

Address: 19 Glenilla Rd, Belsize Park, NW3 4AL

Date: 03/01/2025

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RTPI
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Design and Access Statement

Proposal -

Alterations to fenestration on rear and flank walls of house with new patio doors; raised height of garage roof with skylight above and rear glazed doors to facilitate the conversion of garage to ancillary office/ art studio, side extension to garage to connect with house, enlarged garden patio, new bin store and alterations to front garden fencing and boundary wall.

Application -

The application site is a single family semi-detached dwelling situated in the Belsize Conservation Area. The property is not listed. There is an article 4 designation on the site which relates to the frontage.

The proposal is for alterations to the windows, conversion of the garage to ancillary office/ art studio and raising the height of the garage roof with a skylight above for maximum natural daylight and ventilation. The side extension to the garage and raised roof will not be visible from the street and will not have a detrimental impact on the amenity of neighbours. A previous application for a similar proposal was approved (Ref: 2023/2527/P) – see comparison images below. The current application seeks to enlarge the rear patio area with retaining wall, raising boundary wall at the front, straightening the fencing to improve the frontage of the property and a new bin store for the convenient storage and collection of waste.

The proposed garage will be in use by the occupants of the house and will be ancillary to the main dwelling and incidental to the enjoyment of the main house. The new office and art studio will have large opening glazed doors to access the rear garden.

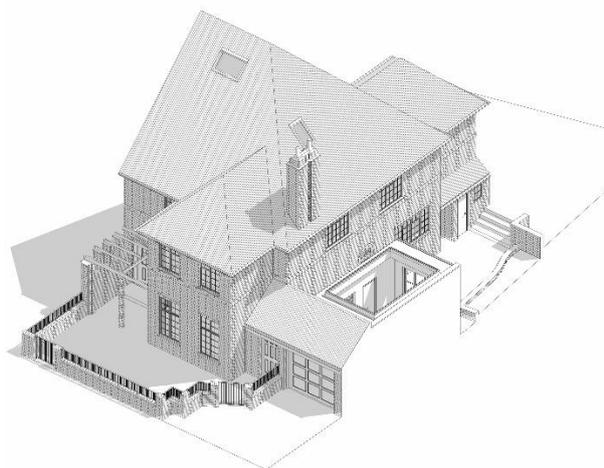
Some of the windows at the rear and on the flank wall of the house will be made wider and higher to maximise light and further enhance the aesthetics of the facade.

All new windows are to be double glazed to improve the thermal protection of the property and will be of colour white externally to match the character of the existing windows and façade of the house.

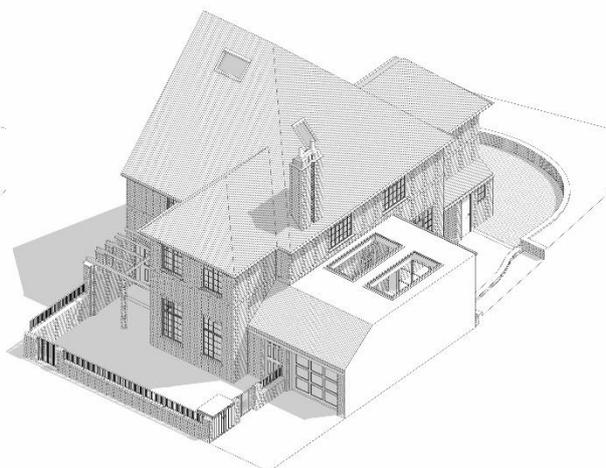
Vents will be included on the walls (Damp Proof Course system) to avoid the need for trickle vents to the windows.

A similar planning application was granted permission for the neighbouring property at No. 17 (ref: 2022/0368/P). The rear and side windows were approved under permitted development since the Article 4 only relates to the front elevation.

The proposed works are minor in scale, similar to the originally approved application (Ref: 2023/2527/P which is still valid). Furthermore the proposal will respect the special character of the Conservation Area and street scene, and is sympathetic to the host property appearance and to the amenity of neighbours.



Approved works to house (2023/2527/P)



Proposed works to house – Front View



Approved works to house (2023/2527/P)



Proposed works to house – Rear View