

12 Belsize Road Swiss Cottage NW6 4RD

Supporting Planning Statement

24.01.2025

Summary - Change to replace flat roof with a more in keeping tile hung mansard roof.

The Proposal is for a sympathetic mansard roof to replace the flat roof design to the recent part single and part two storey side extension at the property under planning consent 2018/5913/P.



It is submitted that there would be no adverse impact on the appearance of the terrace or character of the area. The side extension including the pitch of the mansard roof proposed, replicates the existing building. The materials and multi-pane windows and roof tiles, all match the original building. The front façade of the side extension is already set back from the frontage and the first-floor element is further set back and the mansard roof change will be sympathetic to the consented side extension and property overall.

The proposal adopts the same traditional architectural style for the Terrace and uses traditional materials including brown brick and tile pitched mansard roofs.

The extension is hardly visible from the roadside. It is within a gap between the properties (no 10 and number 12 Belsize Road) and so it can only be seen "head-on". Any "head-on" view are protected by a large cherry tree.



The replacement mansard roof would not project beyond the rear elevation of the property. The replacement mansard roof would not have an adverse impact on neighbouring properties by reason of restricting natural light or overlooking and the distances between the extension and neighbouring properties all remain the same. It is considered that there would be no adverse amenity issues resulting from the mansard roof design as it will not be visually intrusive.

It is considered that the proposed development respects local context and character. The windows to the front and rear and materials would match the existing building and would hardly be visible from the public. As such the proposal is in line with policies and planning guidance and would not adversely impact on the amenity of the adjacent properties by reason of loss/reduction of sunlight/daylight, overlooking, visual bulk or sense of enclosure, and thus is also considered to be in compliance with LDF policies.

It is submitted that the proposed mansard roof to replace the new extension flat roof is more in keeping and also matches other developments with the same end of terrace mansard feature such as 11 Fairfax Road and 34 Fairfax Road which are of identical construction and back on to Belsize Road (See photos below).







