

Introduction

This Design & Access Statement is in support of a Planning Application for 42 Harmood Street, NW1 8DP which seeks permission for the demolition of the small projecting single-storey extension to the rear of the closet wing and removal of much of the ground floor level rear masonry and fenestration to facilitate a small single-storey rear extension. The current use of residential is maintained.

The site is a two-storey, end-of-terrace property located south of the Camden Centre for Learning (previously Chalcot School), approximately halfway along Harmood Street (east side).

The property is within the Harmood Street Conservation Area, London Borough of Camden (LBC). The site has been noted in the Harmood Street Conservation Area Statement (2005) by Camden as “making a positive contribution” to the character of the Conservation Area, alongside its immediate neighbouring group, Nos. 36-40. The subject site originally formed part of a longer, uninterrupted terrace of modest two-storey dwellings with regular rear elevations, projecting closet wings, and small back gardens.

Historic mapping indicates that the subject property received a small addition to the rear of the closet wing in the late nineteenth century, likely to provide a WC. By the time of the 1962 Ordnance Survey map, few additional changes were shown. However, a further single-storey infill extension was added between this map and the present day.

Proposed works

The application proposals are summarised as follows:

- Demolish the small projecting single-storey extension to the rear of the closet wing (a bathroom) and removal of much of the ground floor level rear masonry and fenestration to facilitate a small single-storey rear extension
- The rear extension is proposed to project by approximately 1.3m (full width of the site), approximately to the line of the garden wall footings. It will be constructed in matching brickwork with a soldier course detail to the lintel. The extension will feature a modest brick parapet with stone coping and a flat roof behind.
- At the first-floor level, the existing external terrace will be slightly extended as a result of the ground floor extension. The existing decking boards are to be removed and black-painted metal railings installed to the parapet. The proposed railings will prevent access to the new flat roof in front of the closet wing (left side) to preserve the privacy of the neighbours to the south. No change is proposed to the existing boundary treatment to the north to preserve existing views from the street and preserve the occupants' privacy from the school access and car park.
- The proposed rear extension would feature full-height fenestration in dark grey aluminium powdercoated frames.
- It is proposed to replace all windows (front and rear) with equivalent sash windows with timber frames and double glazing
- It is proposed to replace the existing French doors to the rear terrace to match (with double glazing).
- Modest improvements to garden areas providing hard and soft landscaping and a small shed in the rear garden (up to 1.8m high)

Statutory Context

The following framework documents are referred to:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF) (February 2025)
- National Planning Policy Guidance (PPG) “The Historic Environment” (2019)
- Conservation principles, policies and guidance for the sustainable management of the historic environment, English Heritage, April 2008
- Good Practice Advice in Planning, Historic England (GPAs): Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015) and Planning Note 3: The Setting of Heritage Assets (December 2017)
- Historic England Advice Notes (HEANs) Note 1 - Conservation Area Appraisal, Designation and Management (February 2019) and Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)
- The London Plan (March 2021)
- Camden Local Plan (2017)
- Camden Planning Guidance: Design (2021)

Whilst all the above policies and guidance have been taken into consideration during the process of the design development, the most relevant policies have been quoted below.

NPPF (2025)

Paragraph 207: “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

Paragraph 212: “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 213: “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

Paragraph 215: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

Paragraph 219: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Camden Local Plan (2017)

D1 – Design: This policy emphasises the importance of high-quality design in development. The relevant key intentions include:

- Respecting local character and preserving heritage assets.
- Using high-quality, durable materials that complement local character.
- Integrates well with the surrounding streets and contributes positively to the street frontage

D2 – Heritage: This policy focuses on preserving and enhancing Camden’s heritage assets while balancing development needs. Relevant key principles include:

- Protecting designated heritage assets, assessing proposals that cause less than substantial harm by weighing public benefits against the impact. Ensuring new development preserves or enhances a Conservation Area's character.
- Resist demolition of an unlisted building that makes a positive contribution to the Conservation Area
- Protecting trees and garden spaces that add to the Conservation Area's character.
- Preventing harmful alterations.
- Protecting the setting of listed buildings from harmful development

Planning History

Application reference	Description of Works	Decision Date	Status
2024/4768/P	Erection of single storey rear extension; raising ridge height of first floor rear closet wing; alterations to first floor rear window; installation roof lights to rear and closet wing roof slopes; installation of matching windows throughout.	15-07-2025	Approved
2023/1566/P	Erection of rear extensions at ground and first floors and rooflights to rear slope	13-09-2023	Approved
2021/4434/P	Rear extensions at ground and first floor level, insertion of rooflights to rear roofslope and closet wing.	12-04-2022	Refused

Design principles & concepts

The proposed works are mostly confined to the rear of the building and do not affect the principal elevation facing Harmood Street, which makes the greatest contribution to the public streetscape and Conservation Area. The rear of the property is only perceptible in oblique and heavily filtered views from Clarence Way, while part of the side elevation is glimpsed through the gap between the site and Chalcot School (albeit somewhat obscured by wire fencing) and does not feature prominently in public views. As such, the areas affected by the proposals are of limited public visibility and low townscape sensitivity.

The proposed single-storey rear extension is modest in scale, projecting approximately 1.3m and aligning with remnants of a former garden wall’s footings. The extension is materially and architecturally subordinate to the host building and will read as a discreet addition to the rear, preserving the established hierarchy of the original terrace form. Importantly, the current proposal represents a clear reduction in scale when compared with the consented scheme approved in July 2025 (application ref. 2024/4768/P), which allowed for a deeper rear extension, raising of the rear closet wing roof ridge, and additional roof interventions. The omission of these previously approved elements results in a scheme that more closely

reflects the historic proportions of the rear elevation and better preserves the character of the terraced group.

The proposed use of matching brickwork with traditional detailing, including a soldier course lintel and brick parapet with stone coping, ensures that the extension integrates successfully with the host building and surrounding historic fabric. While contemporary aluminium-framed glazing is proposed at the ground-floor level, this approach accords with the previously approved scheme and is limited to a discreet rear location, where it does not impact the Conservation Area's character.

In contrast to the previously approved tall timber fence along the northern boundary at the first floor level, the current scheme seeks to retain the existing boundary treatment in this location. Although only glimpsed obliquely through the gap beside Chalcot School, the retention of the existing boundary will have a neutral impact on public views within the conservation area whilst protecting the privacy of occupants. Whilst not publicly visible, the replacement of the first-floor terrace balustrade (poor quality decking boards) with a more traditional black painted metal balustrade is considered to be an appropriate enhancement in quality and character.

Given that the proposed scheme no longer seeks to raise the height of the closet wing and the smaller ground floor extension, it is not considered that the proposed changes would be visible in the oblique views from Clarence Way.

The scheme also seeks to make modest improvements to the front and rear garden, providing an appropriate mix of hard and soft landscaping with appropriate domestic planting. A small shed is proposed to the rear, which will be no more than 1.8m tall. The proposed height and massing are considered to be reasonable and will not impact the amenity of neighbours. The changes to the rear garden will not be publicly visible and so will have a neutral impact on the character of the conservation area. The improvements to the front garden, whilst modest and in keeping, will improve the quality of the site's frontage and will offer a minor enhancement to the site's overall character and appearance, thus benefitting the wider conservation area.

The proposals accord with Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017). The scheme responds positively to local character by retaining the historic front elevation, respecting the scale and form of the original terrace, and using high-quality materials and detailing appropriate to the Conservation Area.

In accordance with Policy D2, the subject site's role as a positive contributor to the Harmood Street Conservation Area has been carefully considered. The proposals avoid demolition or harmful alteration, focus intervention on areas of low significance, and preserve the building's contribution to the wider terrace and townscape. The reduced scale of development compared with the extant consent, together with the omission of roof-level alterations and the introduction of more characterful balustrade to the first floor terrace, ensures that the character and appearance of the Conservation Area are preserved.

Overall, the proposals preserve the character and appearance of the Harmood Street Conservation Area and, by virtue of their reduced scale and improved material treatment

relative to the extant consent, represent a more conservative and sensitive form of development.

Impact Summary

The assessment above demonstrates that the proposed works would result in no harm to the significance of the Harwood Street Conservation Area or to the contribution made by the subject site as an identified positive contributor. They preserve the principal elevation and establish a terrace relationship. There is no change to the access to the building.

When assessed against the fallback position established by the most recent consent (application ref. 2024/4768/P), the current scheme represents a clear reduction in scale. The proposals omit previously approved increases in built form and closet height, retain a larger proportion of the rear garden, avoid roof-level alterations, and introduce more traditional and contextually appropriate boundary treatments and railings. As such, the scheme is considered to have an overall positive effect on the character and appearance of the site and conservation area.

The proposals incorporate several positive attributes, including:

- A more appropriately sized rear extension that retains a greater proportion of the rear garden;
- Enhanced safety and appearance through the replacement of ad-hoc decking boards with traditional black painted metal railings; and
- Thermal and fabric upgrades, including timber double-glazed windows and general improved insulation, supporting the building's long-term viable use and sustainability.
- Modest improvements to hard and soft landscaping to both the front and rear gardens.

Conclusion

The proposed works are confined to the rear of the building, in areas of limited public visibility and low heritage sensitivity, and do not affect the principal elevation facing Harwood Street. The scale, form and detailing of the modest single-storey rear extension are subordinate to the host building and respect the established hierarchy of the terrace. The use of matching brickwork and restrained traditional detailing ensures that the proposals integrate successfully with the existing historic fabric. When assessed against the fallback position established by the most recent consent (2024/4768/P), the current scheme represents a materially reduced and more carefully resolved proposal.