

Address: 84c College Place, London NW1 0DJ

Date: 09/07/2023

4D PLANNING™

Tel: 0203 1500 183

86-90 Paul St, London EC2A 4NE

Email: enquiries@4dplanning.com

Web: www.GetMePlanning.com

Design and Access Statement



Proposal -

Erection of mansard extension and installation of terrace and dormer window to rear elevation and installation of 2x rooflights to front elevation to extend existing flat at third floor level and all associated works.

Application -

The application site is a three storey mid-terraced property located on the east side of College Place. The premises are sub-divided into three flats. The application proposal relates specifically to Flat C on the top floor. The building is not listed and is not located in a conservation area.

The proposed extension has been designed to enhance the accommodation and amenity of the occupants of the top flat. The proposal will provide outdoor amenity which is currently lacking. The design has been kept similar to the adjoining property at No. 82C College Place which was granted permission for a similar development (see application ref: 2011/2791/P).

The extension, dormer window and roof lights would not be readily visible from the public domain and as such the character of the existing building and wider street scene is preserved, as is the setting of nearby listed buildings on Royal College Street.

The proposed works are sympathetic to the host property appearance and to the amenity of neighbours and are in keeping with the precedent along the terrace. No changes are proposed to the access to the property.

It is considered that there would be no loss of privacy as the windows are will be located in the rear elevation and are a distance of 15m away from the rear of the properties facing it on Royal College Street, the proposal would also be barely visible from the adjoining property due to its height and location, and therefore it is envisaged that the proposal would not lead to a sense of enclosure. The side facing velux windows will be obscured and non-opening to prevent overlooking. The reclaimed London stock brick parapet wall with concrete coping wall to the rear of the terrace has been proposed to provide privacy as shown on the plans. This will also assist in protecting amenity. The proposal will not impact on the natural light of neighbouring properties. A similar application was approved at the adjoining property (application ref: 2013/5547/P).

The size of the terrace is fairly small in overall terms and as such it is not considered that there would be any significant noise and disturbance to adjoining occupiers from its use.

The proposal is almost identical to the approved application at the adjoining property, ref: 2011/2791/P and ref: 2013/5547/P and other properties along the road and therefore on the balance should be approved. If there are any concerns, we kindly ask the case officer to give us the opportunity to address these before a decision is made.