

## Planning Statement

23 Lambolle Road, NW3



November 2023

This statement has been prepared to support a non-material amendment (Ref: 2023/4056/NEW) to the approved planning application at 23 Lambolle Road (Ref. 2017/7038/P)

The amendment seeks a further 1metre extension which would total 5m from the existing rear wall of the house. This is primarily to allow a more functional kitchen/dining layout. The amendment would also allow an area for a breakfast bar overlooking the garden and a freestanding dining table. This would create a kitchen/dining area far more suitable for the current and future needs of the occupants.

The amendment also seeks to raise the extension height slightly. This is purely down to an inadequate allowance for the required thickness for a living roof/insulation/structure etc. on the original application. This has now been updated with the correct allowances resulting in a very minor increase in height.

The amendment also seeks to use a dark coloured render to the external walls. The new extension has been designed primarily with a palette of modern materials such as large expanses of glazing, living roof, exposed timbers. It would therefore make sense to carry this through to the materials on the external walls. A contemporary material such as render will match well with the proposed palette whilst contrasting with the existing simple palette of stock brickwork and painted timber. The extension has clearly been designed in a contemporary style and therefore should have a palette of materials which contrasts the existing building.

The above amendments seek to create an addition to the ground floor flat that will meet the needs of the current occupants whilst looking ahead to the needs of future occupants. The amendments look to respect the existing building, the volume of the new addition does not overly dominate the rear elevation and seeks to protect the appearance of the existing bay window volume. The existing garden would remain at just over 18.5m in length with the grass/planting extending right up to the new rear wall of the extension.

A handwritten signature in black ink, appearing to read 'Douglas Evans', written over a horizontal line.

Douglas Evans  
For and on behalf of DPE Architecture Ltd.