Planning Statement

11A Fairhazel Gardens, London, NW6 3QE

Introduction

The applicant proposes an enhancement to the property's existing amenity space by introducing a rooftop terrace on the flat roof of the current outrigger extension. This addition aims to improve the outdoor by creating a visually appealing and functional private outdoor area for future occupants.

Proposal

The development plan includes the conversion of a rooftop terrace, intended to offer a dedicated outdoor amenity space exclusive to residents. The terrace design will feature a metal balustrade, consistent with the railing style used at nearby properties, such as 7 Fairhazel Gardens, ensuring visual cohesion with the surrounding architectural elements.

The rooftop terrace will have a decked flooring, providing a durable and low-maintenance surface suitable for outdoor use. The design prioritises creating a comfortable outdoor setting that remains discreet and unobtrusive for neighbouring properties.

It is important to note that several nearby properties have already converted the flat roofs of their outriggers into rooftop terraces. Examples can be observed in properties along Goldhurst Terrace and Belsize Road. Notably, two properties within the same terrace as our subject property—7 and 9 Fairhazel Gardens—have similarly converted their flat roofs into terraces. This proposal aims to mirror these precedents, implementing a comparable design that aligns with existing local conversions and maintains the character of the terrace. Obviously the terrace will only be visible from the rear of the property, so the street scene will remain unchanged.

Conclusion

In conclusion, we believe this proposed addition will provide a substantial benefit to future residents by offering valuable outdoor space without imposing adverse effects on adjacent properties. The terrace will enhance the overall appeal and functionality of the residence, contributing positively to both the architectural character of the building and the amenity value for occupants.

Local precedents