

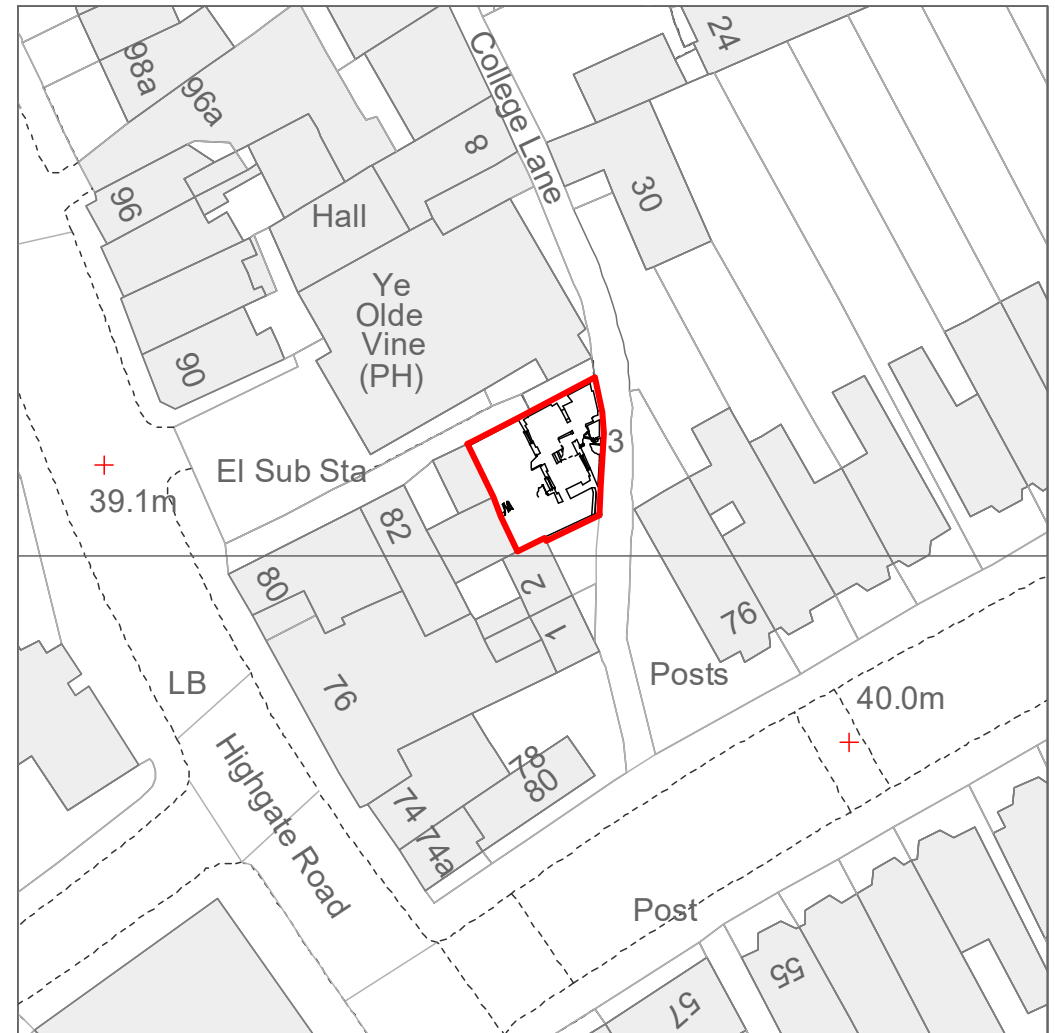
Planning statement to accompany a planning application an enlarged opening for a set of glazed doors at:

3 College Lane, London NW5 1BJ

Incorporating:  
Heritage Statement

# Introduction

This statement has been prepared on behalf of Mr and Mrs Williams to support an application for the creation of an enlarged opening to accommodate a set of glazed doors onto a rear courtyard garden. The application property is in the Dartmouth Park Conservation Area. The proposed work does not relate to a historic structure of the property and it will not be visible from the street.



Block plan showing location of proposed doors

## Site description

### Application property

3 College Lane is a two-storey, brick built house of cottage proportions. It has a single-storey garden room extension to the south of the plot. The house and the garden room form two sides of a courtyard garden.

It is thought that the house was built as ancillary accommodation for the adjacent coaching inn (The Vine). It was subsequently occupied as a pair of dwellings then, prior to its purchase by the current owner, as consulting rooms for a chiropractor. The garden room is a late twentieth century addition.

The building is not listed, nor is it close to a listed building.



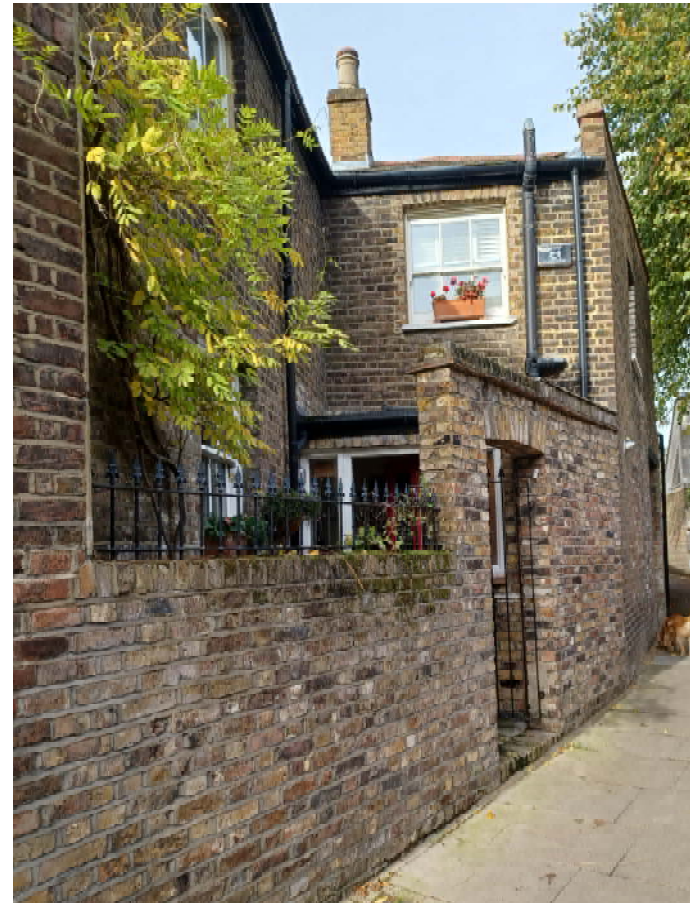
Photographs of rear courtyard showing the house and garden room

## Context

College Lane is a narrow passage parallel with Highgate Road on the eastern edge of the Dartmouth Park Conservation Area. It is of, mainly, nineteenth century construction. The appeal of the street, according to the conservation area appraisal, lies in the variety of scale and façade treatments.

## Planning History

The Council's records show that consent was given for railings and a gate to the street elevation of the property in 1997 - ref P9603321. No other applications are listed.



Street view of application property

## Description of proposal

The proposed work will only affect the garden room. It will consist of forming a single wide opening in place of two windows and a door - see opposite. The enlarged opening will greatly increase the level of natural light in the garden room and will add to the accessibility of the courtyard garden.

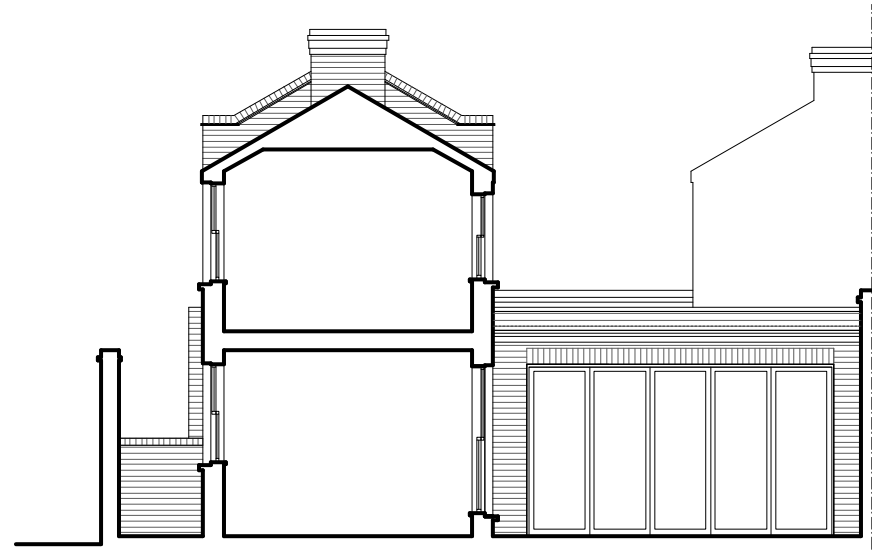
## Heritage statement

The application property is in the Dartmouth Park Conservation Area.

The application proposal relates to a modern extension in a secluded rear courtyard. It will have no visual impact on the Conservation Area.



Existing Section 1



Proposed Section 1