

38 St Albans Road London NW5 1RD

Planning Statement to accompany planning application for replacement window and alterations to driveway at the front of the property
May 2022



1. Context & introduction

The property is a 3 storey single family dwelling house. It is not listed but is within the Dartmouth Park Conservation area.

This application is a householder application for planning permission to replace the Ground Floor street facing window, add a skylight to the front protrusion flat roof, and to alter the front garden and hard landscape.

This document is to be read in conjunction with submission drawing 2106/01 and /02 and 2106/07 and /08.

The setting of the property is within a cluster of terraced town-houses built around 1973 on a block of land bordered by Swains Lane to the North and Brookfield Park to the East. The contemporary houses face onto Swains Lane and St Albans Road and have back to back rear gardens. The houses are distinctive departure in style from the character of the area – which is predominantly ‘arts and craft’ and Edwardian styling. The Conservation area appraisal of the block notes these as

‘At the eastern end of the road is a terrace of 1970s town houses, built with the similar terrace on Swains Lane. The garages at ground floor level and stepped façade are slightly softened by shrubs and hedges’

The houses are neither noted as a positive nor negative contribution to the conservation area, although clearly the focus of the conservation area is the preservation of the predominant early 20th century stock.

The massing of the houses has been broken up between plots, with a ‘staggered’ pattern to the front and rear building lines, which relates to the curve of the street, creates some visual interest, and creates some sense of enclosure between individual houses. In terms of material quality and styling, the houses are red brick with a part faux mansard type roof to the upper portion, this really conceals the upper portion of the 2nd floor and a flat roof. The styling is plain and undecorated and the windows are arranged in a sub-classical type pattern, and are vertical sliding sashes, but have been given a modern appearance with raw aluminium window frames and the window embrasures projecting outside of the walls, presumably to achieve some modeling to the facades and a deep cill to the interior.

The block is generally original in appearance, although there are subtle small extensions and several of the integrated ground floor garages have been converted into rooms and merged into the houses.

2. Summary of previous permissions and consents:

No 38 St Albans Road:

none to date – but former garage has been converted into a habitable room

other similar neighbouring properties:

No 36A St Albans Road:

2017/0374/P	granted 9 th March 2017	Conversion of garage to form a habitable room
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No 36 St Albans Road:

2014/1122/P	granted 14 th March 2014	Conversion of garage to form a habitable room
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2013/4600/P	granted 16 th Dec 2013	Erection of single storey side extension, replacement of front garage door with new windows and installation of new window on side elevation of single dwelling house
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No 40 St Albans Road:

9200154	granted 2 nd April 1992	Conversion of garage to form a habitable room
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The garage conversion to No 38 does not show on the public Camden website. It is possible that this alteration was permitted development and therefore not requiring a planning application. There are building control records which show the conversion as having been completed in April 2008 under application reference 07/5/0291

There is a single storey rear extension to the adjoining property at No 38A which does not appear on the public Camden website. It is possible that this extension was permitted development and therefore not requiring a planning application.

3. Summary of proposals and relevant arguments in support:

3.2 The existing Ground Floor street facing windows are a pair of rectangular metal framed sashes, within a brick infill which disguises the shape of the original pre cast concrete arched head to the garage opening.

The proposal is to restore the shape of the concrete arch, replacing the windows with a large single unit which will follow the curve of arch. This has been successfully achieved in the neighbouring houses at no 36 and 36A



converted garages with arched windows



poorly infilled conversion and original arched opening to garage

3.3 The proposal includes to add a small skylight to the front (former garage) protrusion.

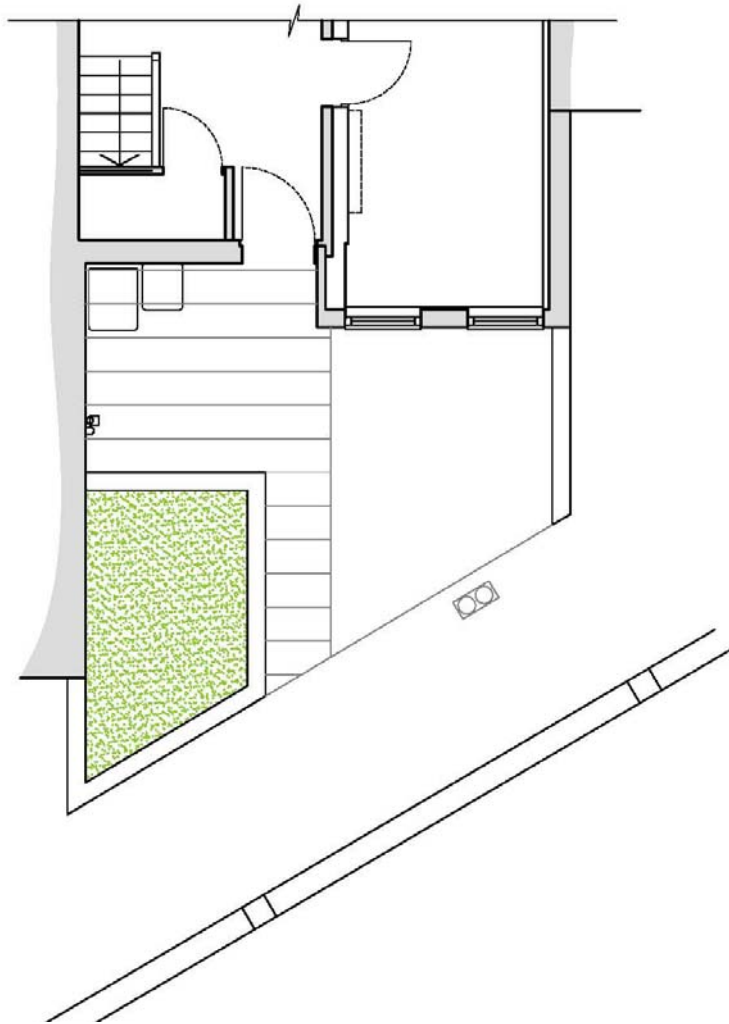
This has been granted permission in case 2017/0374/P to number 36A next door and implemented. The addition is subtle and is not apparent from the street, as the frame will be raised 150mm above roof level.

The photograph on the right shows the neighbouring building skylight in the background, and the small portion of flat roof in the foreground where the proposed skylight will be added

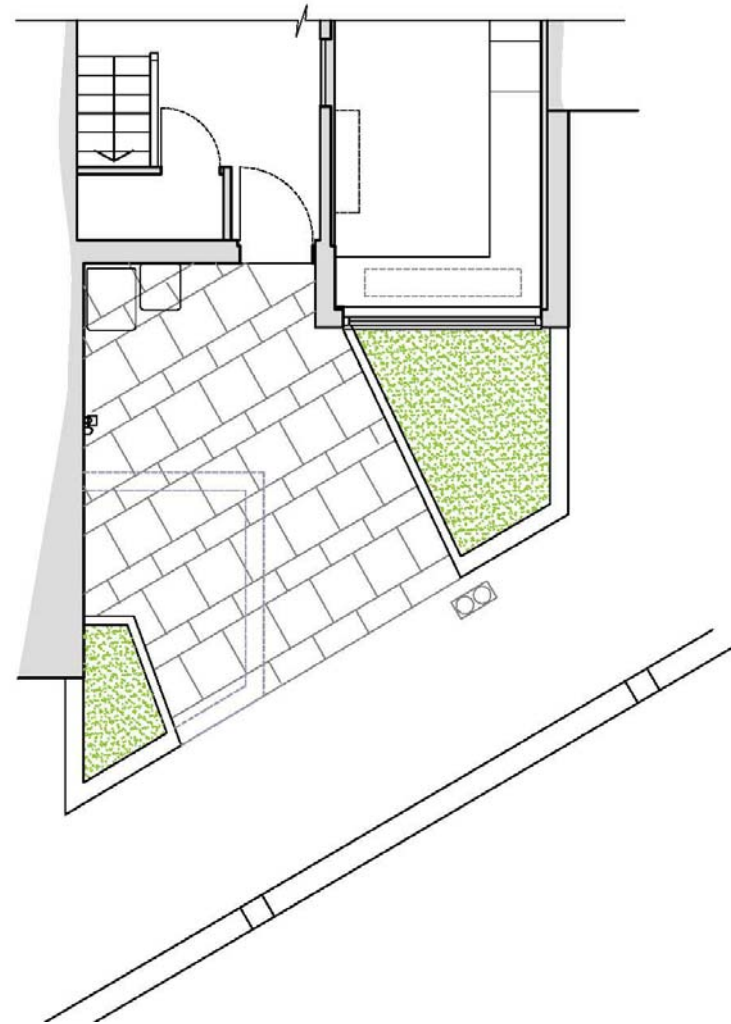


3.4 The existing front driveway retains its layout to suit the previous arrangement with the hard surface in front of the former garage. The hard surface is now redundant as the garage has been converted and there is no dedicated space for the large wheelie bins.

A new layout is proposed which shall swap the hard and soft areas so that the soft is in front of the kitchen window and the hard surface will be in the deeper area, where it will be able to accommodate a parked car. The proposed area of soft landscape will be no less than the existing.



existing front garden plan



proposed front garden plan