

# Planning Application Heritage Statement – 38 Lisburne Road NW3 2NR

Applicant: Gilles Moëc and Bénédicte Moëc-Fougier

Local Planning Authority: London Borough of Camden

Conservation Area: Mansfield Conservation Area

Project: Remodelling and enlargement of the existing rear extension to create a new side-return single-storey extension to a terraced house,

Site Address: 38 Lisburne Road, London NW3 2NR

## Proposal Overview

### **Refurbishment of existing dwelling with ground floor rear extension and replacement of some windows**

This document sets out the proposed works to an existing late Victorian terraced house, owned by the current inhabitants, Gilles Moëc and Bénédicte Moëc-Fougier, since 2011. The project seeks to replace the current 25-year-old, deteriorating conservatory, which suffers from significant thermal inefficiencies, with a high-quality single-storey brick extension incorporating a new side return.

While the property is not statutorily listed, it is situated within the Mansfield Conservation Area, and the design has been carefully developed to ensure it respects and enhances the character of the surrounding built environment.

## Context and Precedent

The property is surrounded by houses that have already undergone rear and side extensions (e.g. No. 40, application ref: 2018/4073/P) or are currently rebuilding their rear extension (e.g. No. 34, application ref: 2024/3135/P).

Numerous other single-storey 'wraparound' extensions have also recently received planning permission in the immediate area (e.g. No. 14 and No. 18), further demonstrating a clear precedent for similar developments.

The proposed side extension retains a dedicated patio space within the side return on the west side, preventing an overly bulky appearance and preserving an area for planting. This includes the relocation of the mature camellia, which will need to be moved to accommodate the new side return.

The rear boundary remains unchanged, ensuring that the size and layout of the rear garden are fully preserved. Additionally, on the east side, the height of the proposed extension does not exceed that of the neighbouring extension at No. 40, ensuring the development integrates harmoniously without creating any overbearing impact.

## Design and Architectural Sensitivity

The extension has been designed to remain subordinate to the host property, respecting its scale, proportions, and architectural style while significantly improving the usability and quality of the internal living space. The design enhances visual connectivity with the garden, ensuring a seamless transition between indoor and outdoor areas.

The choice of materials has been carefully considered to ensure continuity with the existing property and the wider streetscape. The house features traditional London mixed stock brickwork with red brick detailing around the lintels, and the new extension will match these materials, ensuring a cohesive and sympathetic finish.

The inclusion of slim, painted metal-framed windows and doors enhances the extension's contemporary aesthetic while maintaining a subtle and refined appearance.

## Sustainability and Energy Efficiency

The proposal aligns with Camden Borough Council's planning policies by prioritising environmental sustainability and energy efficiency. The new extension will incorporate high-performance insulation and double-glazed, thermally broken windows, significantly improving thermal efficiency compared to the existing structure.

The proposed sedum roof system further enhances the extension's sustainability credentials by improving insulation properties, purifying the air, and promoting biodiversity, while also enhancing the property's visual and ecological value. Green roofs are widely recognised for their positive impact on well-being, providing aesthetic appeal, natural sound insulation, and a calming green space.

By replacing the outdated and inefficient conservatory—difficult to heat in winter and prone to excessive overheating in summer—the proposed extension will eliminate major thermal inefficiencies. This will result in improved year-round comfort, reduced energy consumption, and lower household energy bills, making a meaningful contribution to the Borough's sustainability objectives.

## Conclusion

The proposed extension represents a well-considered, high-quality design that is in keeping with the surrounding area and conservation guidelines. It respects the architectural character of the property, maintains existing garden space, and integrates sustainability improvements that align with modern efficiency standards. Given the clear precedents in the immediate vicinity, alongside the proposal's sensitive design approach, we strongly hope the proposal will be granted consent.



Current rear view of the property





Current view of the side of the property