

# Planning Statement

Property  
30C Glenhurst Avenue  
London NW5 1PT

Date  
April 2024

## 1. INTRODUCTION

The property comprises a self contained, second floor flat located on Glenhurst Avenue NW5 1PT. The property is located in the Dartmouth Park Conservation Area.

## 2. THE PROPOSED WORKS

The flat currently has no outside space and works comprise replacing an existing window with patio doors and creating a small balcony provided the flat some much needed outside space.

## 3. IMPACT ON NEIGHBOURING PROPERTIES

The subject property backs onto the mansion blocks on Lissenden Gardens. A feature of these blocks is the provision of rear balconies to each flat, which means that the area to the rear is already considerably overlooked.

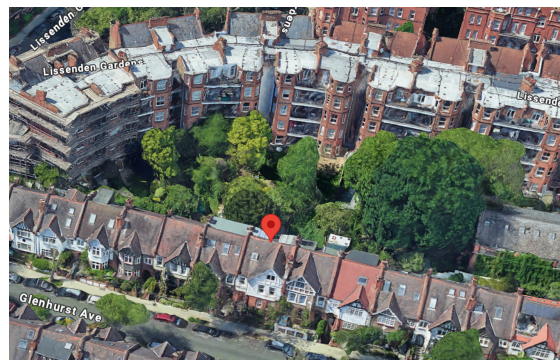


Image to show existing balconies to the rear

The Party Walls have already been raised preventing any overlooking of the neighbouring properties. The Leaseholder in the ground floor flat is in support of the proposed works.

#### 4. IMPACT ON THE CONSERVATION AREA

There is a larger, similar balcony at no. 32. and various dormer of differing proportions to the properties along Glenhurst Avenue.



Images of existing balcony at no. 32.

The proposed works to not alter the width of the existing dormer it is intended to replace the existing PVC framed windows with similar PVC framed patio doors.

The proposed balustrading will be in glass to minimise the visual impact of the alteration.

The works are not visible from any street so it is considered that they will have minimal impact on the surrounding conservation area.