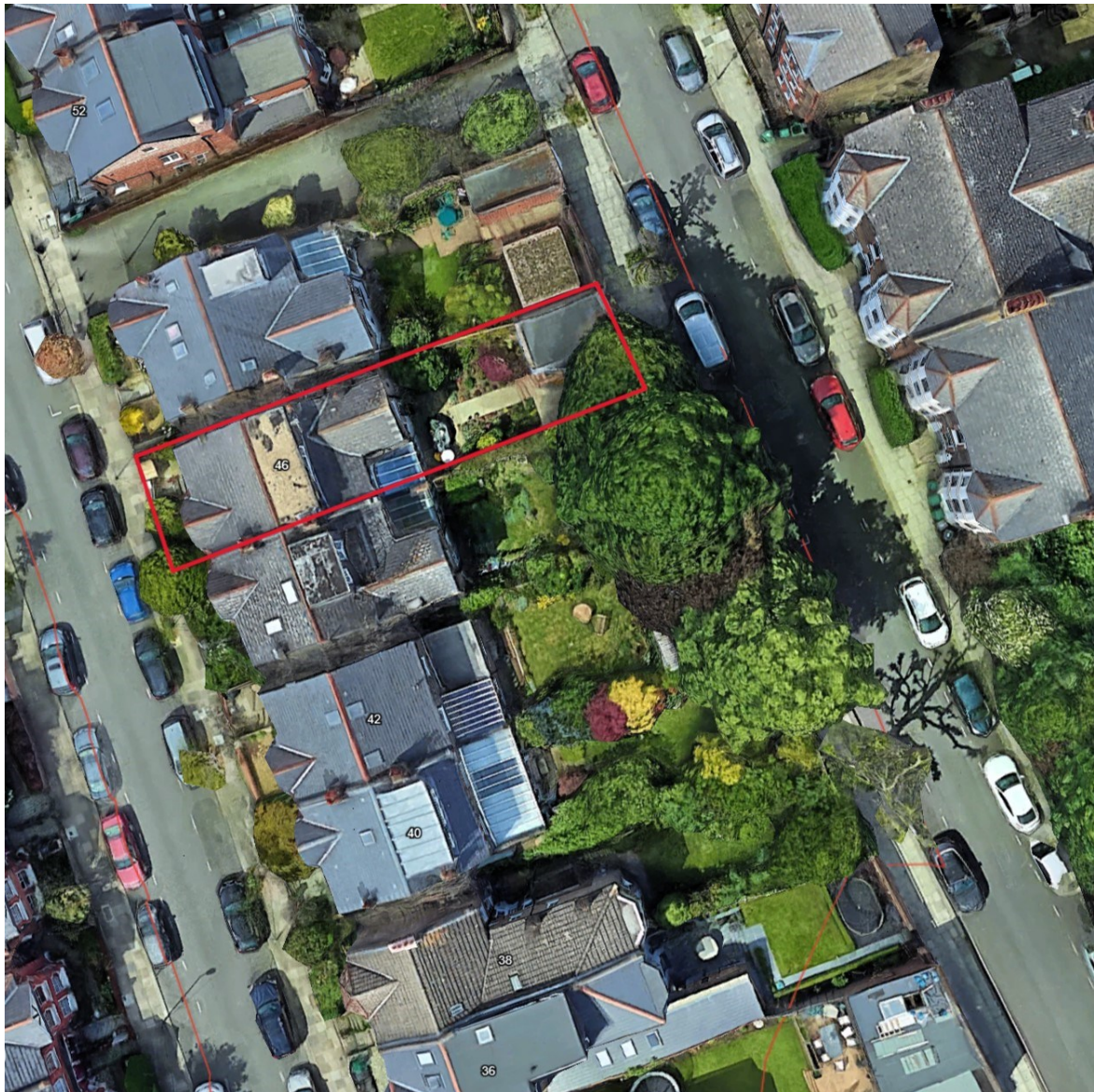


Design and Planning Statement

46 Sarre Road, London NW2 3SL

Application: Application for household planning consent to install three new rooflights on the front roof slope, construct a single-story rear extension on the second floor, and extend the existing dormer to create an additional habitable room.



P-01 Aerial view (Google Earth)

1. Description and planning history:

- 1.1. The application site is a semi-detached dwelling house within a residential road. It is not a listed building nor is it within the conservation area.
- 1.2. In 2017 a certificate of lawfulness was granted for the Installation of a rear dormer window and two roof lights to the front roof slope, under Section 192 of the Town and Country Planning Act 1990 as amended. Application Ref: 2017/2879/P.

This development was not carried out at that time.

- 1.3. Another application for a certificate of lawfulness was submitted in August 2024 Ref. No 2024/3713/P for this proposal. The application was declined as it did not fully comply with the Lawful Development criteria.

2. The Proposal:

- 2.1. The new proposal is to extend the existing dormer to the previously approved line. Additionally, to raise the rear closet wing of the building to line up with the main roof's ridge, to create an additional room on the second floor.
- 2.2. A similar exercise has been conducted in the neighbouring properties at No 36, 52, and 58 Sarre Road.



P-02 Aerial view (Google Earth)

3. References:

3.1. This proposal is made mindful of the following:

- National Planning Policy Framework and National Planning Practice Guidance
- The new London Plan - adopted on the 2nd March 2021 and supersedes the previous Plan.
- Draft Camden Local Plan 2024 Policies
 - Policy DS1: Delivering Healthy and Sustainable Development
 - Policy H1 – Maximising Housing Supply
 - Policy H3 - Protecting existing homes
 - Policy D1 – Achieving Design ExcellencePolicy
 - Policy D3 - Design of Housing
 - Policy D4 – Extensions and Alterations
- Residential Design Guidance SPD (adopted October 2016)
- Sustainable Design and Construction SPD (adopted October 2016)

Ardeco Lt.

October 2024