

# DESIGN AND ACCESS STATEMENT

SITE: 30 Denning Road, London, NW3 1SU  
DATE: 21 May 2025  
REFERENCE: 755-013-002-A



## 1.0 INTRODUCTION

- 1.1 The site at 30 Denning Road is located within the Borough of Camden and within Hampstead Conservation Area. The building is not listed.
- 1.2 The intention of the scheme includes the following:
- i. Remove existing rear dormer to create a new wider dormer with a balcony.
  - ii. Relocation of existing front dormer into the center of the main front roof.

## 2.0 USE

- 2.1 The current use is residential. This will remain unchanged.

## 3.0 LAYOUT

- 3.1 The existing access to the property will remain via Denning Road. The existing building is used as a two self-contained flats. No. 30 Denning Road entrance is from the raised ground floor level and the main flat occupies the first, second and loft level.
- 3.2 The existing loft space currently provides space for a small utility and a small bedroom which is restricted by the sloping ceiling to the front and rear of the bedroom.
- 3.3 The existing loft space will retain the bedroom and utility space but a small bathroom will be introduced to provide a second bathroom to the existing four-bedroom flat.

## 4.0 SCALE

- 4.1 The proposed rear dormer will be larger than the existing to provide adequate head room to the new bathroom. The new rear dormer will be 4.6m wide with a balcony protruding 1.6m. These changes will still allow the dormer window to be set below the main ridge line and in from both side party walls therefore retaining the visual appearance of the existing pitched roof. This style is very similar to the other dormers in the area and in some instances, smaller.
- 4.2 The existing front dormer will be relocated to be centred in the main roof and will be of same width as the existing. The proposed dormer will sit 500mm further into the eaves so it is more in line with the neighboring dormers.

## 5.0 APPEARANCE

- 5.1 The existing rear elevation along the properties from No.34 to No.22 Denning Road and from No.2 to No.34 Carlingford Road, portrays a variety of dormers from mansard roofs to medium size dormers centred and off centred of the roof, some with terrace/balconies. The proposed wider dormer to the rear of No.30 Denning Road will be of similar size to those on the adjacent properties No.28 and No.24.



- 5.2 The proposed rear dormer will have Zinc cladding to the cheeks and aluminium sliding doors. The new balcony will have a metal railing to match those along the other roof terraces.
- 5.3 The relocated front dormer will be in the centre of the main roof slope which will improve the appearance of the property as seen from the street. The new dormer and dormer windows will be lead and painted timber sash windows which are in keeping with the existing property and the neighbouring dormers. The alterations will not cause any detrimental effect and will allow the roof space to be more efficiently utilised leading to long-term sustainability for the building.

## 6.0 AREA PLANNING HISTORY

- 6.1 Along Denning Road and neighbouring Street there are a series of planning applications with similar schemes that have been approved, these are::

2022/4958/P 11 Denning Road

*Erection of a dormer roof extension to the front elevation.*

2015/2709/P 21 Denning Road

*Creation of an upper roof terrace and an insert balcony including the erection of glass balustrade, a timber screen and alteration to the fenestration.*

2011/0573/P 26 Denning Road Top Floor Flat

*Erection of dormer roof extension and enlargement of existing rear dormer roof extension.*

2014/2974/P 28 Denning Road Top Floor Flat

*Removal of existing roof light at the mid-point at the front (north facing) roof slope and construction of a dormer window containing three traditional double hung box sash windows.*

- 6.2 Along with the above applications there are a few properties which dormers have been altered but there is not planning history on these developments. A clear example are the rear dormers to the adjoining properties No.28 and No.31 both of which have a rear dormer with a terrace along the full width of the dormer.

## 7.0 ACCESS

- 7.1 Access will remain through Denning Road.