



The Royal Borough of Greenwich
Planning Department

10th October 2023

Re: Planning Statement in Support of 139 Kingsground

We respectfully submit this planning statement in support of the proposed development at 139 Kingsground, addressing the concerns raised in the reasons for refusal. We have made relevant revisions to the previously refused scheme which we believe are appropriate to the overall concept and proposal.

Our application aligns with the National Planning Policy Framework (NPPF) and the local planning policies, seeking to create a high-quality, beautiful, and sustainable addition to the area.

1. Compliance with NPPF Principles:

a) **Functionality and Quality:** The proposed development is designed to function well and contribute positively to the area's overall quality over its lifetime. The layout, design, and landscaping are meticulously planned to ensure long-term functionality and appeal. The proposed extension is appropriate to the requirements of the couple to enlarge areas of the house sufficient for modern day living.

b) **Visual Attractiveness:** The design incorporates good architecture, layout, and effective landscaping, resulting in an aesthetically pleasing addition that enhances the streetscape.

c) **Sympathy to Local Character:** The proposed design respects the local character and history, blending with the surrounding built environment while allowing for innovation and change where appropriate.

d) **Sense of Place:** Through the arrangement of streets, spaces, building types, and materials, the development creates an attractive, welcoming, and distinctive place to live.

e) **Optimization of the Site:** The proposed development maximizes the site's potential to accommodate an appropriately sized extension to avoid impact to the neighbouring properties.

f) **Safety, Inclusivity, and Well-being:** The design prioritizes safety, inclusivity, accessibility, and promotes health and well-being for the residents to improve their quality of living.



2. Alignment with Local Policies:

a) Policy DH1 (Royal Greenwich Local Plan): The proposal complies with Policy DH1 by positively contributing to the built and natural environment, complementing the architecture of the surrounding buildings, and respecting the scale, height, bulk, and massing of the existing built form.

b) Residential Extensions, Basements, and Conversions Guidance SPD (2018): The design is sensitive to the original building and the buildings in the vicinity, with rear extensions that do not dominate but remain subservient to the original house.

3. Height, Scale, and Bulk:

The proposed two-story rear extension does not result in a disproportionately bulky extension. The extension is in proportion to the original dwelling house, and the design respects the established pattern of development.

4. Roof Style:

While the proposed flat roof is not visible from a public highway, it is not in violation of the guidelines. The design choices made regarding the roof height are in line with the original house's character. We believe by adding a pitched tiled roof to the proposed will add a pastiche foreign looking extension to the rear. We have included examples attached of the eaves details to help you understand that there are other options available and more suitable than a "traditional pastiche".

5. Materials:

We acknowledge the concern about materials. However, the render, zinc cladding, and timber privacy screen proposed for the extension are deliberately chosen to provide a contemporary and visually appealing contrast to the red brick-clad surroundings. The purpose is to create a harmonious balance between the old and the new.

6. Windows and Doors:

The use of full-height windows and doors, while distinct from the surrounding fenestration, is a deliberate architectural choice intended to modernize the property and introduce an element of innovation while remaining complementary to the original design.



In conclusion, the proposed development at 139 Kingsground complies with the principles outlined in the NPPF and local policies. It enhances the area's aesthetics, functionality, and sustainability while respecting local character and promoting well-being. We respectfully request that the planning authorities reconsider their refusal and approve the application in line with these arguments.
Yours sincerely,



James Kay Director & Architect ARB, RIBA.
James Kay Architects Ltd.



Please see examples of rear extensions with differing roof construction types
These are by others and all within London Boroughs.

