

PLANNING APPLICATION

GROUND FLOOR REAR INFILL EXTENSION

MANAF ABDULGHANI

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REV	DATE	DESCRIPTION
A01	11/05/2025	HOUSEHOLDER PLANNING PERMISSION

PROJECT	16 BARTHOLOMEW VILLAS NW5 2LL
CLIENT	ALEXANDRA HORN
SCOPE	GROUND FLOOR REAR INFILL EXTENSION

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DESIGN AND ACCESS STATEMENT

DOCUMENT REVISION LIST

DATE	DESCRIPTION
11/05/2025	ISSUED TO CLIENT

BRIEF

The proposed is a ground floor rear infill extension to a semi-detached 3-storey and semi-basement Victorian building within Bartholomew Estate Conversation Area. By way of introducing the proposed design, this statement responds to planning polices set out in Camden Local Plan, Camden Planning Guidelines and the conservation area appraisals.

REFERENCES

1. CPG - home improvements
2. CPG - design
3. CPG - amenity
4. Bartholomew Estate Conservation Area appraisal and management strategy
5. Camden Local Plan 2017

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LOCATION



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CHURCH
OF ST LUKE
WITH ST PAUL

BARTHOLOMEW
VILLAS AND
BATHROLOMEW ROAD

ST ANDREW'S
CATHEDRAL

16 BARTHOLOMEW
VILLAS

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REV

A01

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PROJECT

16 BARTHOLOMEW VILLAS NW5 2LL

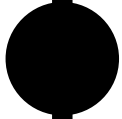
CLIENT

ALEXANDRA HORN

SCOPE

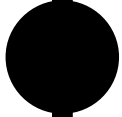
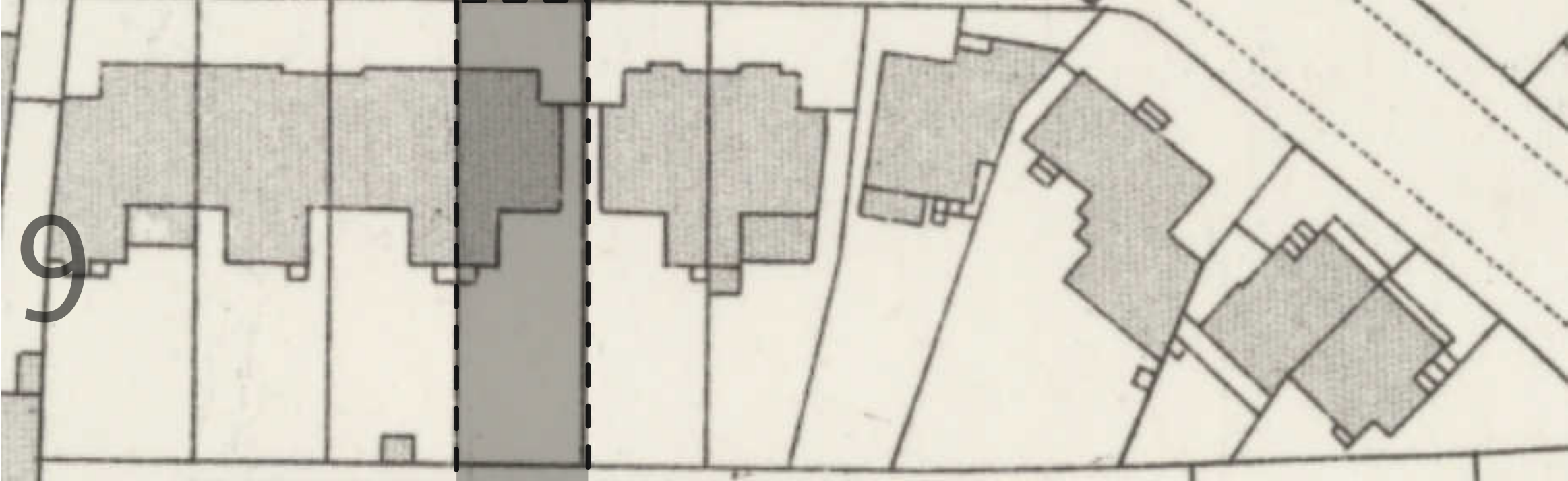
GROUND FLOOR REAR INFILL EXTENSION

SITE ASSESSMENT



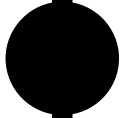
1893 / 9

OS MAP SHOW 16 BV WITH ORIGINAL REAR AND SIDE EXTENSIONS WITHIN UNIFORM TERRACE OF UNATTACHED AND SEMI-DETACHED BUILDINGS AS ORIGINALLY BUILT AROUND 1859.



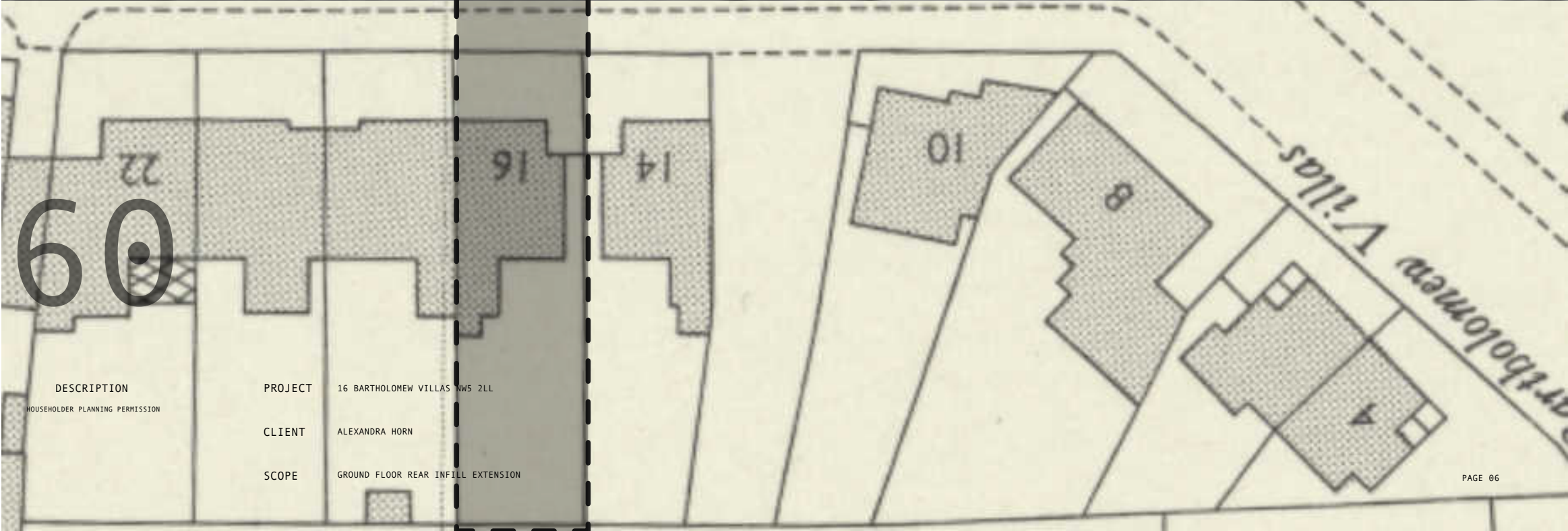
1945 / 49

RAF COLLECTION MAP SHOWS SEVERE BOMB DAMAGE OF NO. 12 BV.



POST-WAR OS MAP SHOWS NO CHNAGE TO THE SITE

1940 / 60



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SCOPE GROUND FLOOR REAR INFILL EXTENSION



1999

GOOGLE EARTH PHOTO SHOWS NEW MAIN BUILDING ON 12 BV WITH REAR EXTENSION, DOMINANT REAR EXTENSIONS TO 4, 8 AND 10 BV. THERE IS ALSO A FULL REAR EXTENSION TO 14 BV. 2-STOREY REAR ADDITION TO PART SIDE EXTENSION TO 16 BV (FULL GRANT TO APPLICATION NO. 8602242)



2003

TWO-STOREY SIDE AND FULL REAR EXTENSION TO 14 BV.

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2013

FULL REAR EXTENSION TO 22 BV



2018

GLAZED FIRST FLOOR REAR EXTENSION TO 12 BV

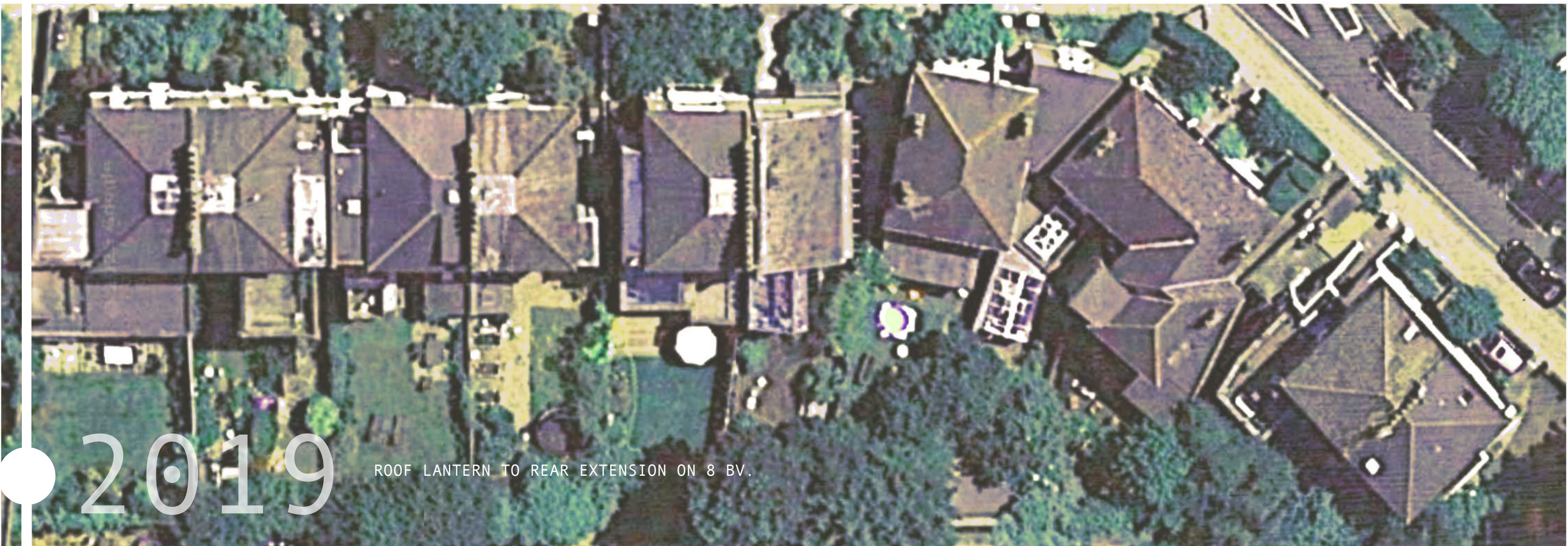
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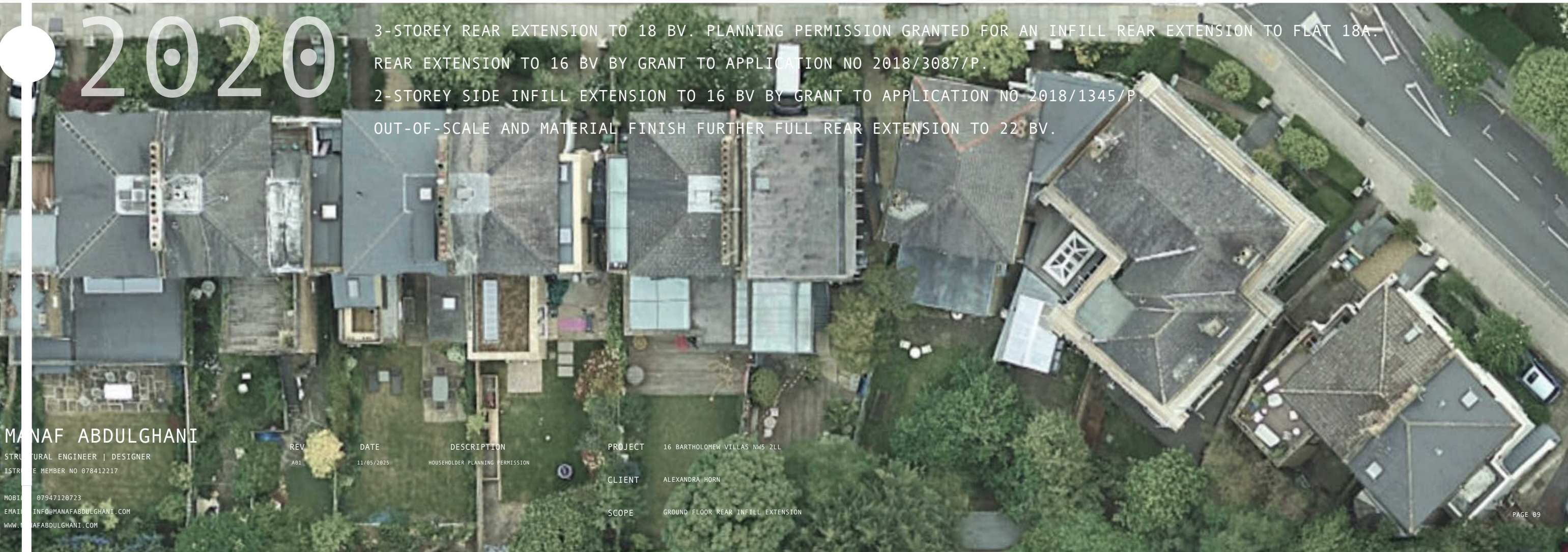
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2019

ROOF LANTERN TO REAR EXTENSION ON 8 BV.



2020

3-STOREY REAR EXTENSION TO 18 BV. PLANNING PERMISSION GRANTED FOR AN INFILL REAR EXTENSION TO FLAT 18A.
REAR EXTENSION TO 16 BV BY GRANT TO APPLICATION NO 2018/3087/P.
2-STOREY SIDE INFILL EXTENSION TO 16 BV BY GRANT TO APPLICATION NO 2018/1345/P.
OUT-OF-SCALE AND MATERIAL FINISH FURTHER FULL REAR EXTENSION TO 22 BV.

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UNSYMPATHETIC WRAP-AROUND EXTENSION TO 8 BV



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Rear elevation showing out-of-character and
scale extensions on 4,8,18 and 22 BV

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CLIENT ALEXANDRA HORN

SCOPE GROUND FLOOR REAR INFILL EXTENSION

CHARACTER

Streetscape relatively maintains victorian Italiante villa form in low pitch roofs with overhangs, white stucco embelishments surmounted by cornice on ground floor with setback porches, tall first floor windows of piano nobile style. The unregulated roof refurbishments using natural slates is noted.

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16 BV

12 BV departes from the victorian style with a Japanese-inspired notabe design thought to have been built in the 1960s on a fomrer WW2 bomb site.

16 BV remains in keeping with the original Victorian style.

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DESIGN AND MATERIALS



Rear side extension addition in mixed predominantly yellow stock brick in flemish bond matching surrounding by 1986 full grant to application No. 8602242

granted by application 2018/3087/P existing rear extension added in mixed predominantly yellow stock in flemish bond matching the 1986 addition.

DOOR AND WINDOW PROPOSED TO BE REMOVED

EXISTING REAR ELEVATION AT 16 BV

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PROJECT 16 BARTHOLOMEW VILLAS NWS 2LL

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SCOPE GROUND FLOOR REAR INFILL EXTENSION



Infill
exention
rear wall
is proposed
to be set
back from
rear
existing
extension
wall by
600mm
reducing
it to 4565mm
deep. overall
height will
be 3.3m with
matching
brick pattern
and material.
The extended
roof would be
a live green
roof matching
existing
extension
roof finish.
Minimal sky
light will be
built flush
with roof
level.

PROPOSED REAR ELEVATION AT 16 BV

Recycled bifold
door from flank
extension wallwill
be used here

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CONCLUSION

As demonstrated in this statement and further detailed in the attached drawings, the propoed full-width extension conforms to the character of Bartholomew Convservation Area in materials and appears sympathetic to original Victorian features with added convenience for modern lifestyle. The design promotes sustainablity by addition of live green roof matching existing extension. The daylight and sunlight amenity of adjoining properties will not be adversely affected by the proposed. Finally, the scale of the proposed does not exceed those already granted and constructed to 4, 8, 18 and 22 BV after conservation area designation date of 1992. Since then full-width rear extensions have been granted 14, 18 and 22 BV. A scale comparison of a select group of existing extensions in neighbouring properties is shown in the site and location plans. Overall, I personally think that the proposed extension sits well within the settings of the existing surrounding and would provide relative visual symmetry with the rear extension of 14 BV.

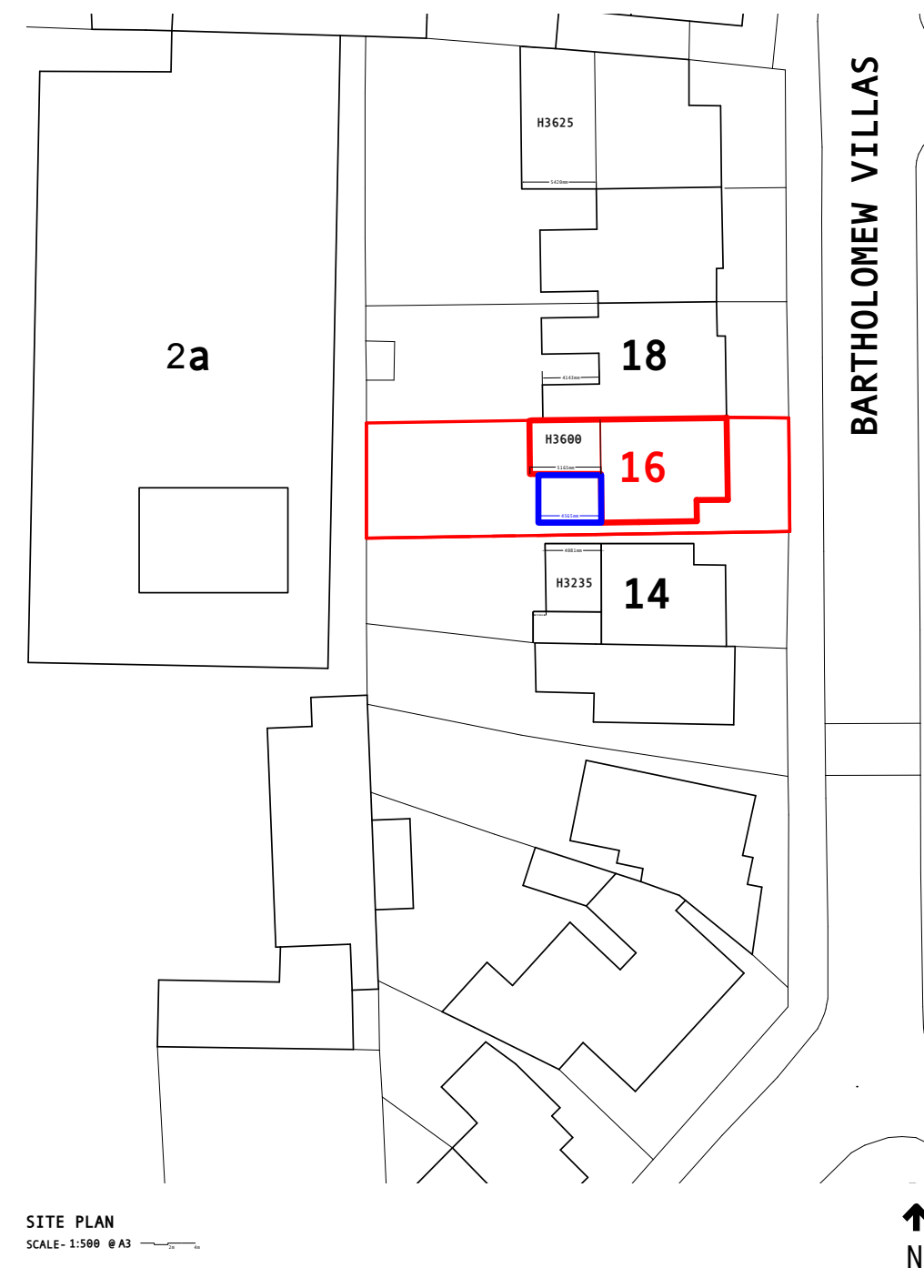
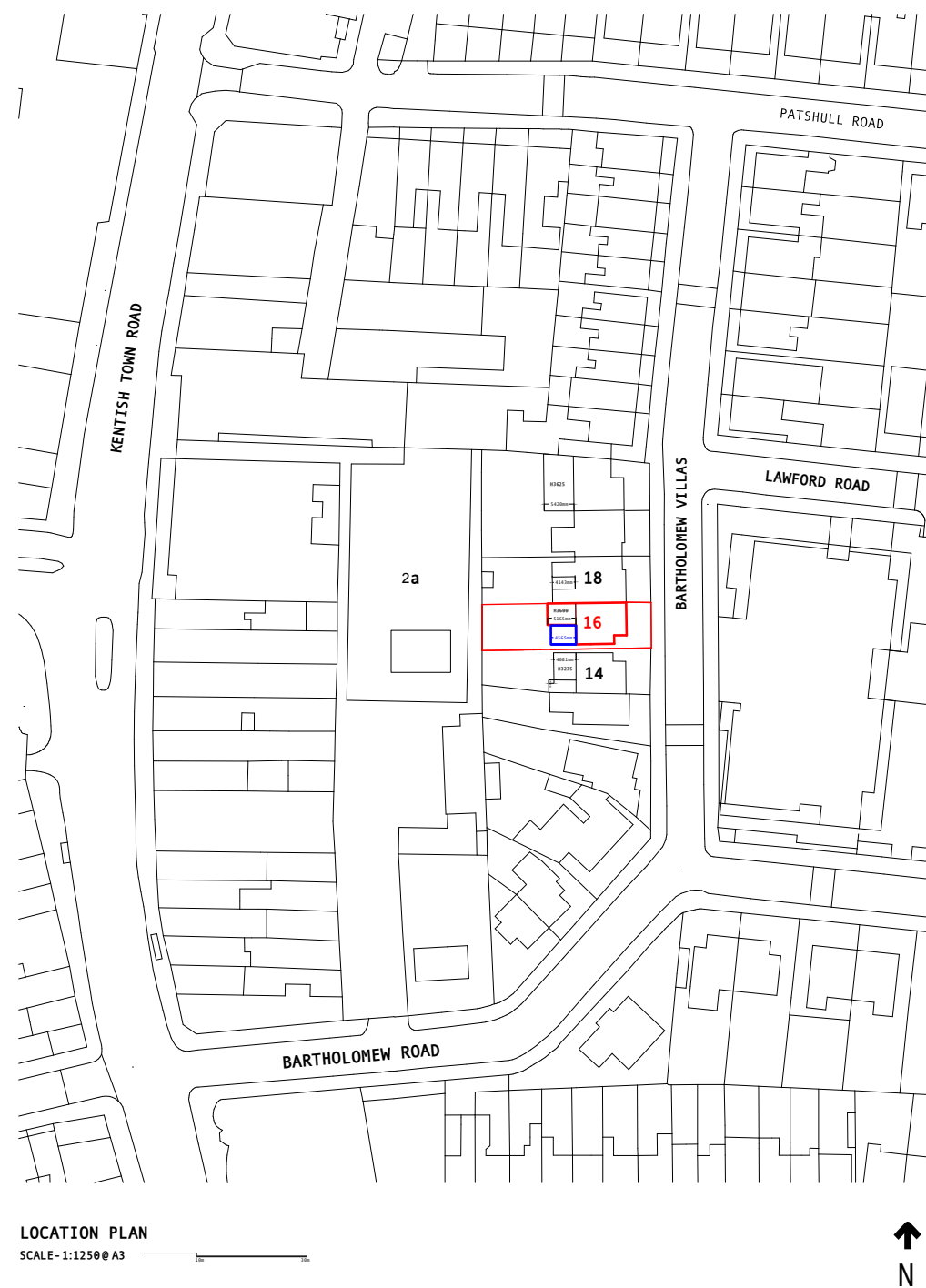
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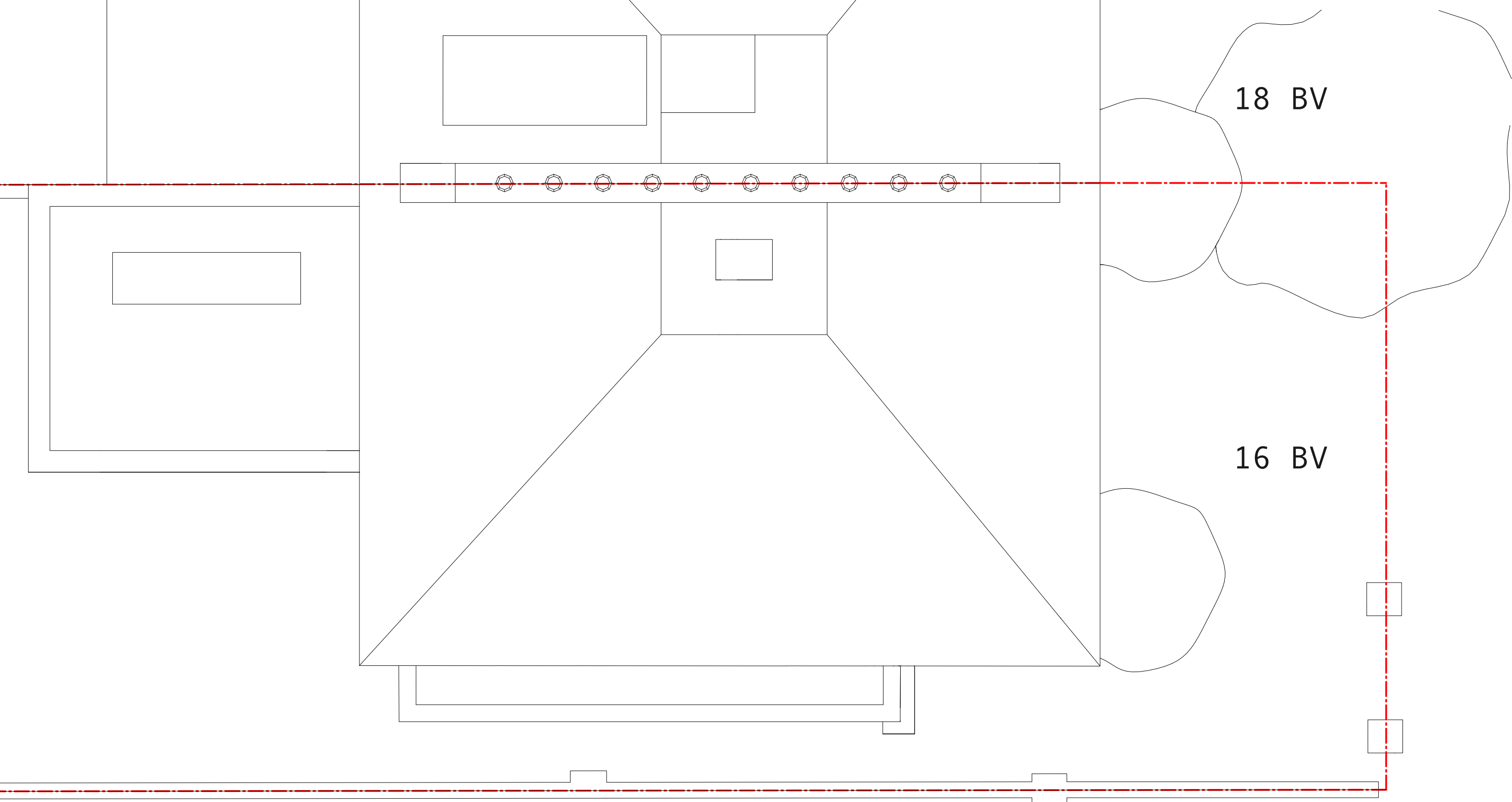
100- LOCATION AND SITE PLANS

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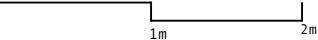
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200-EXISTING ROOF PLAN

SCALE 1/50@A3



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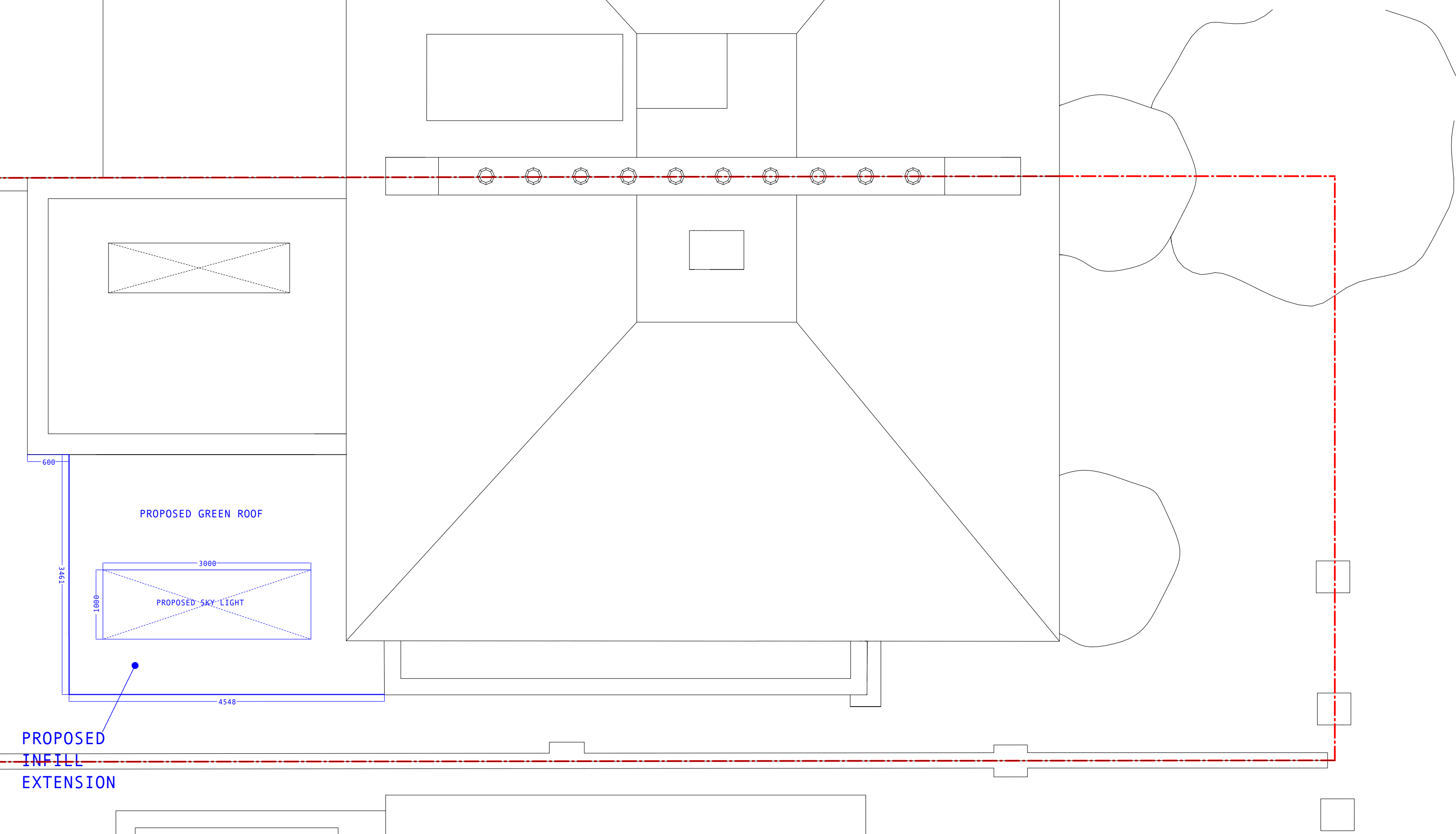
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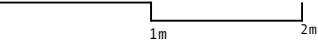
SCOPE GROUND FLOOR REAR INFILL EXTENSION

14 BV



201-PROPOSED ROOF PLAN

SCALE 1/50@A3



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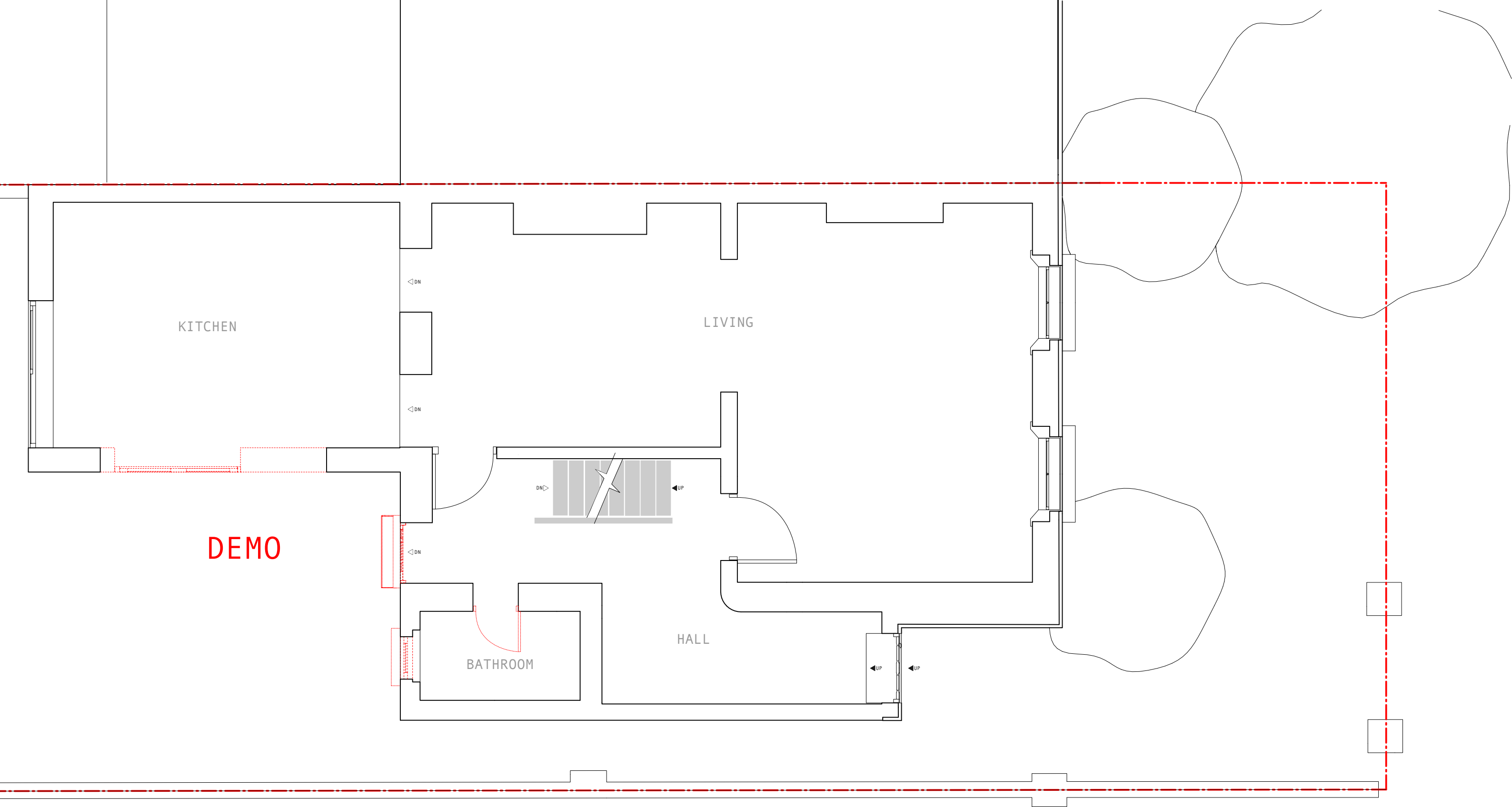
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SCOPE GROUND FLOOR REAR INFILL EXTENSION



300-EXISTING GF PLAN SHOWING DEMO

SCALE 1/50@A3



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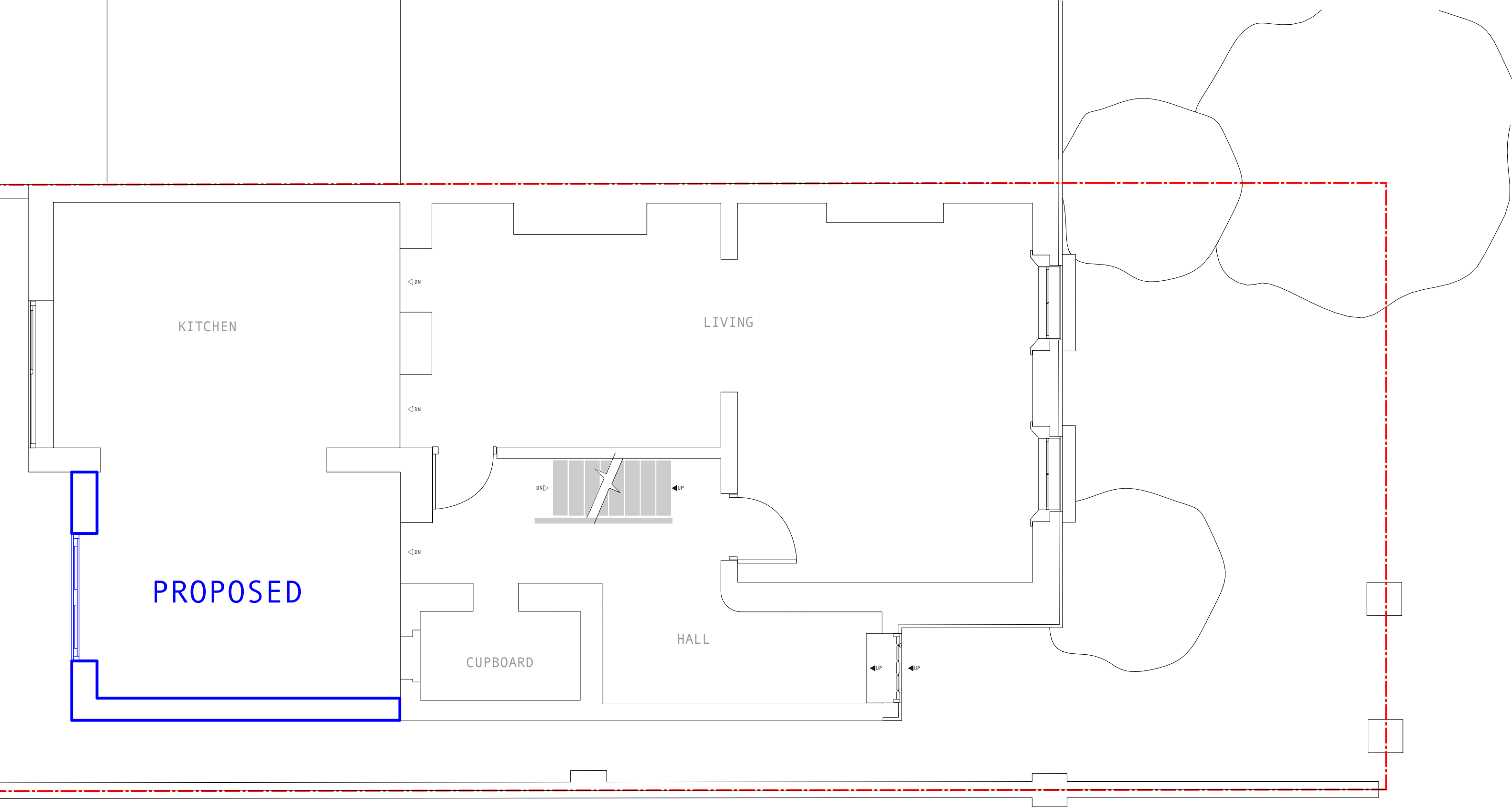
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SCOPE	GROUND FLOOR REAR INFILL EXTENSION
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301-PROPOSED GF PLAN

SCALE 1/50@A3



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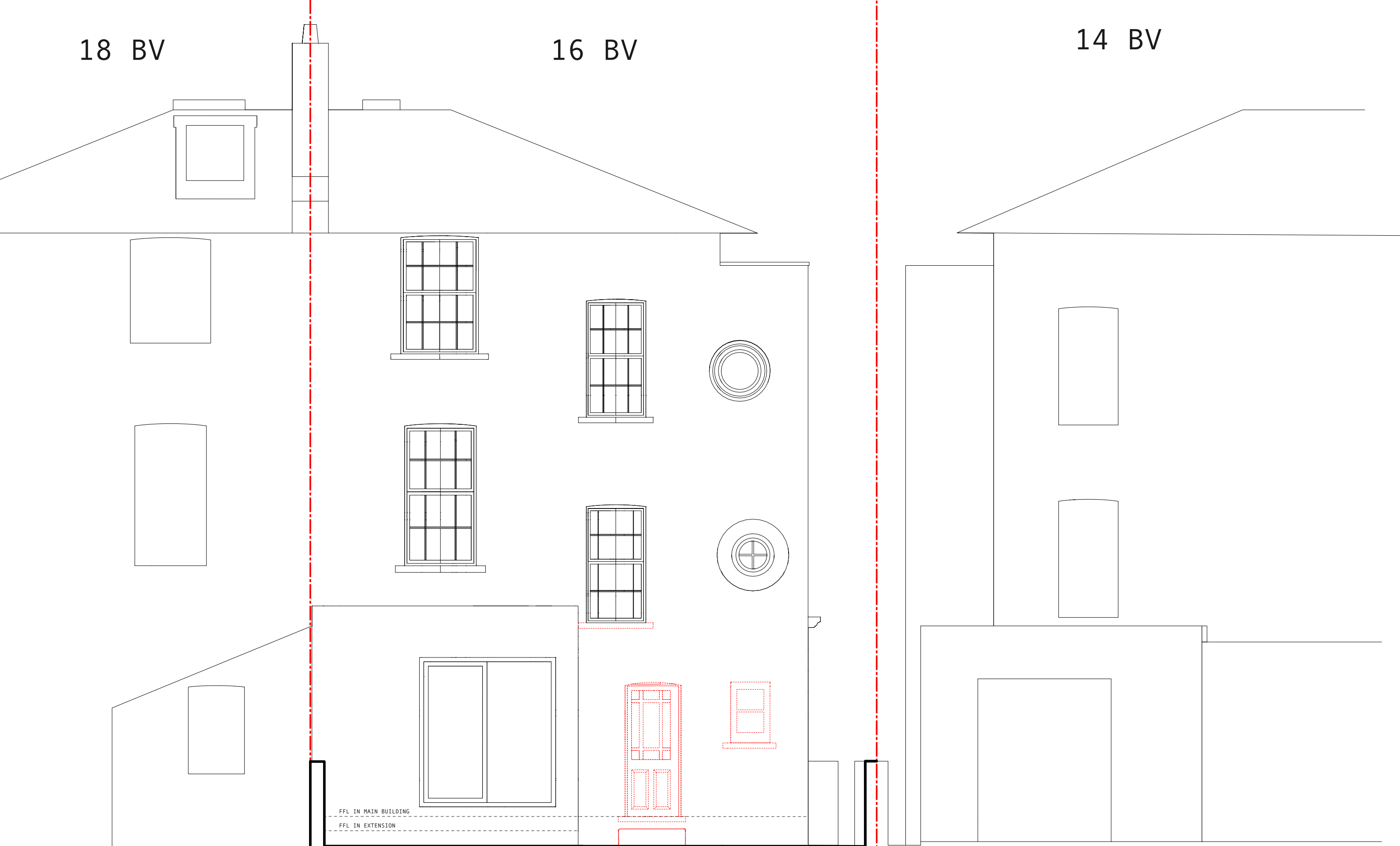
CLIENT	ALEXANDRA HORN
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SCOPE	GROUND FLOOR REAR INFILL EXTENSION
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18 BV

16 BV

14 BV



FFL IN MAIN BUILDING

FFL IN EXTENSION

400-EXISTING REAR ELEVATION

SCALE 1/50@A3

1m 2m

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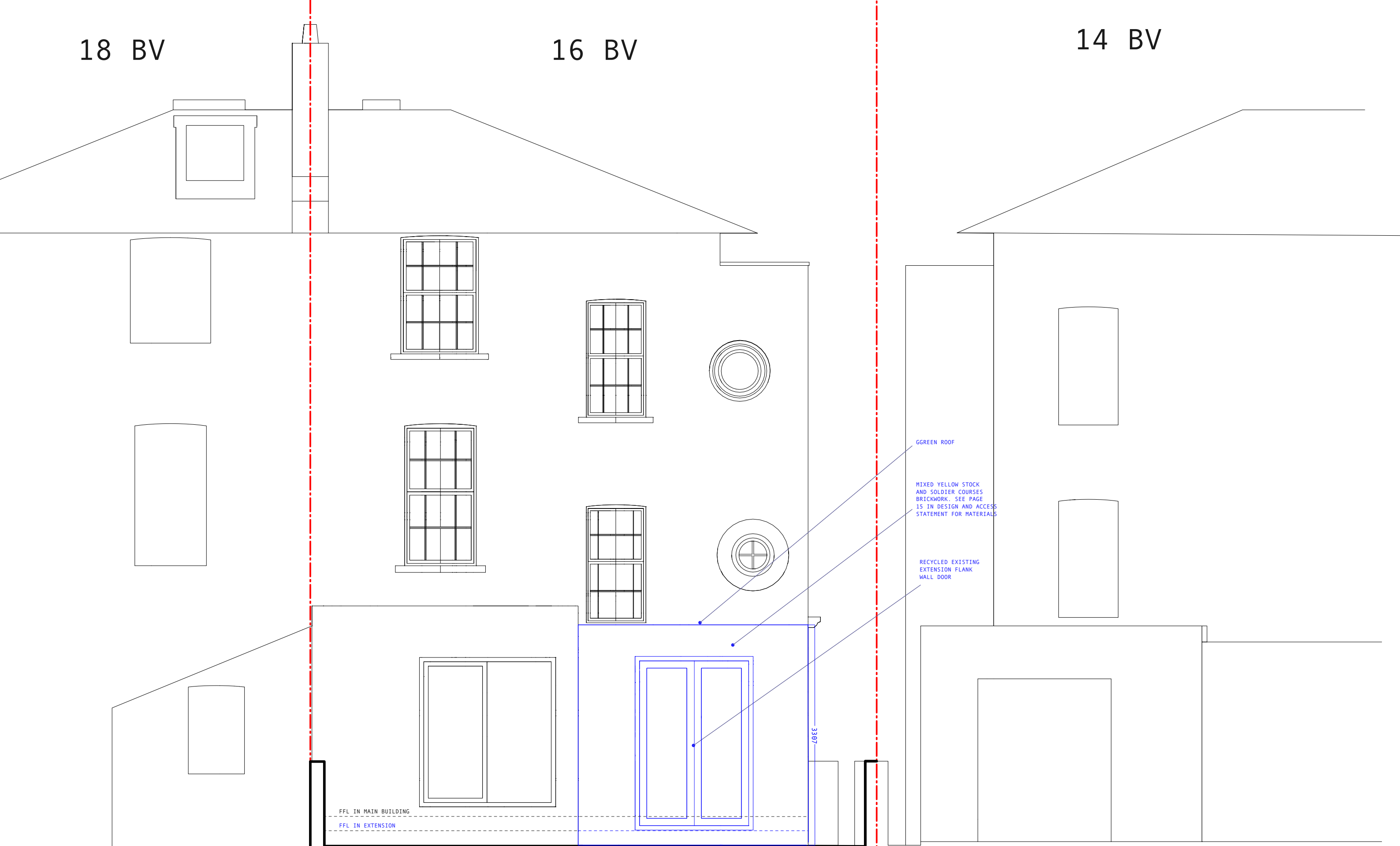
SCOPE
GROUND FLOOR REAR INFILL EXTENSION

CELLAR
BEYOND
UNDER
MAIN

18 BV

16 BV

14 BV



401-PROPOSED REAR ELEVATION

SCALE 1/50@A3

1m 2m

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SCOPE
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CELLAR
BEYOND
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MAIN



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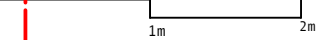
500-FRONT ELEVATION

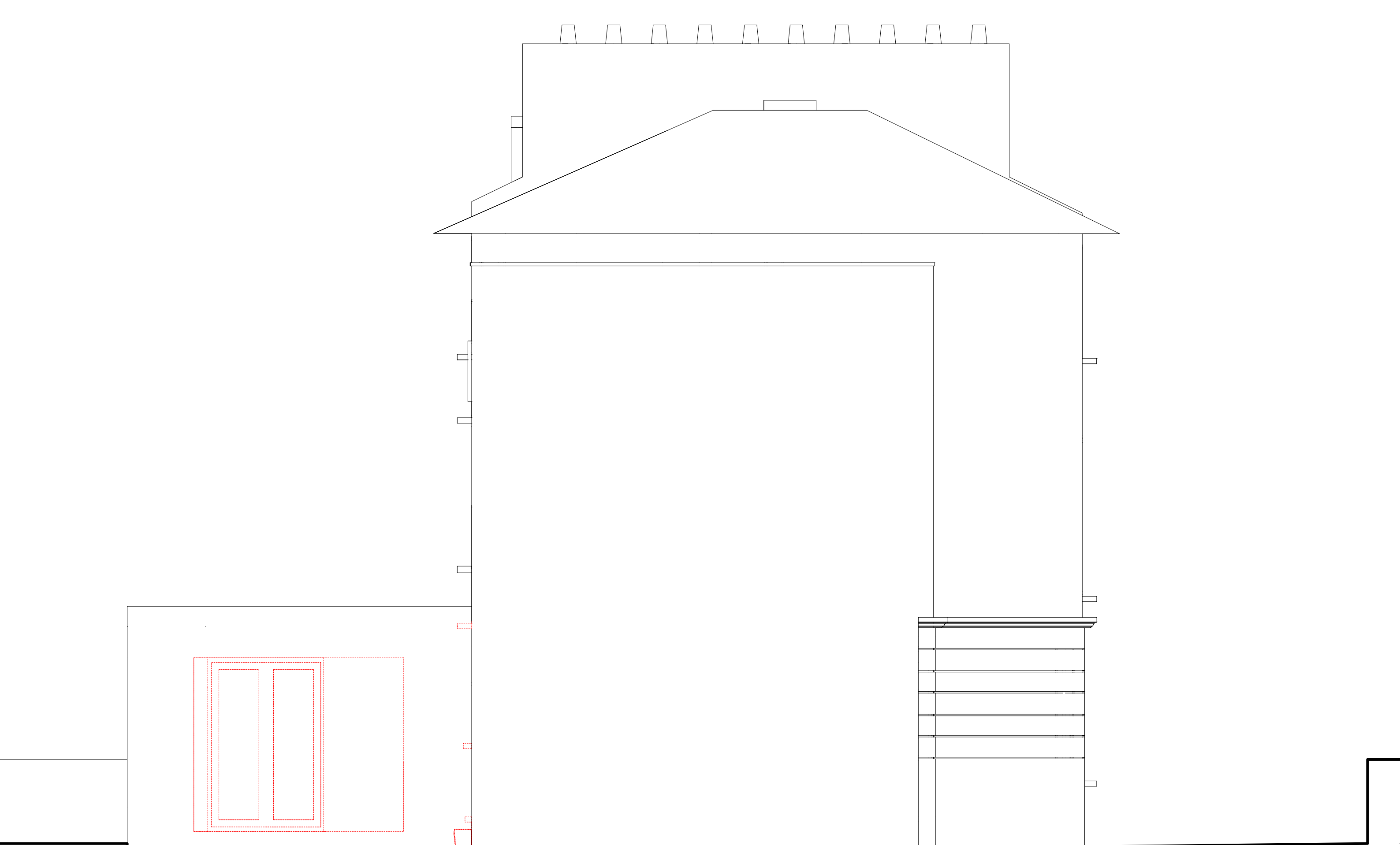
PROJECT 16 BARTHOLOMEW VILLAS NW5 2LL

CLIENT ALEXANDRA HORN

SCOPE GROUND FLOOR REAR INFILL EXTENSION

SCALE 1/50@A3





600-EXISTING SIDE ELEVATION

SCALE 1/50@A3

1m 2m

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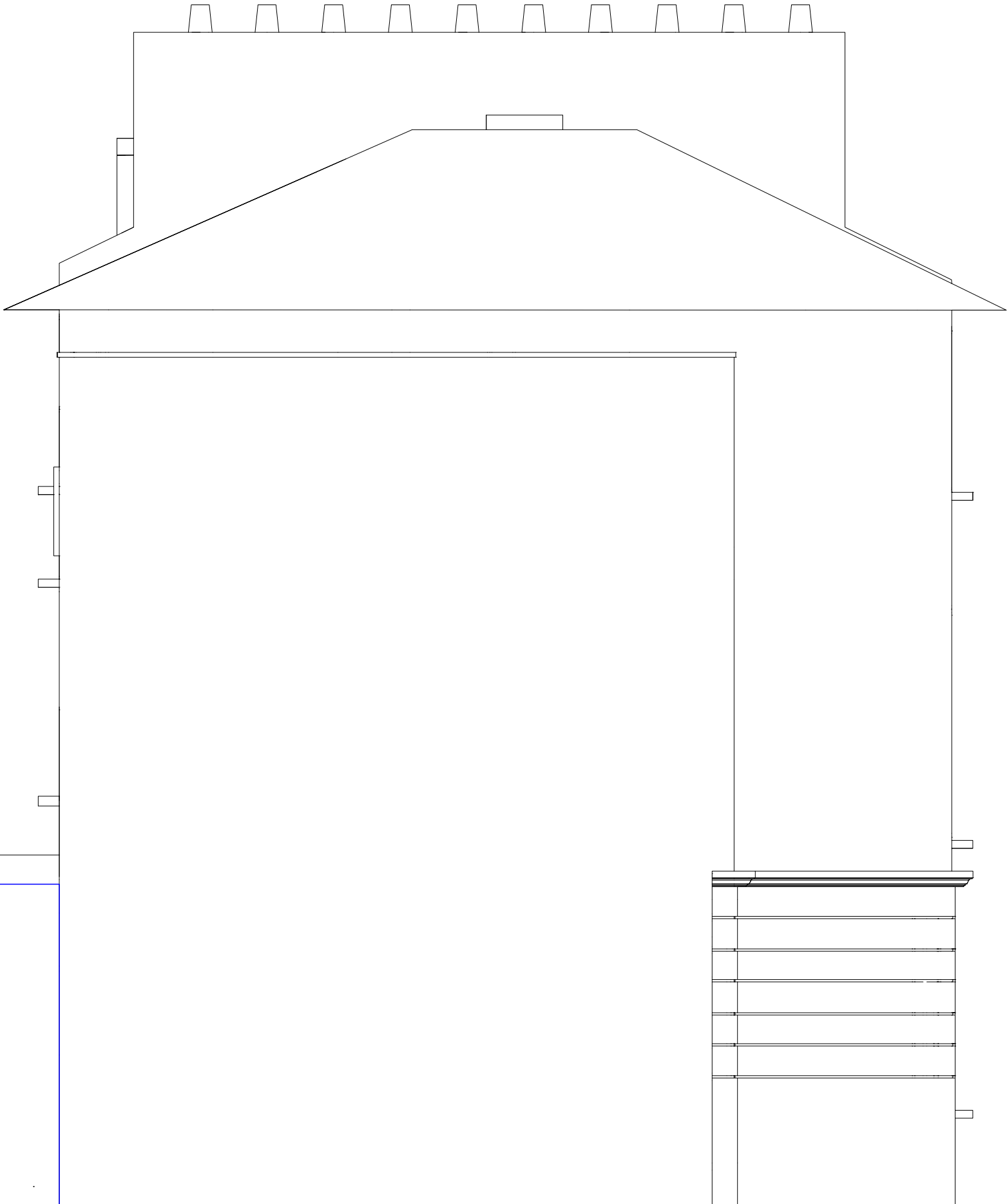
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SCOPE

GROUND FLOOR REAR INFILL EXTENSION

CELLAR
BEYOND
UNDER
MAIN

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MIXED YELLOW STOCK
BRICKWORK IN FLEMISH BOND
MATCHING EXISTING. SEE PAGE
15 IN DESIGN AND ACCESS
STATEMENT FOR MATERIALS

601-PROPOSED SIDE ELEVATION

SCALE 1/50@A3

1m 2m

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