

## Design & Access Statement for application for minor material amendment to planning permission 2013/3757/P 21a Steeles Road London NW3 4SH: addition of single storey rear extension to maisonette

### Overview of the property

The statement is concerned with a minor material amendment to Planning Permission 2013/3757/P granted 21<sup>st</sup> August 2013. This is for the addition of a single storey rear extension to a self-contained Maisonette on the South side of Steeles Road. The maisonette occupies the lower ground and raised ground floor of the property, which has been historically converted from the original single house. The property is not listed but is within the Eton Conservation area.



## Current building uses & relevant planning history

Steeles Road is a residential street, built predominantly in the mid to late 19<sup>th</sup> century as large single family houses. It is an attractive street with a mix of detached, semi detached and terraced buildings and mature trees on either side of the street. Most of the buildings are in a reasonably original state, number 21 is in a part of a short terrace section which is noted as making a positive contribution to the Conservation area.

Number 21 Steeles Road is a 4 storey property with a converted attic, it is divided into 4 flats.

Some notable relevant planning history is as follows:

No 21 Steeles Road	case 9005311	dated Sept 1960	permission granted for conversion of house into 4 self contained flats
No 21 Steeles Road	case 09/14/4/8123	dated March 1970	permission granted for addition of attic level dormer & balcony
No 20 Steeles Road	case 8470104	dated August 1984	permission granted for rear extension & rear modifications
No 22 Steeles Road	case PEX0000208	dated May 2000	permission granted for single storey rear extension

From aerial photographs it appears that there are similar single storey rear extensions at No 18 Steeles Road and 2 storey rear extensions at Nos 17 and 16 Steeles Road although these would appear to be historical and do not marry up with records on the Council website.

## Proposal for Material Amendment

The planning permission took into consideration the objection from the owner of the neighbouring property at No 20 Steeles road which was concerned with the extension of the flank wall on the boundary between Nos 20 and 21. In acknowledgement of this, the proposed extension was amended to reduce the length on the boundary. It was inset at the south west corner by 930mm in each direction, with the rear wall of the new extension aligning with number 22 on the eastern side. The inset is within a 45° notional line scribed from the boundary to the rear wall of the extension. This seemed to have improved the situation and resolved the complaint of the neighbour but results in a very unsatisfactory room shape in the extension of No 21a, and it will not be possible to fit a double bed inside the room.

The amendment in this application seeks to resolve the interior problem by adjusting the wall on the South west corner by reverting to the 45° splay instead of the inset. This would seem to be no disadvantage to the neighbouring owner but vastly improves the internal space in No 21a

This is shown on revised drawings 1307/04 and 1307/05.

View of the rear of Nos. 20, 21 and 22 Steeles Road London NW3

