

4 Dunollie Place, London NW5 2XR

Heritage & Planning Statement

May 2022



Existing rear photograph 1



Existing rear photograph 4



Existing front photograph



Existing rear photograph 2



Existing rear photograph 3

1.0 Introduction

Description of proposal

The proposal is for a new single storey rear and side extension to an existing terraced house, replacing the existing extension.

The proposal seeks to improve the kitchen and dining area, whilst introducing a wc at the ground floor.

Existing building & context

The building is located within the Kentish Town Conservation Area, in an area designated as a conservation area in 2011.

The building is not listed, nor is it subject to an Article 4 Direction.

The house is a single family dwelling, arranged over three floors. The house is an area that is predominantly residential in nature.

At the rear of the property is an existing octagonal rear extension, which serves as a small dining room, with a roof terrace above, accessed from first floor study room doors. It is understood this was built in the 1980s.

The rear garden has a boundary with the neighbouring no. 2 and no.6, and the gardens to Montpelier Grove properties. The private gardens are hidden from public view.

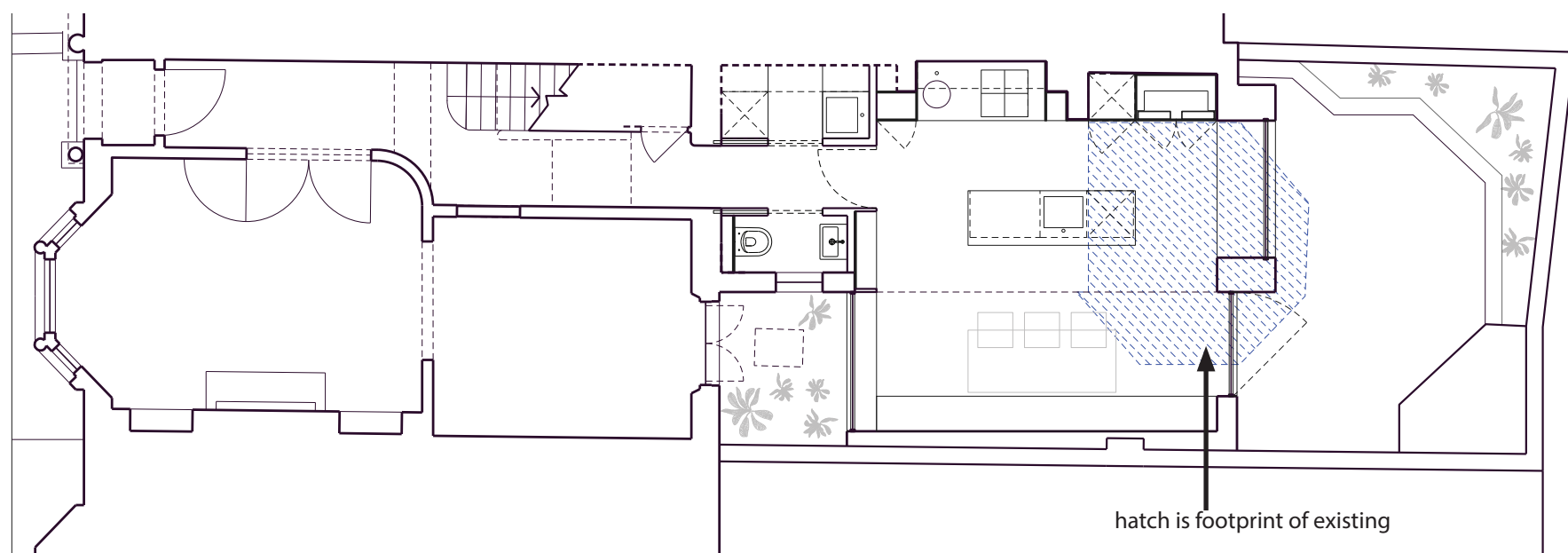
The rear garden boundary is formed of a mixed stock brick wall up to varying heights, with a heavily planted trellis above, providing privacy above the line of the brick wall.

Many of the neighbouring properties to Dunollie Place, and Montpelier Grove have non-original rear extensions and other alterations, of differing designs and materials, which forms part of the character of this garden area.

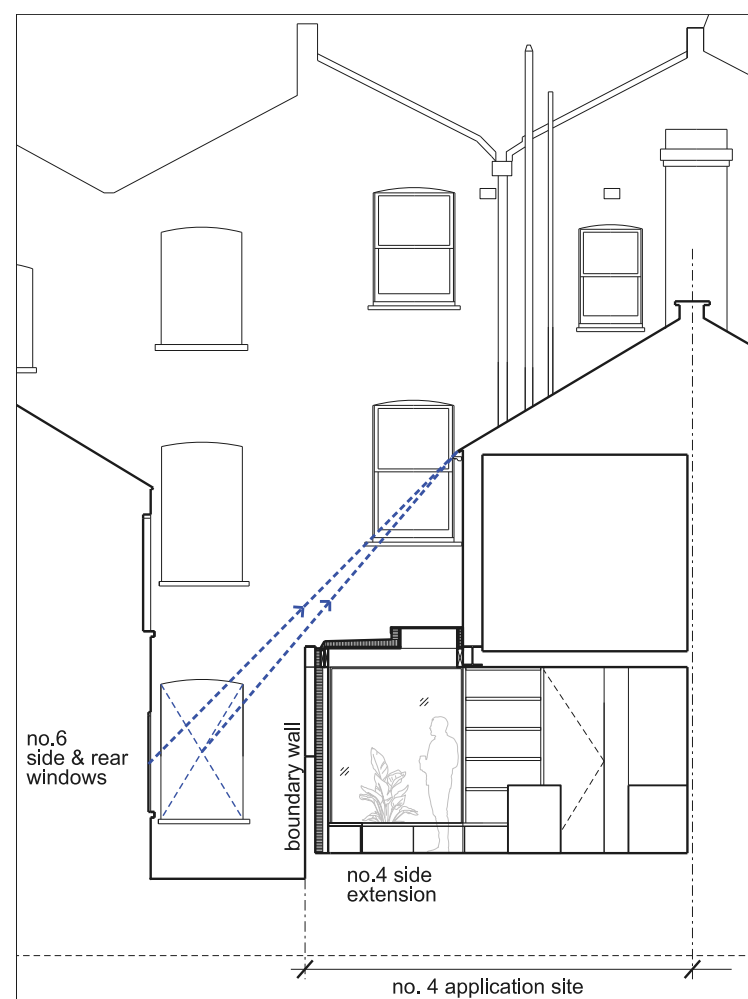
The most immediate example of an extension is at the next door no. 2 Dunollie Place, which has a rear full width extension and roof mansard.

Relevant History

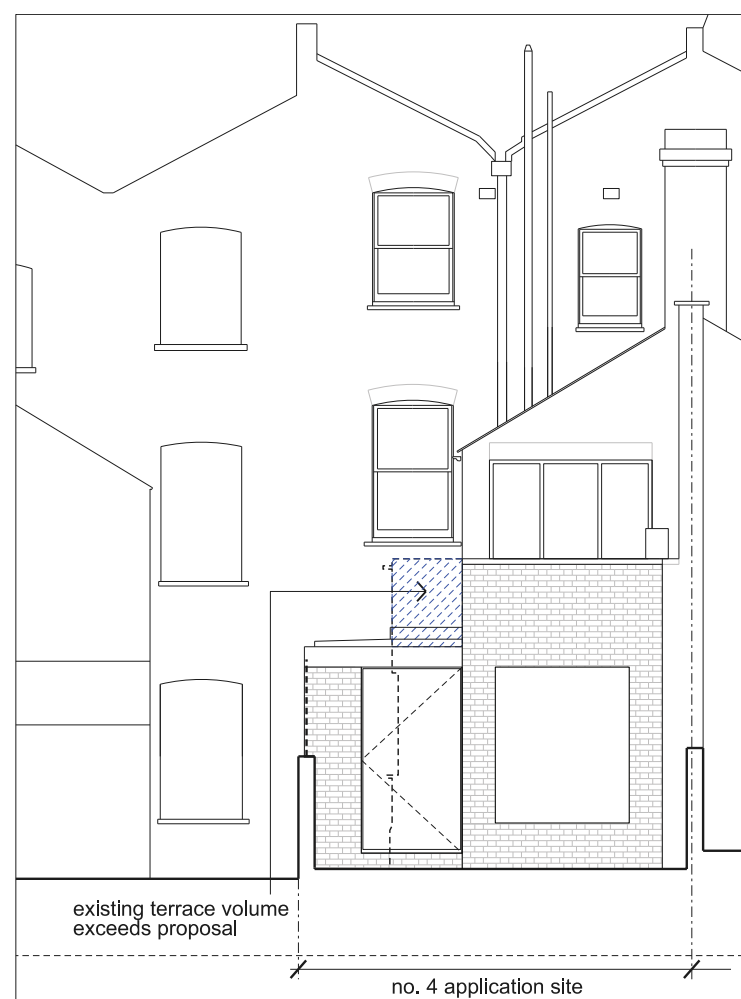
No relevant planning history for no.4 is available n LPA searches.



Proposed Ground Floor Plan



Proposed Section A-A



Proposed Rear Elevation

2.0 Proposal

Rear & side extension design & appearance

The existing property is three storeys, with an original 2 storey pitched roof rear projection, mirrored with the neighbouring no. 2.

The existing non-original octagonal extension is proposed to be demolished. It is approx 4.1 metres in height, with a roof terrace and brick parapet which forms a protective guarding.

The proposed new extension is rectilinear, comprising two main elements; the lower side extension up to the boundary, with a door into the garden, and the taller rear extension, with window seat and roof terrace.

The external walls are proposed to be mixed stock brick to match existing with pre-cast copings. Windows to the extension are frameless, and the new rear door is ppc metal, with slim framing. A rooflight is proposed on an epdm roof. A lightwell is created at the rear, providing light and outlook.

The proposal is no taller than the existing extension it replaces. The side extension is approx. 3 metres high relative to the garden of no.4 and the taller element is approx. 4.1 metres. The proposal extends less into the garden than the existing by approx. 400mm and is reduced in volume at 1st floor terrace, given the taller proposed element aligns with the side wall of the existing 2 storey original rear projection.

Amenity: Privacy

The privacy between neighbours is slightly improved due to the reduction in the 1st floor terrace which would reduce the overlooking to no.6 and the related direct view of rear windows.

Amenity: Daylight

Daylight amenity to no.6 is preserved for the following reasons:

- the proposed boundary wall height is approx. the same as the existing planted trellis height.
- the original 2 storey rear projection provides a point which controls the angle of visible sky/ daylight and the proposed extension does not intersect this line.

The volume of the terrace at 1st floor is reduced.

Summary

Overall the proposal is a modern, contextual addition, respectfully preserving the neighbours' amenity and the prevailing character of the Kentish Town Conservation Area.