



**DESIGN AND ACCESS STATEMENT
FOR THE PROPOSED ALTERATIONS
AT THE REAR OF 250 BELSIZE ROAD LONDON NW6**

Planning Permission was granted for the conversion of the first floor of the above property in October 2007. Application no. 2006/5329/P. The application was renewed in February 2011. Application no. 2010/5065/P.

The approval that was granted under the above application was for conversion of the first floor of the building at the rear of the property. A building regulation application was made and approved. Work commenced but has now temporally stopped pending this application.

The property has subsequently been sold and the new owner Ms C Lyndon-Stanford wishes to make more use of the building by extending the conversion into the roof.

The original application that was approved included extending the first floor of the building over the existing flat roofed area. This extension would significantly increase the bulk and prominence of the building. It would also necessitate the construction of an awkward roof shape. Ms Lyndon-Stanford is keen to improve the impact of the building on the street scene.

An application 2013/0633/P was made but refused on 18th April 2013. An appeal was subsequently lodged and refused. It was noted on the refusal notice that the "replacement windows would harm the character and appearance of the building". The drawing have been updated to show the existing UPVC double glazed units. These window frames were installed prior to Ms Lyndon-Stanford purchasing the property.

The current application is for a revised scheme in that the proposed dormer windows have been repositioned on the rear roof slope of the building. The proposed dormers would be glazed using obscure glass and opening lights would be a minimum of 1.5m above floor level to prevent overlooking. Whilst the dormer windows face the Priory Tavern Public House they will not cause any further lack of amenity to the bedrooms within the public house.

The roof lights shown on the front elevation would be of conservation style.

An extension of approximately 1 metre would be constructed to the first floor at the front of the property. The awkward area of flat roof would then remain as a balcony.

The benefit of carrying out such an extension would be that it would produce better proportioned rooms.

The proposed Dormers comply with the requirements of the Camden design guide, in that they are set up from the eaves the prescribed amount and also set down from the ridge the

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prescribed amount. The Dormer windows would not be visible from ground level so would not compromised the conservation area. There are no windows to the wall of the building that faces the rear of 250 Belsize Road.

The materials used in the alterations of the building will be to match those of the existing building. The Dormer window would be tile hung to match the existing roof.

Ms Lyndon-Stanford is prepared to enter a Car Free Housing legal agreement with London Borough of Camden.

The proposal will not affect the current access arrangements.

Derek Lofty and Associates

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