



BE-STUDIO LONDON  
ARCHITECTURE & INTERIORS

## Householder Planning & Listed Building Consent

### Design & Access and Heritage Statement

5a Greville Place, London NW6 5JP



28/03/2023



BE-STUDIO LONDON  
ARCHITECTURE & INTERIORS

## 1. Proposal Summary

This document is part of the planning application for 5a Greville Place.

We have been commissioned by the client to prepare a planning application to make alterations and additions to 5a Greville Place, NW6 5JP. The purpose of this statement is to seek consent for the below listed works by considering all the relevant planning aspects of the proposal and the national and local planning policies which are relevant to the application.

The scope of work can be briefed as follows:

- Adding skylights at roof level

## 2. Location



Fig.1 Site Location sourced from Google Map



BE-STUDIO LONDON  
ARCHITECTURE & INTERIORS

The property is located on the west side of Greville Place. The immediate surrounding site mainly contains residential buildings of varying height and styles. There is no distinctive architectural style in the area.

### 3. Existing Building

The building is 2 storey high dwelling with 3 bedrooms and lower ground floor with rear and front garden. The property is stucco fronted with small scale mock Georgian windows and banding and flat roof.



Fig. 2 View of Front Facade



Fig.3 View of Rear Facade

### 4. Heritage Status

The property is Grade-2 listed, situated in the St John's Wood Conserv. Area in the borough of Camden.

### 5. Use

Existing use is residential. No change of use proposed.



BE-STUDIO LONDON  
ARCHITECTURE & INTERIORS

## **6. Recent Relevant Planning History**

There exist a significant number of planning applications pertaining to this property. Herein are listed the recently approved applications:

### **Planning Reference : 2022/2669/New (granted)**

Variation of condition 3 (approved drawings) of planning permission 2021/0305/P granted on 19/04/2021. Planning permission 2021/0305/P granted consent for 'Erection of single storey rear extension at lower ground floor level with terrace on flat roof above enclosed by balustrades, to replace existing balcony and external staircase'. The variation of the condition is to allow for the installation of three skylights on the roof of the approved single storey rear extension.

### **Planning Reference : 2021/0305/P (granted)**

Erection of single storey rear extension at lower ground floor level with terrace on flat roof above enclosed by balustrades, to replace existing balcony and external staircase. Internal alterations to include the removal of 2 staircases and replacement with a single staircase, in association with the reconfiguration of the floorplan at lower ground, upper ground and 1st floor levels.

### **Planning Reference : 2015/2858/P (granted)**

The erection of a single storey rear extension at lower ground level.

### **Planning Reference : 2011/4860/P (granted)**

Enlargement of existing lower ground floor beneath front garden and to rear and creation of terrace on roof of rear lower ground floor extension, erection of roof extension, re-landscaping of front garden and installation of new gate piers and railings, and alterations to fenestration all in connection with existing dwelling house.

The proposed work of lower ground front extension and window over the front door were granted at previous applications but these works were not carried out by the previous owners.



BE-STUDIO LONDON  
ARCHITECTURE & INTERIORS

## **7. Layout and Alterations**

The proposed works for this planning application involve the addition of three skylights at roof level, which will significantly improve the natural lighting within the bathroom and corridor located on the 1st level of the building. The skylights will be flush with the roof level, ensuring that they are not visible from any sight-line.

The skylights will be installed in a professional and efficient manner, with minimal disruption to the building's existing structure. They will be carefully positioned to allow maximum natural light to enter the designated areas of the building, ensuring that the occupants enjoy a comfortable and well-lit living environment.

The addition of these skylights will not only enhance the aesthetic appeal of the building, but they will also provide practical benefits, such as reducing the reliance on artificial lighting and improving the overall energy efficiency of the building. This will be particularly beneficial in reducing energy bills, making the building more sustainable and environmentally friendly.

Overall, the proposed works for this planning application to add three skylights at roof level will enhance the building's functionality, energy efficiency, and aesthetic appeal. The proposed design is sensitive to the surrounding environment and will not have any negative impact on the building's visual appearance or character.

## **8. Materials**

All the proposed materials are to match the existing.

## **9. Access**

No change is proposed to the main access into the existing building.





BE-STUDIO LONDON  
ARCHITECTURE & INTERIORS

## **10. Heritage Impact Assessment Summary and Conclusion**

No. 5A Greville Place was probably built as a coach-house and stables for 5 Greville Place, to which it formerly belonged, either at the time of the building of that villa in the early 1820s or shortly afterwards.

The property has undergone a number of extensive renovation works since 1910 and its appearance today has no relation to its historic origins. . Many of those changes have taken place since it was first converted into a separate house in 1948. As a result of the many changes, the building today gives the false impression of being a neo-Georgian infill building. The interior has been so altered that nothing remains in it of any historic or architectural significance.

It is considered that the proposal will not result in a detriment to either the character or appearance of the property as it will stay consistent with the look of the adjacent properties, the local materials and scale. It is also considered that the proposal is modest and sympathetic to the listed building in its scale, form and materiality.

We therefore request that Planning Permission and listed Building Consent is granted for the proposal as described above and as detailed on the supporting drawings and documents.