

DESIGN AND ACCESS STATEMENT

ERECTION OF AN ADDITIONAL STOREY EXTENSION INCLUDING INSERTION OF SIDE ELEVATION WINDOWS AT 2 QUICKSWOOD, PRIMROSE HILL, LONDON NW3 3SJ

The host property is a semi-detached single dwelling house constructed circa 1970.

The application site is located within the Chalcot Estate and is not within a conservation area.

The current planning application follows a prior approval for a slightly smaller scheme granted on 19th May 2022 (ref. 2021/4368/P).

As in the previously approved scheme, the materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse; the roof pitch of the of the dwellinghouse following the development will be the same as the roof pitch of the existing dwellinghouse; and following the development, the dwellinghouse will be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

The proposed side window (facing King Henry's Road), will be of a matching style and material as the window located directly below and thus not harm the character of the host building or of the wider Chalcot Estate area.

There are a number of similar extensions already permitted on the estate, these include 22 Quickswood (ref. 2022/2259/P and 2 Lyttelton Close (ref. 2022/4234/P).