

Project Description – Planning Application
24 Savernake Road, London, NW3 2JP
Proposed Ground Floor Rear Extension and Second Floor Extension

This application seeks full planning permission for the erection of a ground floor rear extension and a second floor extension at 24 Savernake Road, London NW3 2JP.

Existing Property

The application property is a mid-terrace Victorian dwelling arranged over multiple storeys, located within a residential street characterised by similar period properties. The property retains its original form and proportions, with a rear garden and an existing kitchen located at ground floor level.

The surrounding area exhibits a consistent pattern of terraced housing, many of which have been extended at ground floor level and altered at roof level.

Proposed Development

Ground Floor Rear Extension

The proposal includes the construction of a single-storey rear extension to enlarge the existing kitchen and dining area, creating a more functional open-plan kitchen/dining space.

As shown on the proposed drawings, the extension spans the width of the property and incorporates a contemporary rear façade with full-width glazed sliding doors and rooflights to enhance natural daylight penetration.

The materials will consist of brickwork to match the existing dwelling, complemented by modern glazed elements. The scale and projection of the extension have been carefully designed to remain subordinate to the host building and to align with neighbouring rear extensions where present.

Second Floor Extension (Study and Terrace)

The proposal also includes a second floor extension to the rear to provide a small study/office space.

The extension is modest in scale and positioned to the rear, ensuring it does not disrupt the principal elevation. It incorporates a terrace area with black metal railings and a zinc roof finish, as indicated on the proposed elevations.

The design ensures that the extension remains visually subservient and does not disrupt the established roofscape. Existing structural elements, including the gable wall, are retained where possible.

Design and Materials

The proposed materials have been selected to complement the existing property, including:

- Brickwork to match the existing building
- Steel and glass doors and windows at ground floor level
- Double-glazed timber-framed doors at upper levels
- Black metal railings and zinc roofing to the second floor extension

These elements provide a contemporary yet sympathetic addition to the existing Victorian structure.

Impact on Amenity and Surroundings

The proposed extensions have been carefully designed to minimise impacts on neighbouring properties:

- The ground floor extension is limited in height and projection, reducing any sense of enclosure.
- The second floor extension is set to the rear and modest in scale, limiting visibility from the public realm.
- There will be no unacceptable overlooking or loss of privacy.
- Daylight and sunlight impacts are considered minimal due to the scale and positioning of the extensions.

The proposals reflect the established pattern of development within the area.

Conservation Area Context

The site is located within a designated Conservation Area, where there is a statutory duty to preserve or enhance the character and appearance of the area. The proposal has been carefully designed to respect the architectural significance of the host Victorian terrace and the wider townscape.

The extensions are confined to the rear of the property and are not visible from the public realm along Savernake Road. The scale, form, and materiality of the development ensure that it remains subordinate to the original building, preserving the character and rhythm of the terrace. The use of high-quality, sympathetic materials further ensures that the proposal preserves the significance of the Conservation Area.

Precedent and Surrounding Development

The proposed development is consistent with the established pattern of development along Savernake Road, where similar extensions have been approved and constructed.

In particular, planning permissions have been granted for comparable rear and roof-level extensions at neighbouring properties, including Nos. 30 and 32 Savernake Road. These developments demonstrate that the principle of extending properties in this manner is well established and accepted within the immediate context.

The current proposal aligns with this precedent in terms of scale, form, and positioning, and therefore integrates appropriately within the surrounding built environment.

Planning Policy Context

The development has been designed in accordance with relevant policies of the Camden Local Plan, including:

- **Policy D1 (Design)** – high-quality, contextually appropriate design
- **Policy A1 (Managing the Impact of Development)** – protection of residential amenity

Conclusion

The proposed development represents a well-considered and proportionate enhancement to the existing dwelling. It improves the functionality and quality of internal living space while respecting the character of the host building and surrounding terrace.

The scheme preserves the character and appearance of the Conservation Area, accords with established local precedent, and complies with relevant planning policy. Approval is respectfully sought.