

38 St Albans Road London NW5 1RD

Planning Statement to accompany planning application for single storey rear extension

document 2106 / 10 'B' April 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 resubmission of application 2021/6204/P. It is a householder application for planning permission to add a single storey extension to the rear of the property. This document is to be read in conjunction with submission drawings 2106 -01 and 2102/02'A' to /06'A' inclusive

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 metal 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:

No record of permissions – the original house is undeveloped other than conversion of the integral garage.

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

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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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.

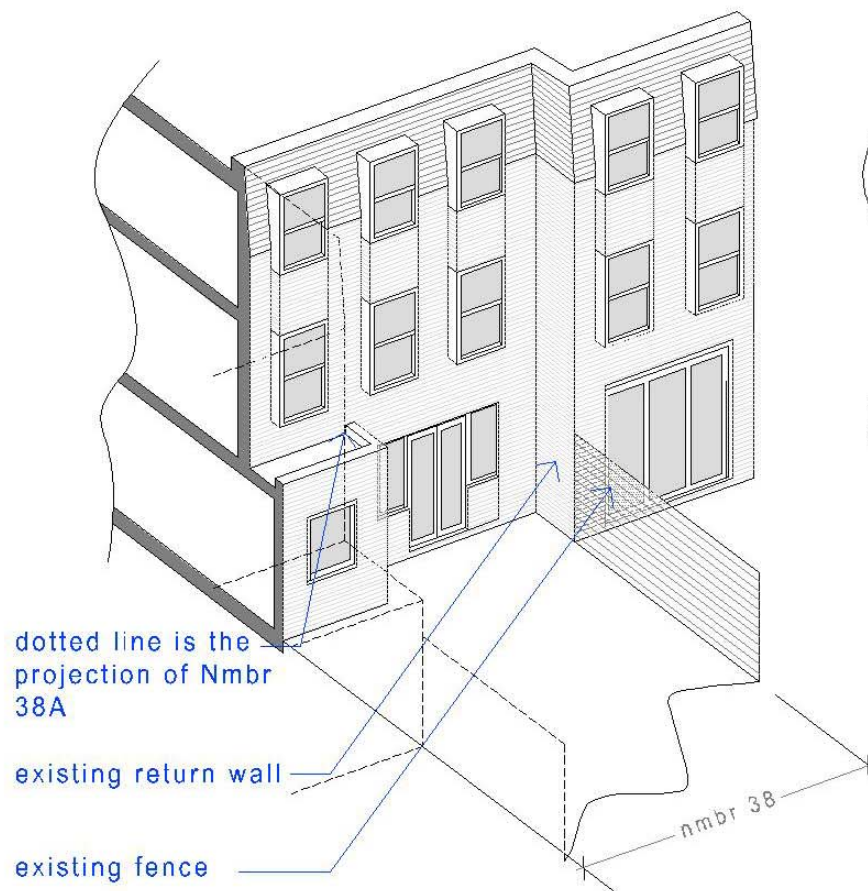
3. Summary of proposals, modifications of previous application and relevant arguments in support:

3.1 The proposal is for the addition of a single storey extension to the rear of the property.

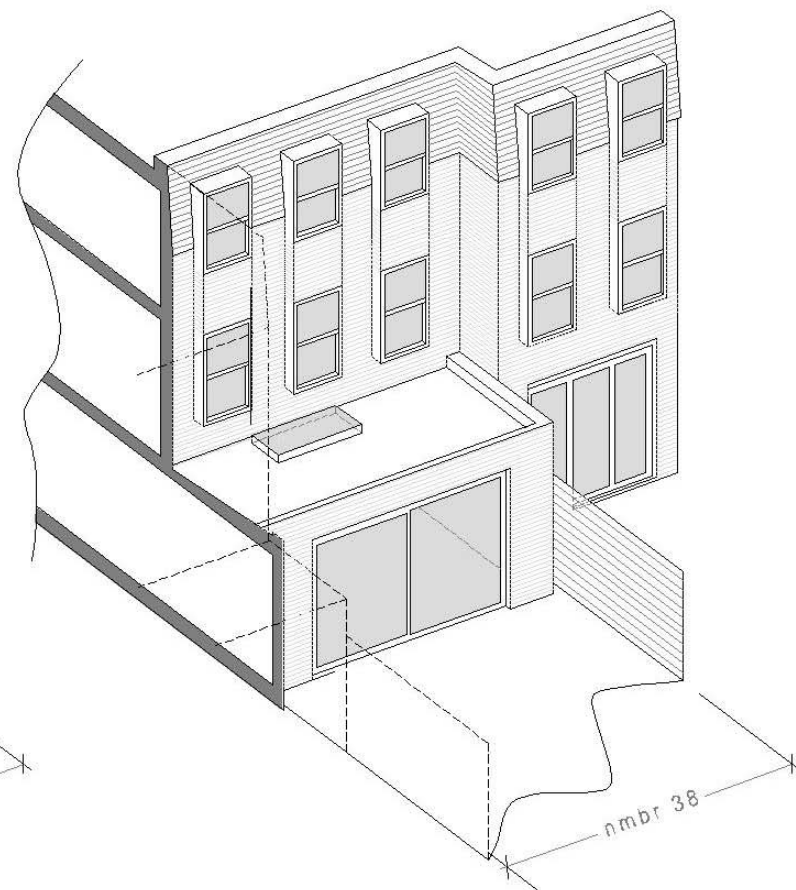
A small single storey outrigger is part of the original house and this will be demolished.

The ground floor single storey extension is considered to be within the limitations of permitted development for a householder, being less than 3 metres deep, less than 4 metres high and entirely within the plot. No party walls are proposed to be extended, and any new walls will be built up to the inner faces of party walls. The walls are proposed in red brick to match existing and new sliding screens will face the private rear garden.

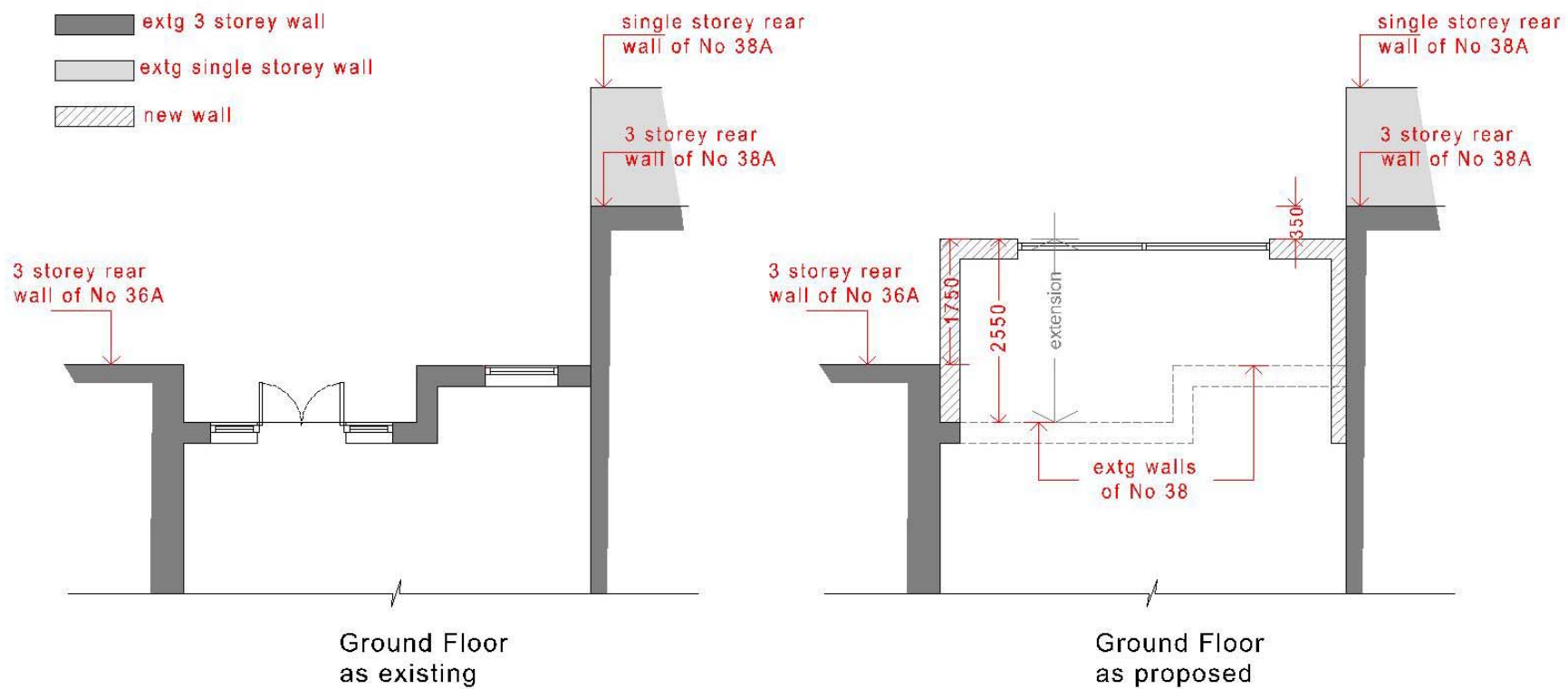
This differs from the previous application in that the depth has been reduced from 2.9 metres to 2.55 metres. The first floor portion has been omitted.



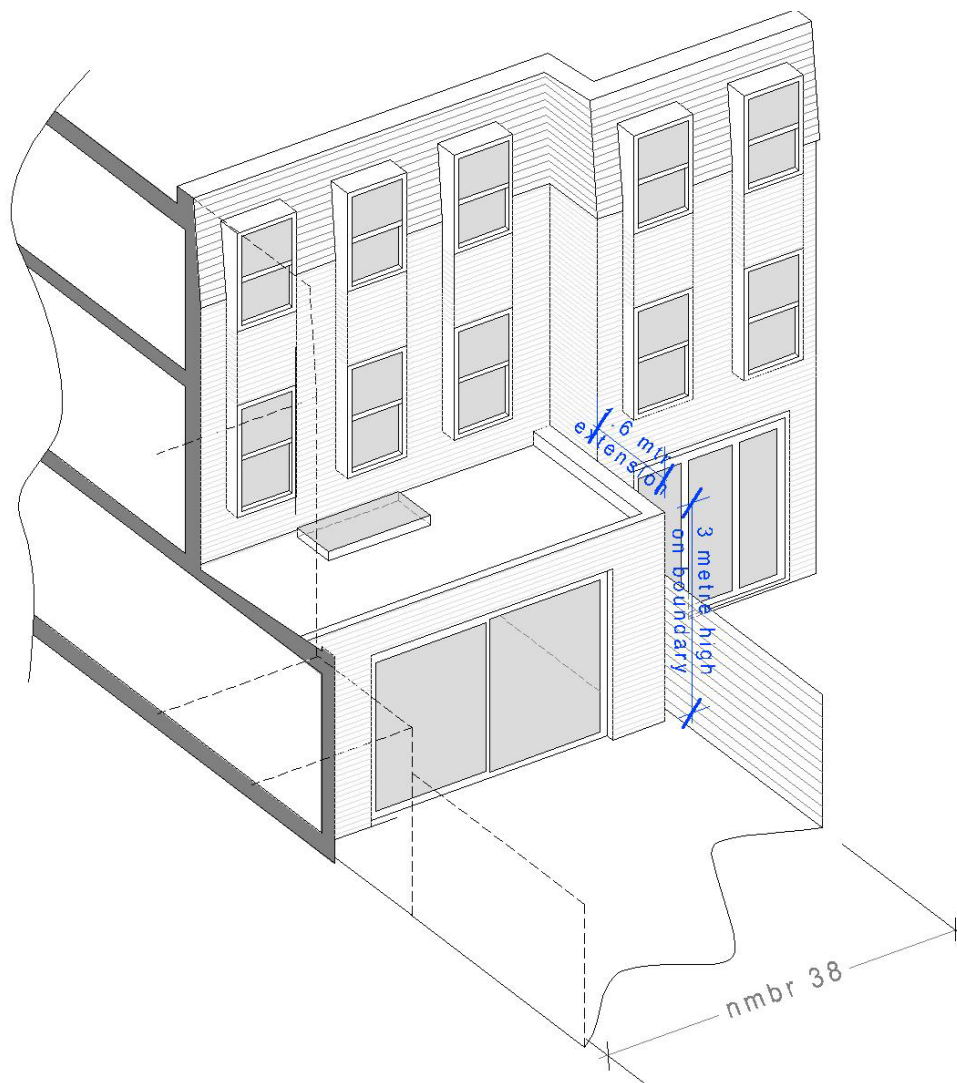
as existing



as proposed



rear extension plans showing dimensions & the positioning between higher walls



return wall of
No 38A



return wall of
No 36A



The proposed ground Floor extension will extend 1.75 metres beyond the rear face of the adjoining building at No 36A (the property to the right hand side on the above diagram). It will project a total of 2.55 metres beyond the original house.

It will not extend further than the 3 storey rear walls to number 38A, due to the staggered profile of the rear of the houses, these already extend back 3 metres from the rear face of No 38.

Arguably, the 'push – pull' staggered appearance of the overall building will not be compromised, and arguably it will be enhanced.