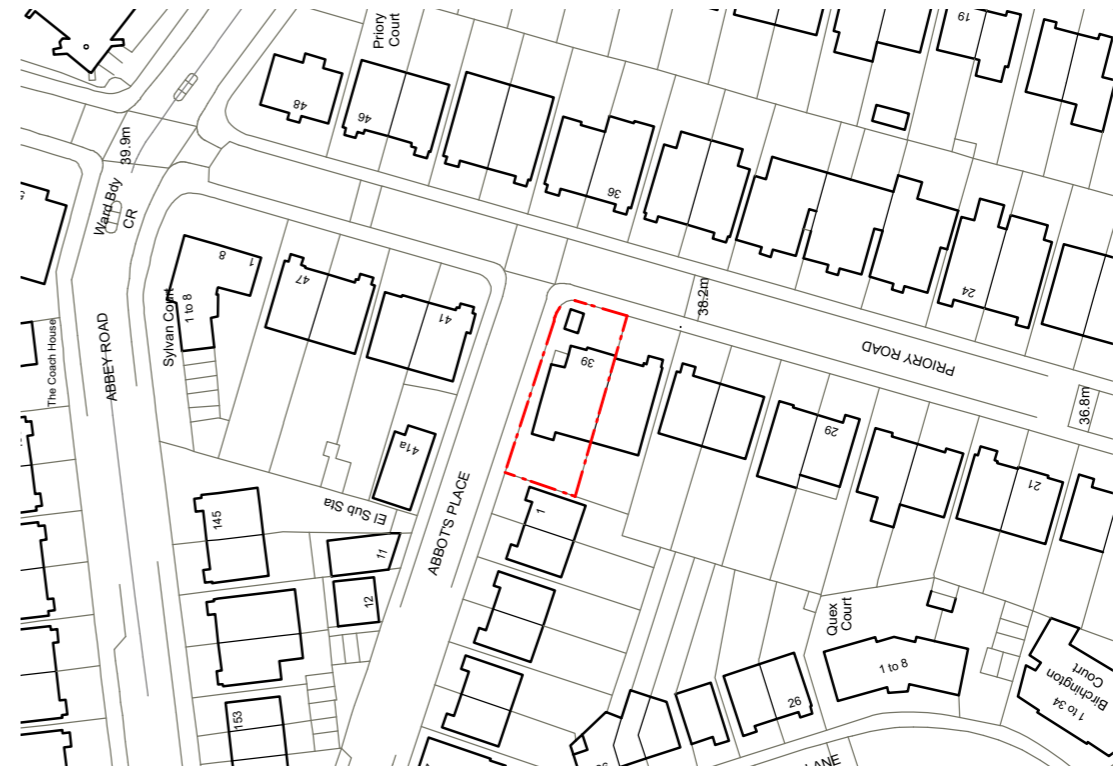
39 Priory Road has a raised ground floor and campanile. Its facades are painted stucco with white painted decorative elements such as cornices, crossheads and quoins. There is a generous garden and garage to the rear with an existing extension and sunken patio.

These proposals refer to the basement flat only.

Permission was granted in April 2021 for 'Excavation of front garden for lightwell, erection of single storey rear extension at lower ground floor level following demolition of existing conservatory including installation of balustrade to the replacement ground floor roof terrace, rebuilding of garage and associated landscaping works to the rear.' (2020/0715/P) This Minor Material Amendment application is for alterations to the 'as approved' design.

Alterations were carried out in 2003 involving internal changes, adding a side extension at basement level and a small extension to the rear constructed under a new balcony providing access down to the garden from the ground floor.

Similar alterations to this proposed altered scheme have been carried out to no.37 with the replacement of an existing lower ground conservatory sitting against the existing party wall and stepped landscaping. (2016/5402/P)



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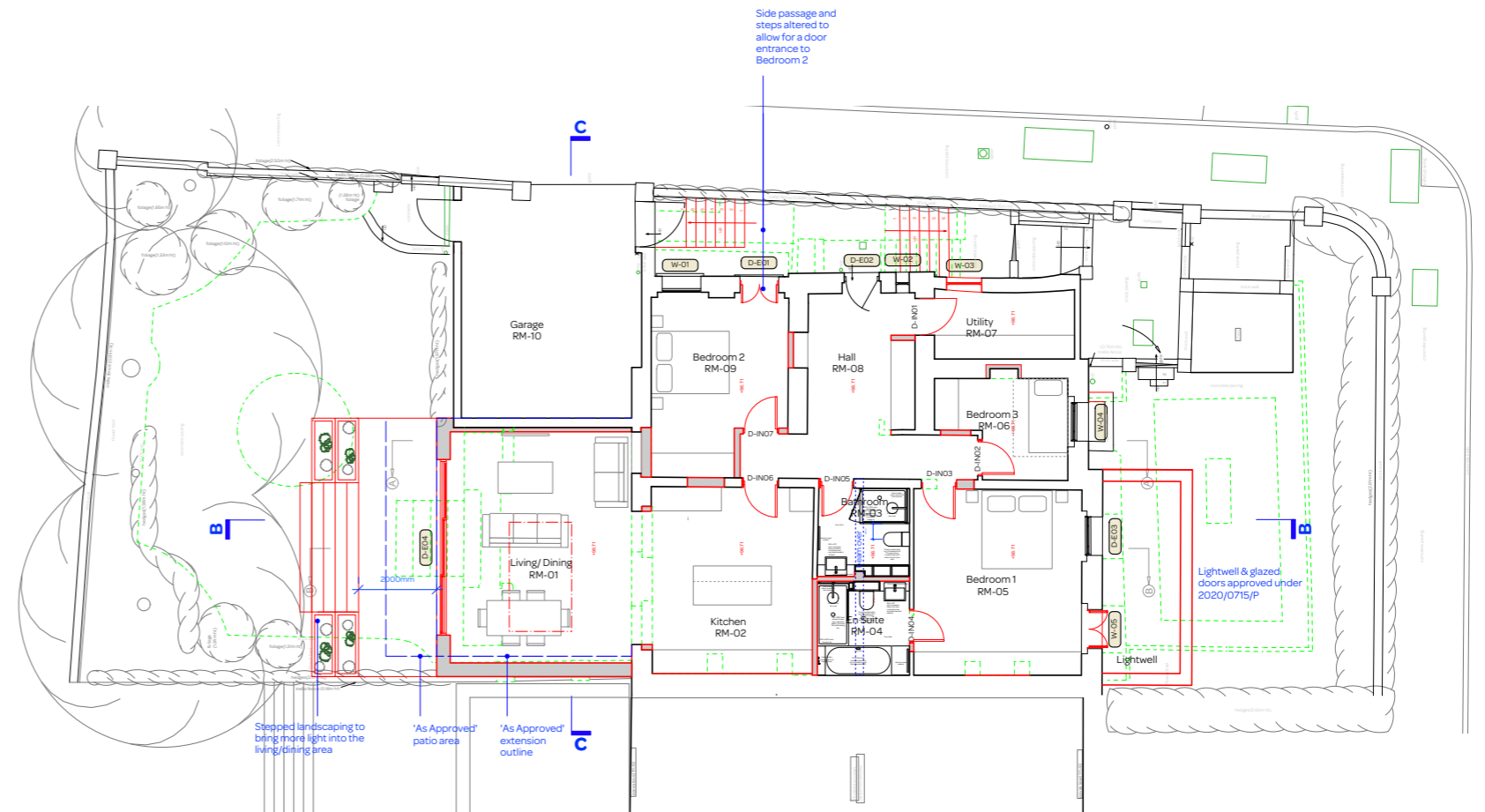
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## PROPOSALS

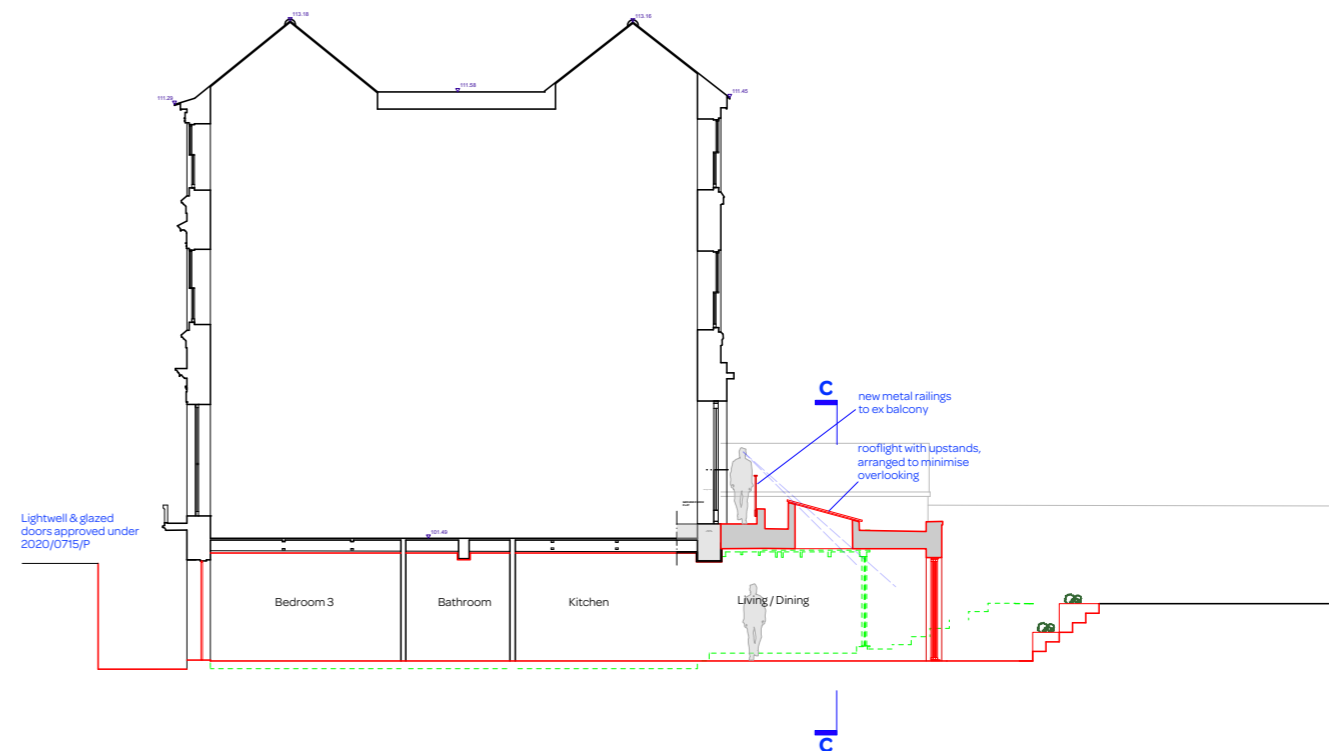
The altered proposals differ to the approved design at the side and rear only, restricted to basement level, incorporating the following;

- The layout of the side passage has been altered to allow for door access to bedroom 2.
- The extension has been widened from the 'as approved' footprint to make better use of the site and infill an unusable area which mirrors the design of the neighbouring rear extension at no.37.
- The landscaping to the rear of the extension is now proposed to be stepped to allow more natural light to enter the space.
- Roof height has been raised to just below the existing balcony that serves the ground floor flat.
- The two rooflights to the extension in the approved scheme have been changed to one larger rooflight moved towards the centre of the plan. This is to provide more natural light into the inner room of the kitchen and facilitate detailing and privacy from the ground floor flat.

These alterations take into account the precedent of the works carried out to the adjoining house for which approval has been granted and works have been completed for a comparable rear extension with stepped landscaping.



PROPOSED BASEMENT PLAN



PROPOSED SECTION BB



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## PRE APPLICATION ADVICE

**PATIO:** The area in which the patio is set is currently entirely paved, along with the majority of the rear garden. This amendment proposes the addition of stepped planters which will increase the biodiversity of the area by providing beds in which to plant flowers and shrubs that can help foster pollinator species such as butterflies and bees. This proposal improves on both the existing provisions and those made in the approved design.

**BALUSTRADE:** The design has been amended following on from Camden's pre-application advice and a black painted metal balustrade is now proposed.

**ROOFLIGHTS:** The rooflight design has been modified to reduce the potential for overlooking, as shown in Section BB. The position of the rooflight has been altered so it sits further away from the balustrade and the upstands have been arranged so as to further reduce any overlooking.

**SUPPORTING DOCUMENTS:** Further advice was given that the only supporting documents that would be required were updated versions of the reports originally included with the approved planning application. In accordance with this we have provided updated versions of the Basement Impact Assessment and SuDS Assessment.

EXCERPT FROM PRE-APPLICATION ADVICE ISSUED BY CAMDEN 02/12/2021 :

*"Design and appearance:*

- *The increased width of the rear extension given its setting at lower-ground floor level is not considered harmful to the character and appearance of the host building. Moreover, the limited bulk and scale being proposed is unlikely to compromise the building's distinctive established character. Thus, the proposal is not considered harmful to the host building nor would the increased in width of the rear extension have an impact that would detract from the character and appearance of the Priory Road Conservation Area;*

- *No objection is raised to the changes to windows and doors;*

- *The set back of the patio area by 2m could be considered acceptable. However, this should be offset by sustainability/biodiversity benefits and evidence of this should be demonstrated as part of any subsequent planning application;*

- *There is no objection to the raising of the height of the roof terrace given the existing site context. However, the use of a glass balustrade is inappropriate given its setting. This element would be an unwelcome addition that would fail to enhance or preserve the area's character or appearance. Instead, you are advised to consider the use of a black painted metal balustrade.*

*Impact on conservation area:*

- *Overall, the development as proposed requires amendments in order for the scheme to be fully supported. The proposed glazed balustrade should be revised to metal, due to the glazed balustrade as submitted would fail to enhance or preserve the character of the surrounding conservation area.*

*Impact on neighbours:*

- *It is noted that the proposed development may result in loss of privacy given the location of the proposed walk on rooflights."*



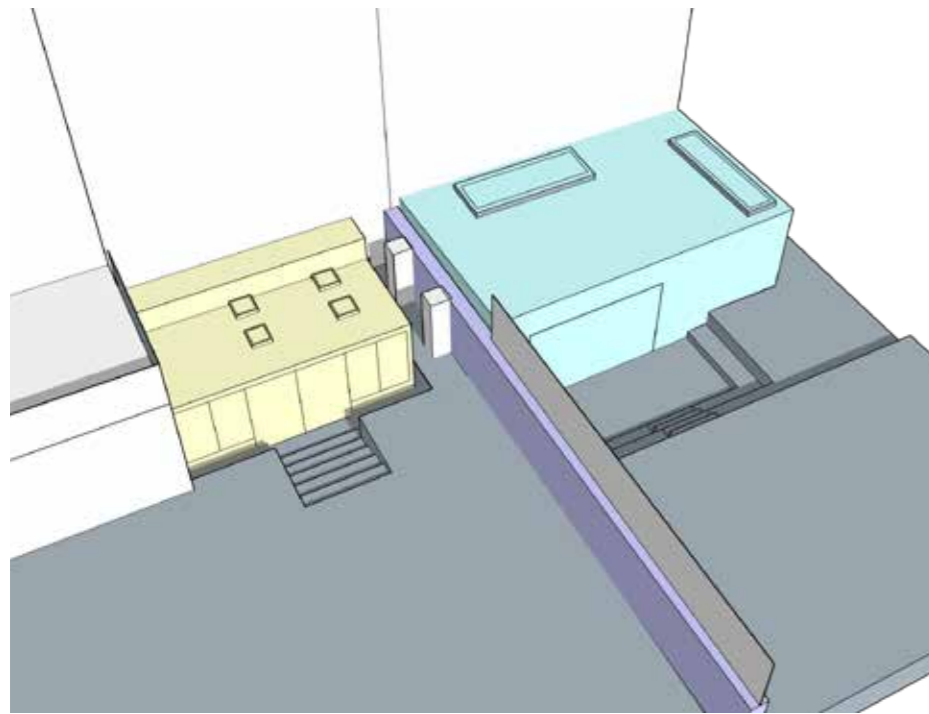
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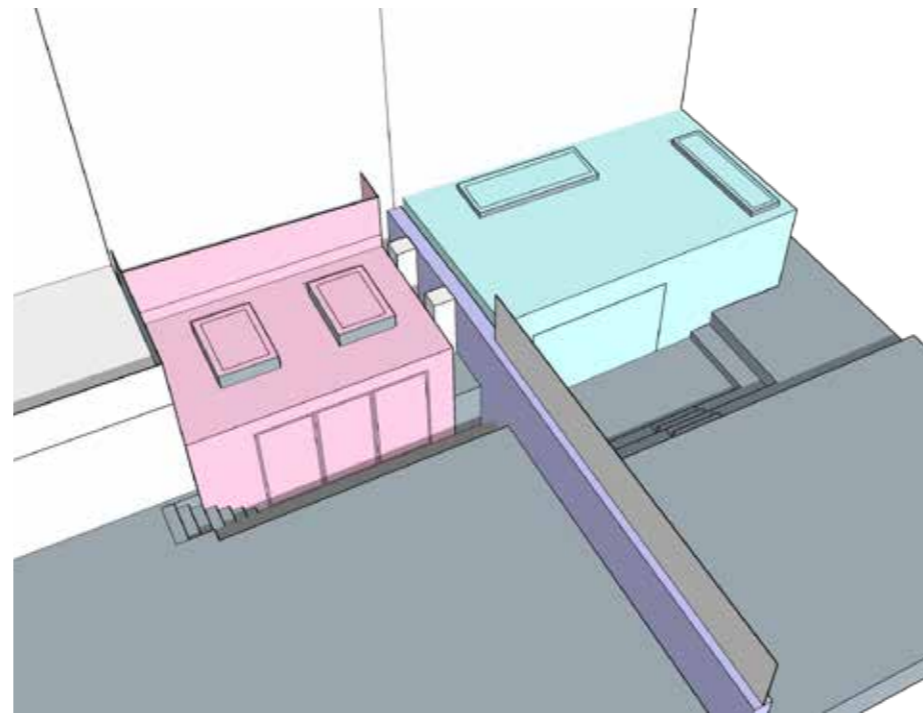
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## 3D MODELLING

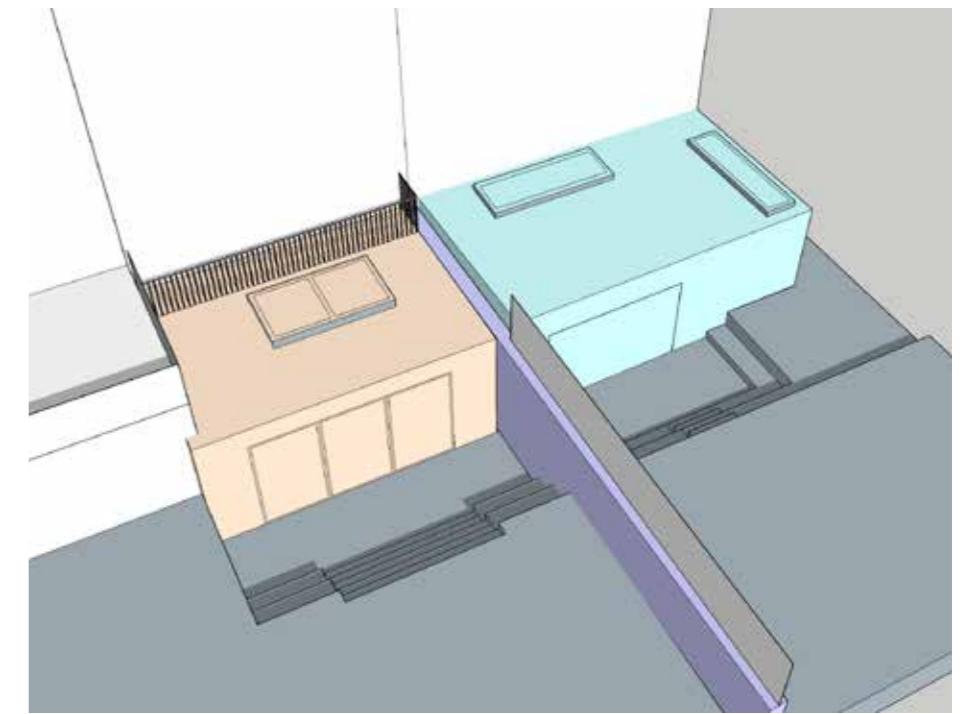


EXISTING



AS APPROVED SCHEME

The defunct area between the extension and the party wall remains in the as approved scheme which does not optimise use of space.



PROPOSED SCHEME

The new scheme reflects the works at no.37, and maximises the levels of natural light entering the living space.



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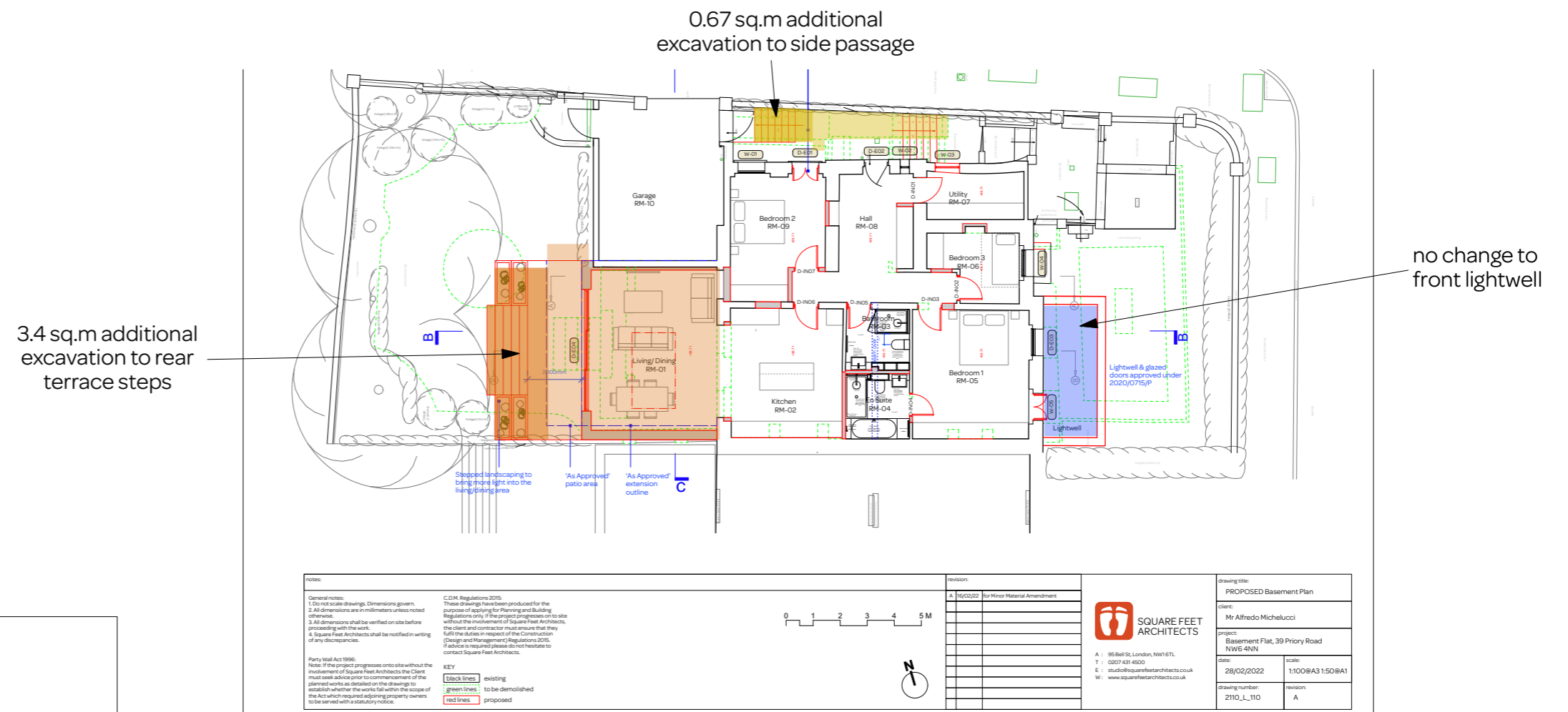
### PRECEDENT AT NEIGHBOURING PROPERTIES

Application ref: 2019/4277/P for the 'Erection of single storey rear and side extensions at lower ground floor level, and erection of garden building' at 35 Priory Road was granted permission in November 2019. Its similarities to No. 37 are stated in the 'Reasons for granting permission' given in the Decision Notice. Our proposed scheme is also designed to reflect that of the neighbouring rear extension at No. 37 Priory Road.

<< Image: Photograph of now completed extension at 35 Priory Road



AREAS OF EXCAVATION APPROVED IN APPLICATION 2020/0715/P



AREAS OF EXCAVATION IN CURRENT MINOR MATERIAL AMENDMENT APPLICATION

## EXISTING PHOTOS

1. Front Windows leading to Bedroom 1

2./3. Side Passage

4./5. Rear extension

