

## **1.0 Introduction**

This document supports and justifies a planning application submitted to The London Borough of Camden Planning Authority for an extension to this ground floor/garden property.



Rear Elevation



Front Elevation

The proposed works are described in the following supporting documents:

**Existing Drawings:**

- 1125-S02-01 Existing Site Plan
- 1125-S02-02 Existing Basement Floor
- 1125-S02-03 Existing Ground Floor
- 1125-S02-04 Existing First Floor
- 1125-S02-05 Existing Rear Elevation
- 1125-S02-06 Existing Side Elevation
- 1125-S02-07 Existing Section A
- 1125-S02-08 Existing Front Elevation
- 1125-S02-09 Existing Windows
- 1125-S02-10 Location Plan
- 1125-S02-11 Block Plan

**Proposal Drawings:**

- 1125-AP02-01 Prop Site Plan
- 1125-AP02-02 Prop Basement Floor
- 1125-AP02-03 Prop Ground Floor
- 1125-AP02-04 Prop First Floor
- 1125-AP02-05 Prop Rear Elevation
- 1125-AP02-06 Prop Side Elevation
- 1125-AP02-07 Prop Section A
- 1125-AP02-08 Prop Section B
- 1125-AP02-09 Prop Front Elevation
- 1125-AP02-10 Proposed Replacement Windows

Daylight Report Ref: 6 Wedderburn Road - Daylight-Sunlight-April2022(i)

Arboricultural Report: S877-J1-IA-1 TREE RPT+PLANS 6 Wedderburn Road London NW3 5QE

Environmental Noise Survey and Plant Noise Assessment Report: 29793.PNA.Rev2

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### 2.0 Description of Existing Building

The application site comprises the basement and ground floor of no. 6 Wedderburn Road: a late Victorian three-storey + roof and basement accommodation, semi-detached property situated on the north side of Wedderburn Road within the London Borough of Camden. At present, the host building features 3 no. self-contained flats. The Ground/Basement floor has access to/ownership of the rear garden and has its entrance as the principal entrance at the front.

The upper-level flats A and B, (not part of this application), share a separate and dedicated entrance at the side of the building.

The building is not listed but is located within the Fitzjohns and Netherhall Conservation Area and is noted as making a positive contribution to the character and appearance of the Conservation Area.



Google Satellite Views (NTS)

### 3.0 Proposals

- 3.1 The proposal is for a 2.95m deep extension to this property, replacing existing bay window. The extension results in an increase in of Gross Internal Floor Area of the flat of 9.9 sq.m.

### 4.0 Appearance and Materials

- 4.1 The existing building is of red London stock brickwork and the existing extension is in white render. The render is to be matched for the proposed rear extension.
- 4.2 The proposed new doors are to match the doors to the existing extension.
- 4.3 The existing timber windows to the ground and basement floors are a mixture of white painted vertical sliding timber sashes and casements. These are proposed as being replaced to matching style double glazed windows.

### 5.0 Amenities

- 5.1 No neighbouring amenities are affected by the proposals. A Daylight Report was commissioned from Schroeders Begg (UK) LLP Ref: 6 Wedderburn Road - Daylight-Sunlight-April2022(i), which demonstrates that that daylight and sunlight levels to neighbouring residential properties readily meets the BRE Guide default target and therefore should be considered.

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- 5.2 Due to its south facing orientation, comfort cooling is being proposed to the flat. An Environmental Noise Survey and Plant Noise Assessment Report was commissioned and concludes that the specified condenser with attenuation of a minimum 7dBA will comply with the requirements of the Local Authority. The condenser will be located at the rear of the garden in an acoustic enclosure to provide the necessary attenuation.
- 5.3 In association with the above, an Arboricultural Report (Ref: S877-J1-IA-1) has been commissioned from John Cromar's Arboricultural Company Ltd to ensure and safeguard the health of trees surrounding the condenser location. The Report concludes that the impact on trees of the scheme proposed, will, overall be negligible.

### **6.0 Impact on the Street Scene**

- 6.1 The proposals will not be visible from the street.

### **7.0 Access**

- 7.1 Access to, from, and within the property is unaffected by the proposals.

### **8.0 Sustainability**

- 8.1 The new extension will be insulated in full accordance to Building Regulation requirements and so will represent a dramatic improvement to the current thermal envelope.

### **9.0 Refuse & Recycling**

- 9.1 The existing arrangement will remain unaltered.

### **10.0 Conclusion**

The application proposals are in full compliance with the aims and objectives of the relevant The London Borough of Camden Planning Guidance. For these reasons we consider Planning Permission should be granted accordingly.