

Design & Access Submission Statement

**Top Floor Flat, 23 Carlingford Road
London NW3 1RY**

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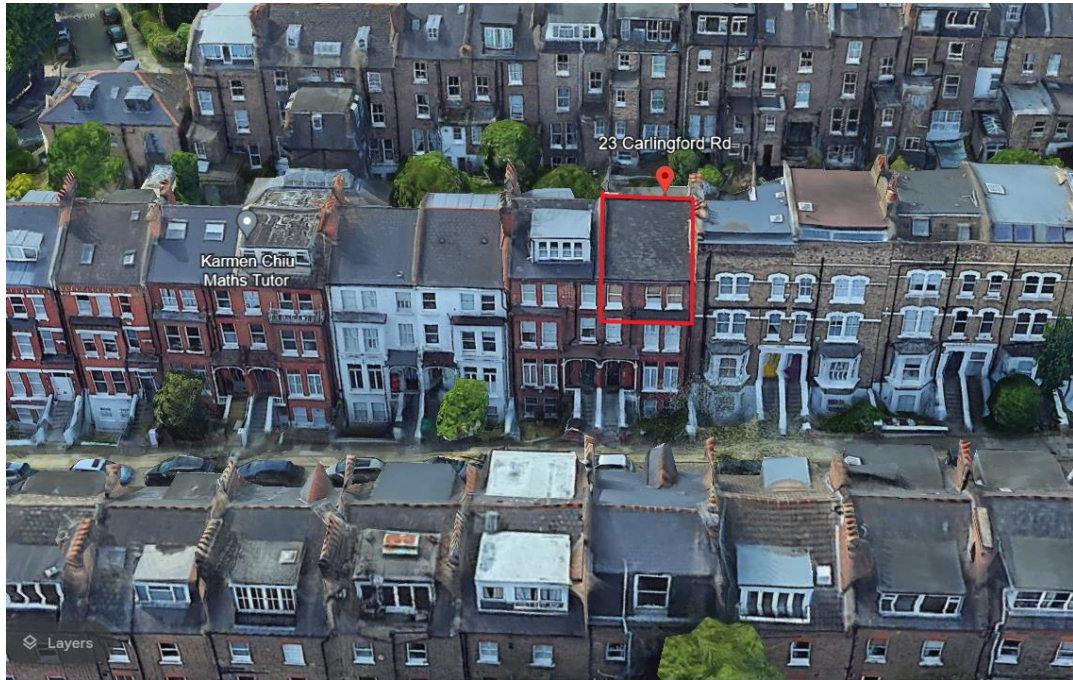
1.0 The subject property forms part of a continuous terrace along Carlingford Road. It is set over five floors with a converted loft set under a pitched roof providing a rear dormer and rear roof terrace.

The building is split into self-contained flats of which the application property occupies the top two floors [2nd & 3rd]. This application relates to the insertion of a front facing dormer window to the existing roof slope so as to enlarge the existing loft accommodation.

Carlingford Road forms part of the Hampstead Conservation Area and is very similar in characteristics to the surrounding roads, in particular Denning Road adjacent.



Application property, front elevation



Carlingford Road showing front elevation of application property – source google earth

2.0

The proposal is to insert a front facing dormer window. The Scheme matches the front dormer window previously approved at No19 Carlingford Road, Planning Approval ref: 2020/1947/P and No17 Carlingford Road 2023/1375/P .

There are a large amount of front facing dormer windows along Carlingford Road and Denning Road. This can be seen from the street images both above and below.



Street perspective of Carlingford Road.

Dormer windows are now a feature of both streets.

As well as the recent approval at No19 & No17 Carlingford Road, reference is also made to a 2015 Planning Approval on the neighbouring property, No21 Carlingford Road (planning reference 2015/2952/P) which also includes for a front dormer window. The current proposals have been prepared to propose very similar sized windows that will match the roofline of this property.

At present the immediate neighbouring properties and most of the properties directly opposite the application site all benefit from front facing dormer windows. The proposals allow for provision of a matching roofline as is present to either side and opposite, thus creating a more appealing appearance which is in accordance with policy and in keeping with the designs of the neighbouring roofs.

3.0

Conclusion

The proposal therefore seeks to provide a matching front facing dormer window to enlarge the existing habitable accommodation of the existing property which will bring the application property in line with recent alterations to neighbouring buildings and to offer a benefit over the existing appearance. The front dormer window matches that which was recently approved at both No19, No17 & No 21 Carlingford Road respectively.

The scheme is therefore in accordance with design principals and policies set out by the Local Authority.