

16 ROSE JOAN MEWS LONDON NW6 1DQ

PROPOSED IMPLEMENTATION OF PLANNING CONSENT 2021/1242/P and ALTERATIONS TO EXTERNAL FENESTRATION AND REPLACEMENT OF EXTERNAL STAIRCASE WITH FIRST FLOOR BALCONY.

Rev.A Clauses 6.2 and 9.1 amended

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View from Rose Joan Mews

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1. Location and Description of site

- 1.1 The site is at the rear no. 80 Fortune Green Road and is accessed from Rose Joan Mews.
- 1.2 Rose Joan Mews is a quiet, narrow mews accessed from Fortune Green Road and runs parallel with Fortune Green Road. Over recent years residential properties have been created along both sides of the mews.
- 1.3 16 Rose Joan Mews is residential (Class C3) and comprises a single bedroom flat spreading over two floors (first and second) and is accessed via an external staircase from Rose Joan Mews.
- 1.4 The ground floor area below the flat has recently been purchased and has already received planning permission for change of use to residential (Class C3).Reference 2021/1242/P.
- 1.5 The site is not within a Conservation Area.

2 Description of building

- 2.1 The building is rendered and painted white with a mixture of powder coated aluminium windows and white upvc door.
- 2.2 The rear access stair comprises a black steel staircase with vertical bars as balustrading.
- 2.3 The rear elevation is also rendered and painted white and faces an existing light well.

3 Planning History

- 3.1 The rear studio flat was granted approval on 10th. February 2009 – “Erection of first floor extension above the existing rear ground floor and change of use of part of the ground floor D1 floor space to create a first floor studio flat accessed from Rose Joan Mews (ref. 2008/2396/P).
- 3.2 Details of the facing render and timber panelling were approved on 24th. December 2009 (ref. 2009/4858/P).
- 3.3 Amendments were granted on 23rd. April 2012 for “alterations to roof pitch, omit maple cladding and replace with render on rear elevation, no change of use of D1 at ground floor and installation of external metal staircase from ground to first floor on rear elevation.” (ref. 2012/1219/P).

- 3.4 A further application was granted on the 20th. May 2013 for the “retention of obscured glazed window to first floor rear elevation of residential unit (Class C3).” (ref. 2013/1093/P).
- 3.5 Permission was granted on the 28th. June 2018 for the Erection of recessed additional story with terrace to front to provide additional residential floor space for existing flat (C3).(ref. 2018/0282/P).
- 3.6 Permission was granted on the 13th. July 2021 for Change of use of part of ground floor of No. 80 Fortune Green Road from retail (Class E) to residential (Class C3) to create additional habitable floor space for no. 16 Rose Joan Mews and ancillary residential space for flats at 80 Fortune Green Road. Alterations to front fenestration of 16 Rose Joan Mews at ground floor and first floor levels and central courtyard fenestrations at ground floor level. (ref. 2021/1242/P). 16Rose Joan Mews now has planning permission for Residential (Class C3) on all floors.

4 Proposals

The proposal is to implement Consent 2021/1242/P and for alterations to external fenestration and replacement of external staircase with first floor balcony.

5 Design

- 5.1 The new first floor fenestration to Rose Joan Mews will be of the same size as the existing first floor window and door and will have grey powder coated aluminium frames to match.
- 5.2 The proposed ground floor windows will also have grey powder coated frames to match and traditional window boxes below.. The proposed front door will be a upvc paneled door with a traditional timber painted canopy over.
- 5.3 The proposed balcony will be black painted steel and will sit between the adjacent flank walls of the neighbouring properties and project no more than the present staircase landing.
- 5.4 The existing rear light well will be divided equally and a brick wall, painted white, will be erected to provide privacy. New grey powder coated bi-fold doors will be provided onto the light well to provide daylight to the ground floor as well as ventilation.
- 5.5 An additional powder coated aluminium framed window is proposed to the first floor rear to provide adequate daylight to Bedroom 2. However, this window will have obscured glazing and be fixed shut to ensure privacy to the neighbouring properties.
- 5.6 Any proposed works to the rear of no. 80 Fortune Green Road are not part of this application.

6 Parking

- 6.1 There is no private parking to this property.
- 6.2 A secure and covered storage will be provided in the forecourt area for long-stay cycles. Details will be submitted to the Council for approval before first occupation of the ground floor.

7 Landscaping

- 8.1 There is no landscaping applicable to this application.

8 Access

- 8.1 The existing dwelling is approached by an external steel staircase.
- 8.2 The proposed access will now be via the front ground floor door off Rose Joan Mews.

9. Refuse

- 9.1 A refuse store will be provided in the forecourt area and details will be submitted to the Council for approval.

10. Photographs



Rear of property viewed from Rose Joan Mews



Rear access staircase



Looking towards no. 18 Rose Joan Mews



16 Rose Joan Mews with no. 21 to the left



Rear courtyard looking north



Rear courtyard looking east



Rear courtyard looking south



Rear courtyard looking west