

Planning Statement

Property
102A Chetwynd Road
London NW5 1DH

Date
January 2024



1. INTRODUCTION

The proposed scheme comprises a rear and side extension at 102 Chetwynd Road and alterations to the existing windows.

2. USE

The property is currently divided into flats. No. 102A comprises a self-contained flat formed on the lower ground and raised ground floors. The proposed extensions are intended to improve the flow of the lower ground floor and to improve the living accommodation.

3. DESIGN & SCALE

The proposed side extension has a pitched roof to reduce the impact on no. 104 where the boundary wall will only be raised to a height of 2.8m matching the height at the front.

The rear extension on the no. 100 side raises the boundary wall to a maximum parapet height of 3.3m, though this has minimal impact on the neighbouring property as there is an existing staircase, balcony and planting on the that boundary to a much higher height.

The proposed extensions will be built in brickwork to match the existing property. The rear extension has a section of glass roof to allow natural light into the property, but the glazing is to the rear of the extension to reduce light pollution.

The side extension will have a cement fibre slate roof with Velux roof windows to allow light into the property.

No changes are proposed to the front elevation the height of the side extension will match the existing side extension. This is kept to a minimum along the boundary and does not extend higher than the existing fencing installed by the neighbouring property above the level of the wall.



Boundary wall with fencing

It is proposed to install a window to match the existing at upper ground floor level to bring symmetry to the rear elevation. The equivalent window on the adjoining property has also been replaced.

4. ACCESS AND PARKING

The scheme will have no impact on the parking or access to the property.