

Roof alteration and addition of dormer window with a balcony

**6 EGLON MEWS
LONDON
NW1 8YS**

Planning and Design and Access Statement in support of the application for the addition of a dormer with a balcony at:

6 Eglon Mews, London NW1 8YS

24th May 2024

CONTENTS:

1. INTRODUCTION
2. THE SITE
3. HISTORY
4. THE PROPOSAL
5. DESIGN
6. USE
7. LAYOUT
8. SCALE
9. LANDSCAPING
10. APPEARANCE
11. VEHICULAR ACCESS
12. INCLUSIVE ACCESS
13. WASTE AND RECYCLING
14. CONCLUSION

PHOTOS

Included within this application.

Location Plan		SV.00
Existing drawings:	Floor plans	SV.01
	Front elevation	SV.02
	Section A-A	SV.03
	Side elevation	SV.04
Approved drawings:	Floor plans	GA.01/C
	Front elevation	GA.02/C
Proposed drawing:	Floor plans	GA.01/G
	Front elevation	GA.02/G
	Section A-A	GA.03/D
	Side elevation	GA.04/E

1. Introduction

This document is in accordance with the requirement set down by the DCLG. The proposal is to replace the existing approved dormer with a dormer and balcony.

2. Site

This application relates to works at the existing 2nd floor level at 6 Eglon Mews. The site is part of a group of properties within a secure courtyard accessed off Berkley Road. The building is not listed but sits within the Primrose Hill conservation area.

The mews is private and is not seen from any neighbouring streets. Every other property in the mews has a balcony or a roof terrace (all overlooking the mews courtyard). This is the only property not to have one and this application seeks to add the balcony.

3. History

A similar application for a balcony was submitted in 2022 and refused (ref 2022/4651/P) on 7th November 2023.

We understand this was refused because the balcony interfered

with the projecting bay which was considered to be harmful to the overall character and appearance of the host site. Though we don't think there is much architectural merit in the projecting bay window this interference has been rectified in the new application and is detailed in the following sections.

Other than this and the recent approvals (ref 2021/3103/P and 2022/4644/P) for the roof and dormer alterations the property has not been the recorded subject of any planning applications in respect of the upper parts.

4. The Proposal

As stated above the proposal is for a new dormer window and balcony. The recent approvals ref 2021/3103/P and 2022/4644/P provides better proportioned bathroom and bedrooms on the second floor and a dormer window to the front. This application seeks to change the approved dormer and window to a dormer with glazed casements and small balcony. This will provide an improved outlook and amenity space to the new front bedroom.

5. Design

The approved roof is similar to the design of the mansard roofs to the adjoining properties at no's 7 & 8 Eglon Mews. Likewise, similar to the adjoining properties, the dormer is to be clad in lead and the balcony, which forms this application, is to be in dark grey metal work which will coordinate with the approved windows (app ref 2022/4644/P).

The balcony is raised up by 600mm and positioned above the existing brick arch forming the head of the small window (W05) and the projecting bay window (W03) below. The balcony will therefore not interfere with the projecting bay.

Because the balcony is now 600mm above the 2nd floor level it will primarily improve light and outlook.

6. Use

There is no change in use, the property is to remain residential.

7. Layout

The internal layout is not relevant to this application. The proposals are for the dormer and balcony to the front, similar in design to the adjoining properties. This provides a better outlook and with the balcony, a small external space for planters.

8. Scale

The proposal dormer and balcony, though smaller, are similar to the adjoining properties at no's 7 & 8 Eglon Mews.

The balcony coordinates well and is sympathetic to the existing and surrounding buildings. The balcony does not interfere with the projecting window bay at the 1st floor.

9. Landscaping

N/A

10. Appearance

As stated above, there will be little effect on the surrounding buildings. The proposed new balcony is similar to the balconies to the adjoining properties, it does not interfere with the projecting window, and it improves the appearance of the building.

11. Vehicular access

N/A

12. Inclusive access

N/A

13. Waste and recycling

N/A

14. Conclusion

The net improvement of function and appearance will positively contribute to the premises and the courtyard community.

Photographs. June 2021 and May 2024



5, 6 & 7 Eglon Mews



Existing balconies to no. 7 & 8 Eglon Mews



6 & 7 Eglon Mews



6 & 7 Eglon Mews



5, 6 & 7 Eglon Mews



3 Eglon Mews – (opposite no. 6)