



6 Hollycroft Avenue, London NW3 7QL

Householder Application in a Conservation Area

Glazed extension to Studio

December 19th 2023

Introduction

The proposal is to extend an existing lower ground floor studio into an adjacent lightwell by means of a single storey glazed structure with a retractable glazed roof.

The applicant is
Georgia Slowe & Stuart McClymont
6 Hollycroft Avenue
London NW3 7QL

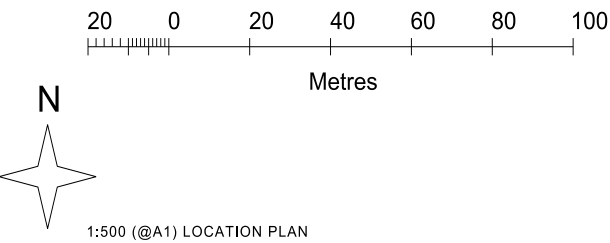
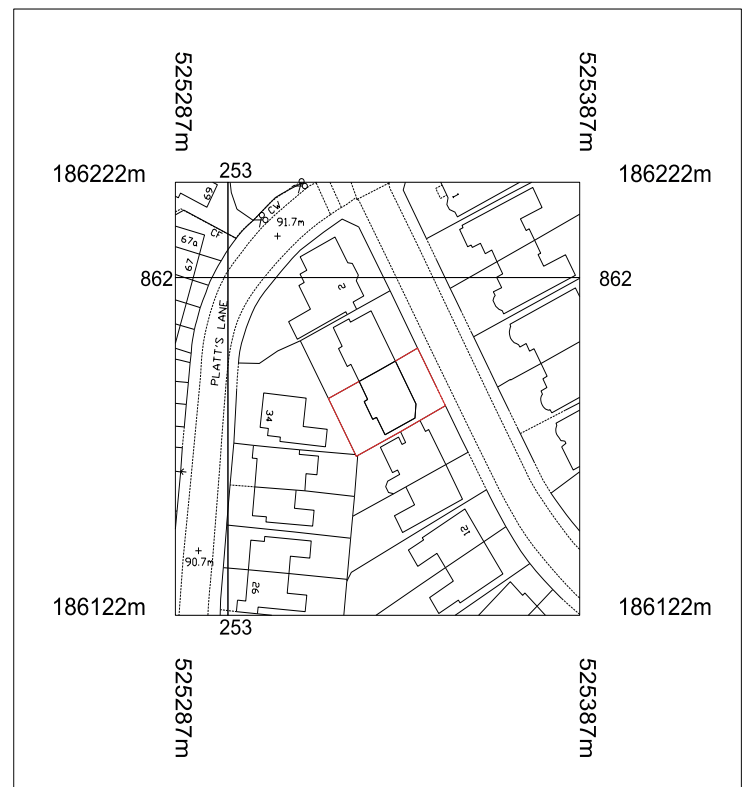
The agent is
De Matos Ryan
99-100 Turnmill Street
London EC1M 5QP
020 7336 0100

The proposal is compliant with permitted development with the exception that it seeks to extend 3.36m instead of 3m for semi-detached house. It is otherwise commensurate with permitted development on the basis of:

- The extension is less than half the area of land around the “original house”.
- The extension is no higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.
- Although within two metres of the boundary, the height at the eaves does not exceed three metres.
- The extension is not built forward of the ‘principal elevation’ or, where it fronts a highway, the ‘side elevation’.



Location Plan



Design Statement

The proposal for the glazed extension is within the Redington Frogna Conservation Area. The proposal is at the rear of the property within the garden surround by mature hedging, which in combination with it also being also semi-subterranean, means that the proposal is unseen from any public vantage point. It is understood to have no adverse impact on the setting and appearance of the host semi-detached house within the conservation area not impact the character of that surrounding neighbourhood.

Being made predominantly of glass, the proposal also not trying to upstage or mimic the original house in a pastiche manner. It is subservient both in terms of its scale, appearance and materiality.

Access

The access to the property will remain the same as existing.

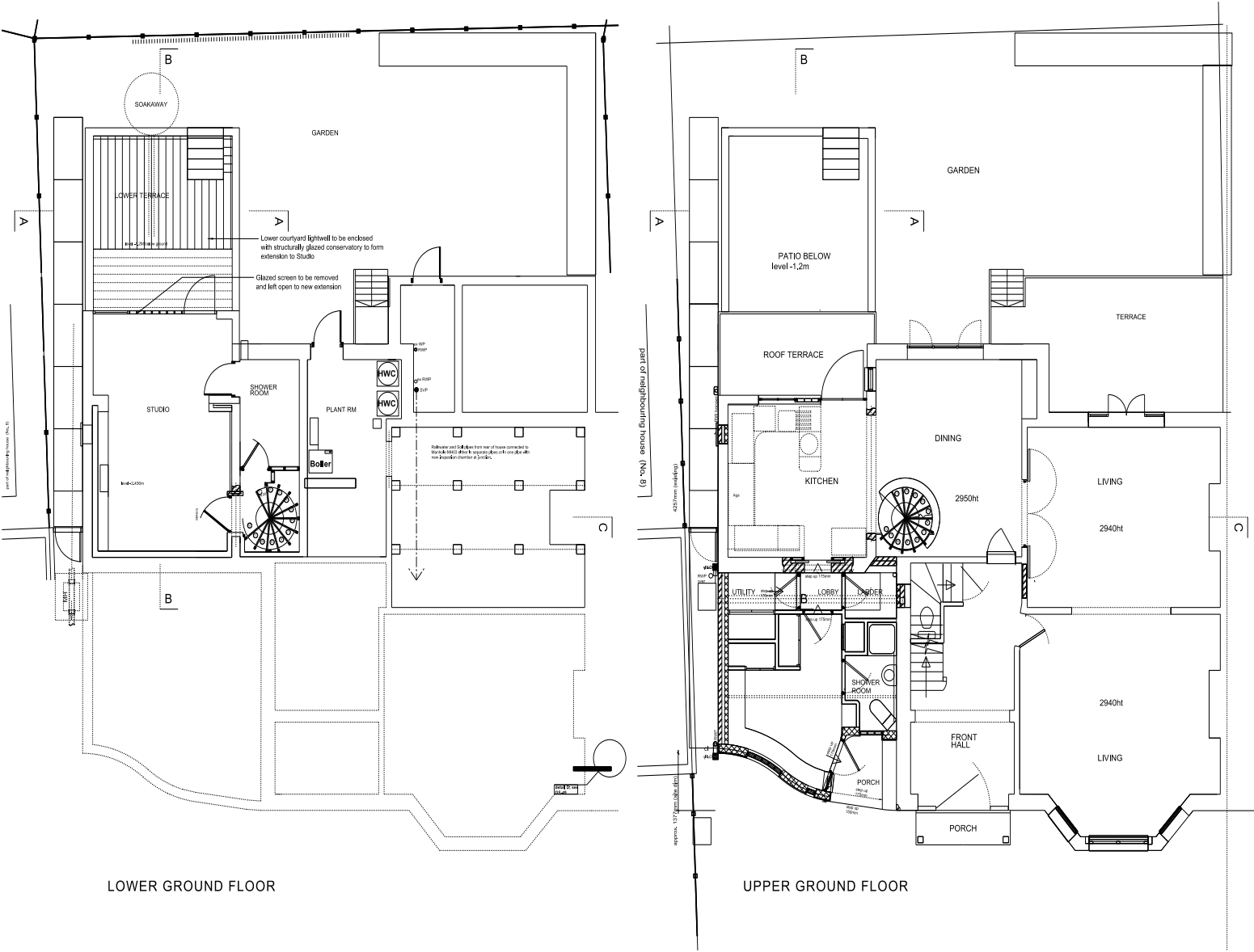
Use

The use of the property as C3 residential will remain the same as existing.

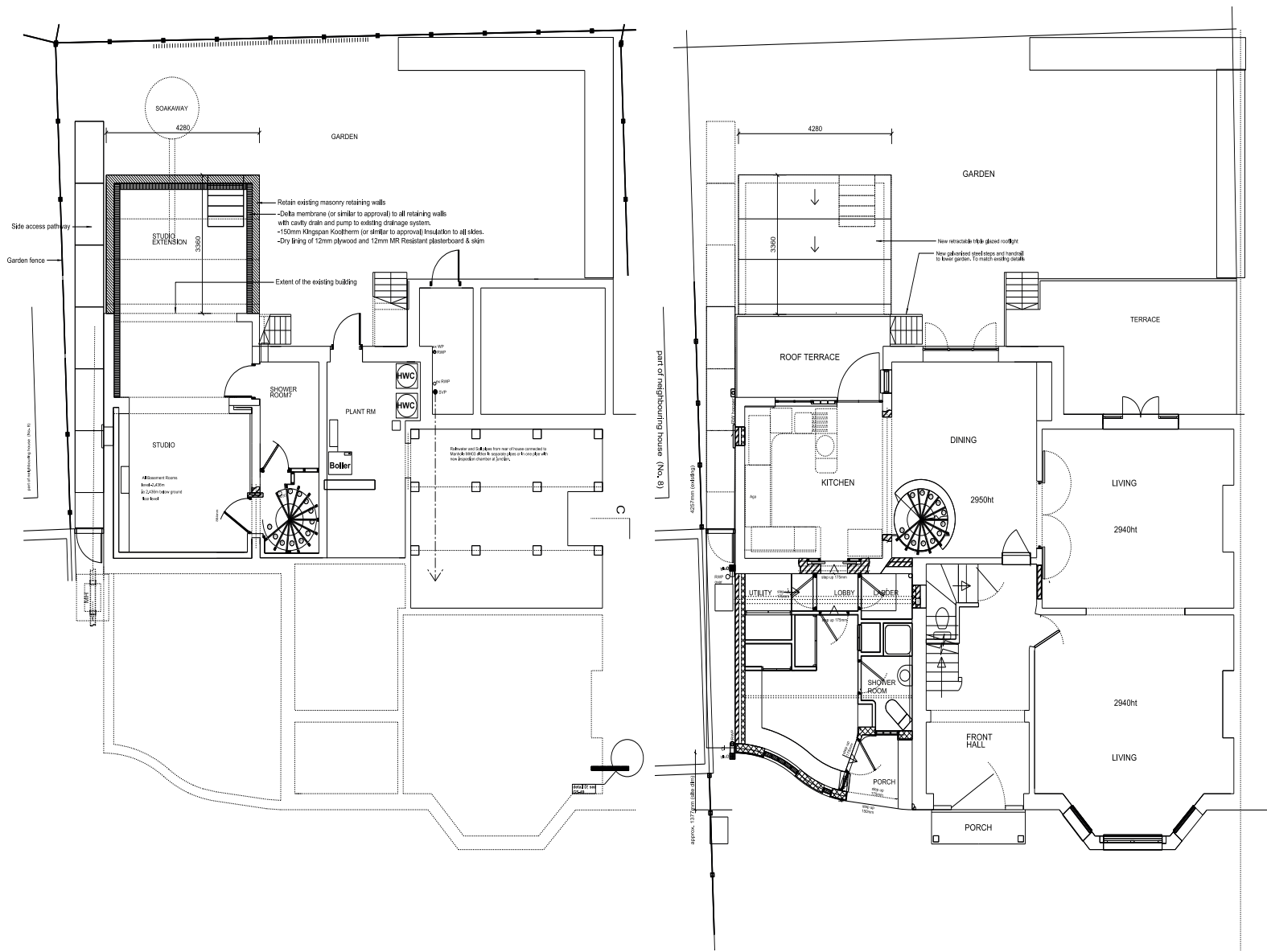
Trees

The proposal in making use of an existing subterranean lightwell, which is already retaining against the surrounding garden level and earth does not impact any tree roots adjacent.

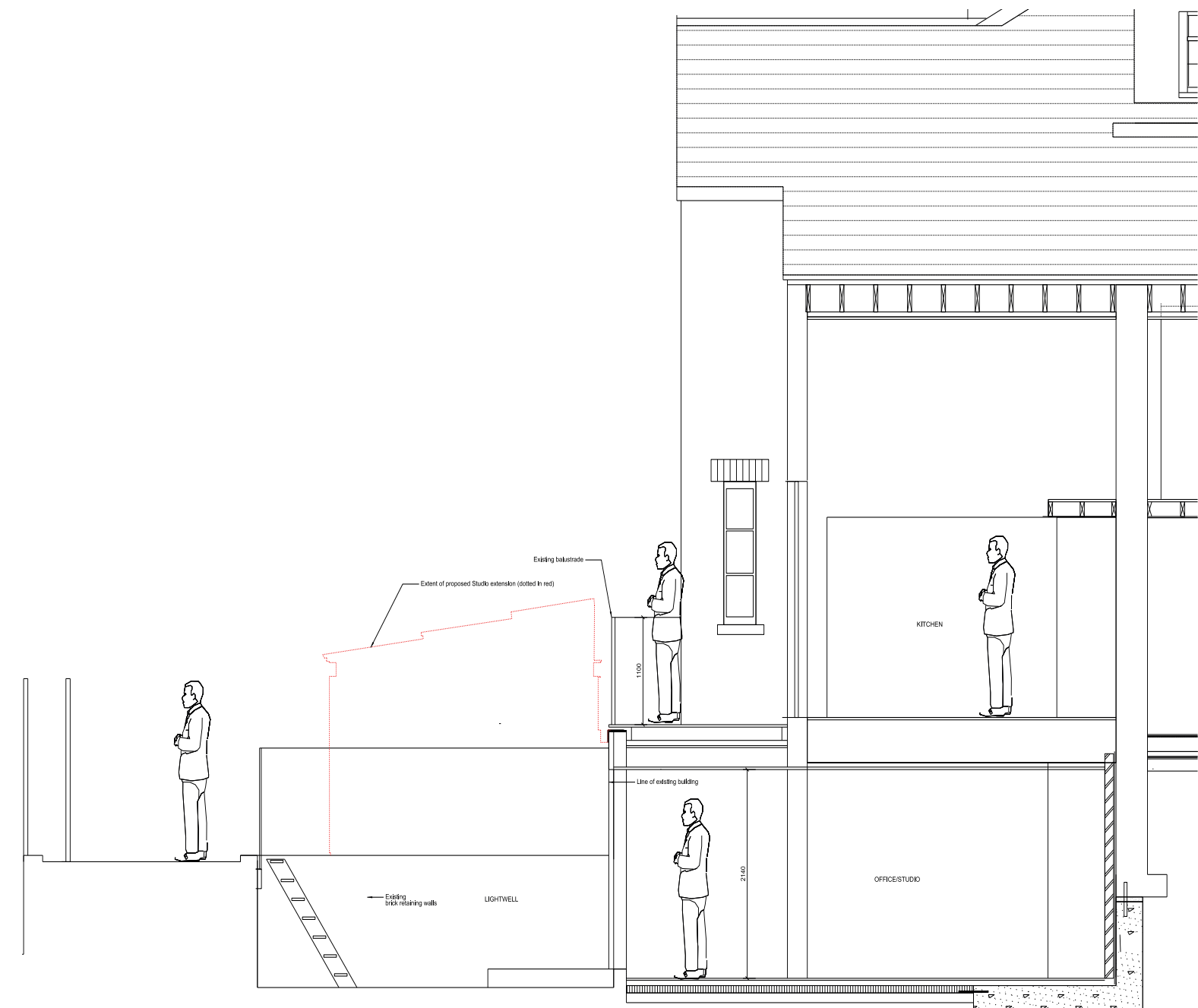
Existing Plans



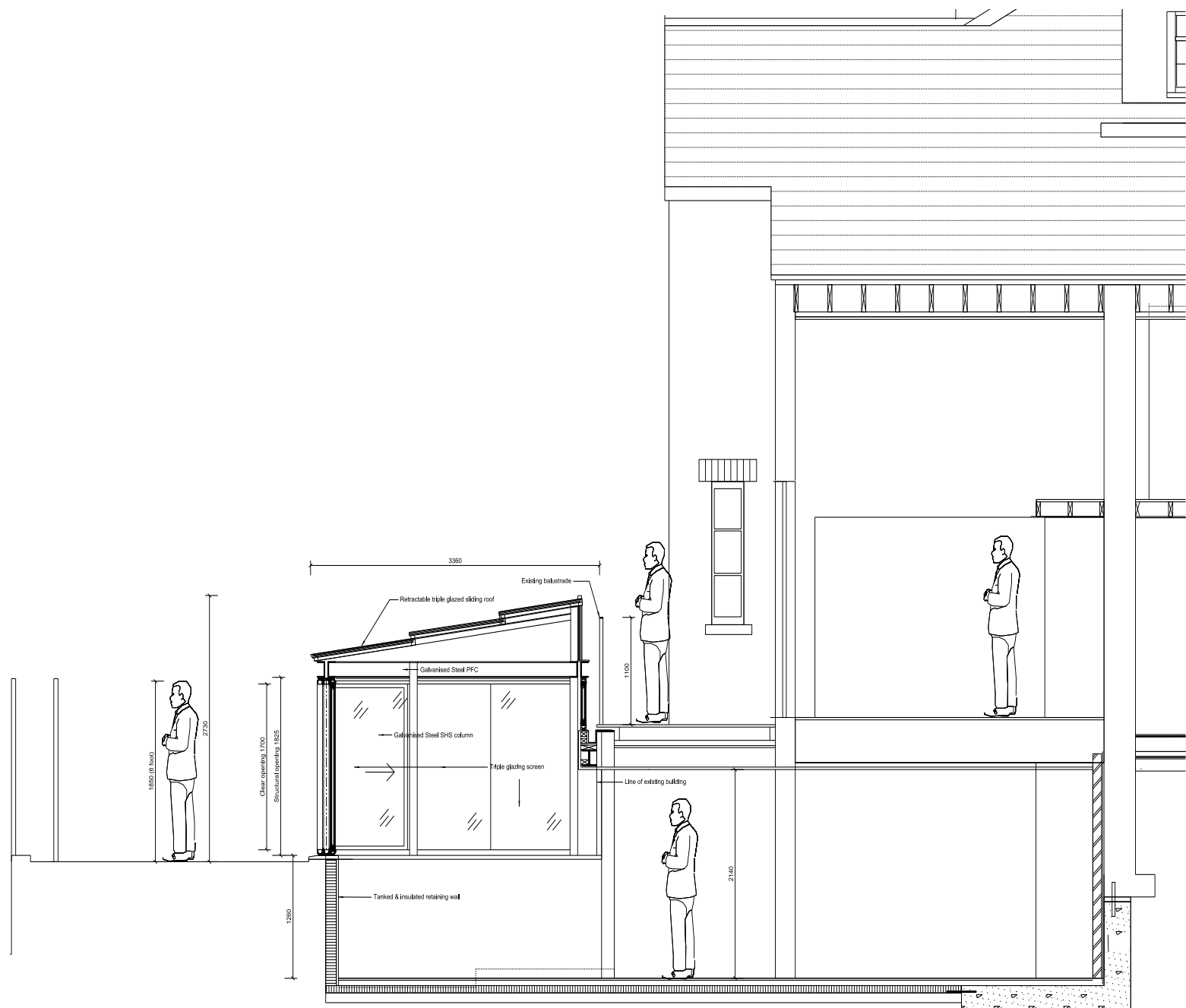
Proposed Plans



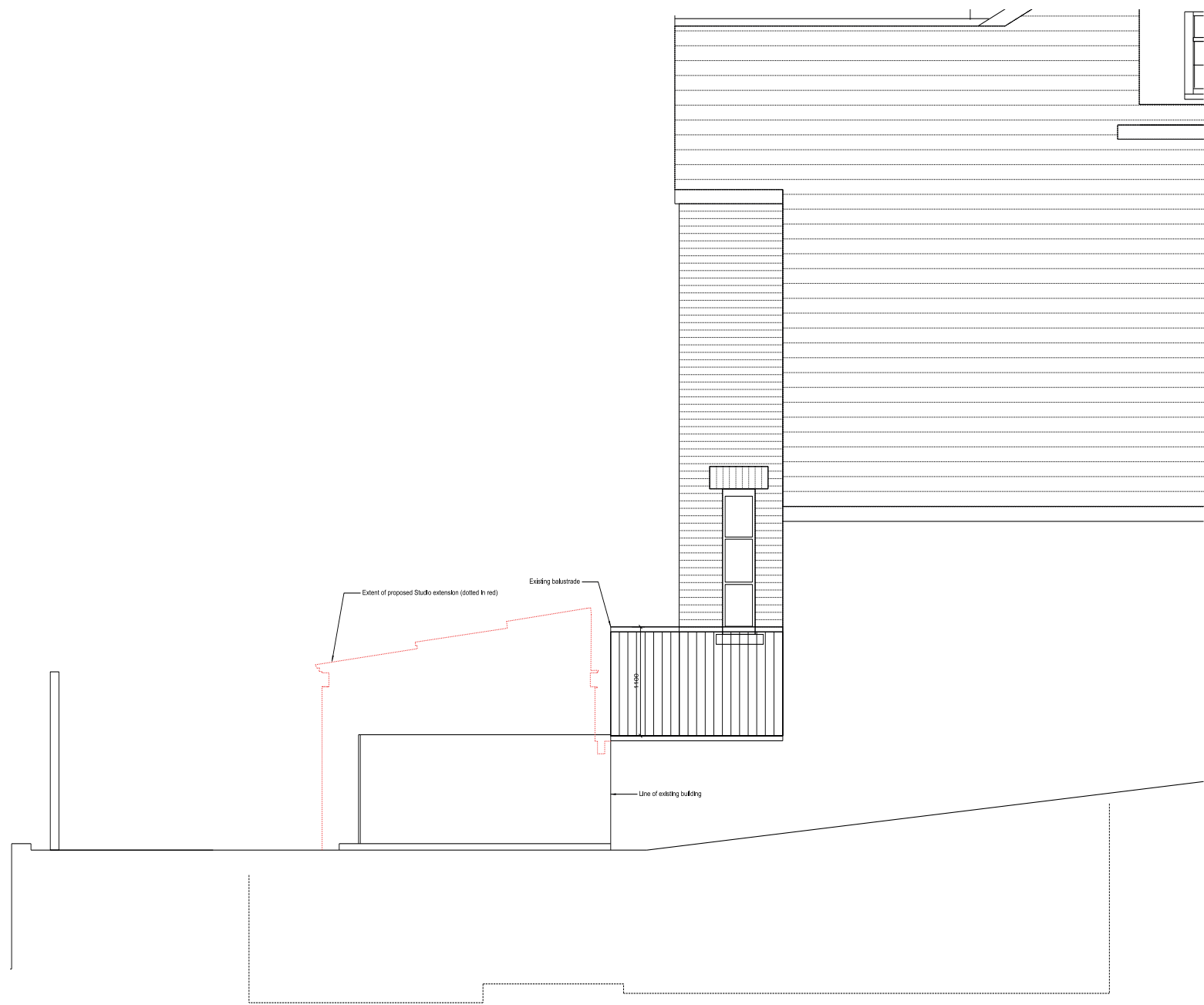
Existing Section BB



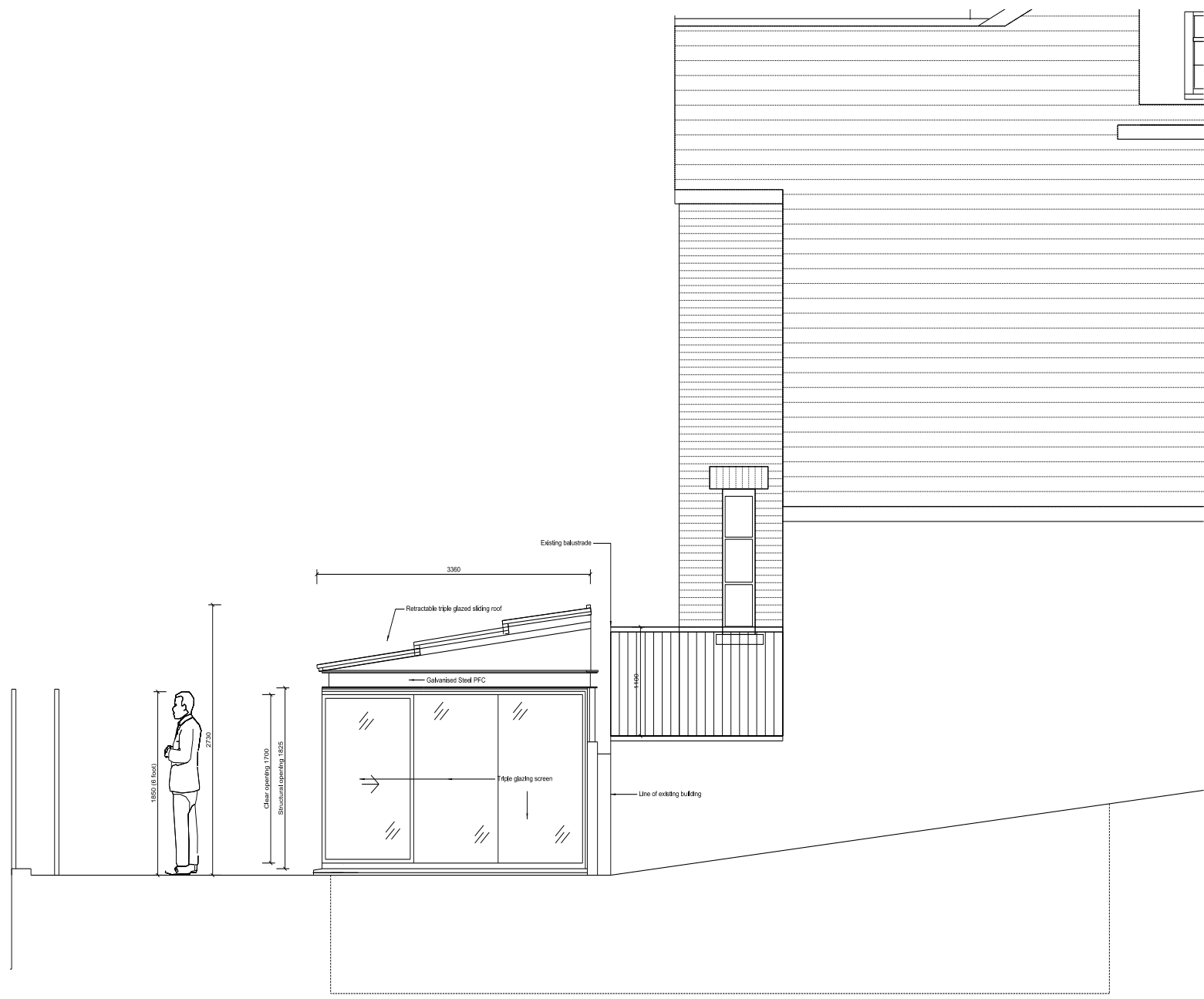
Proposed Section BB



Existing Side Elevation



Proposed Side Elevation



Existing Section AA



Proposed Section AA



ION

Existing Rear Elevation



Proposed Rear Elevation

