



Planning Statement on behalf of

Yasemin Narin

Regarding the conversion of the garage to habitable space plus alterations to existing rear elevation windows at:

3a Priory Terrace, London, NW6 4DG

Prepared by Drawing and Planning Ltd.

October 2013





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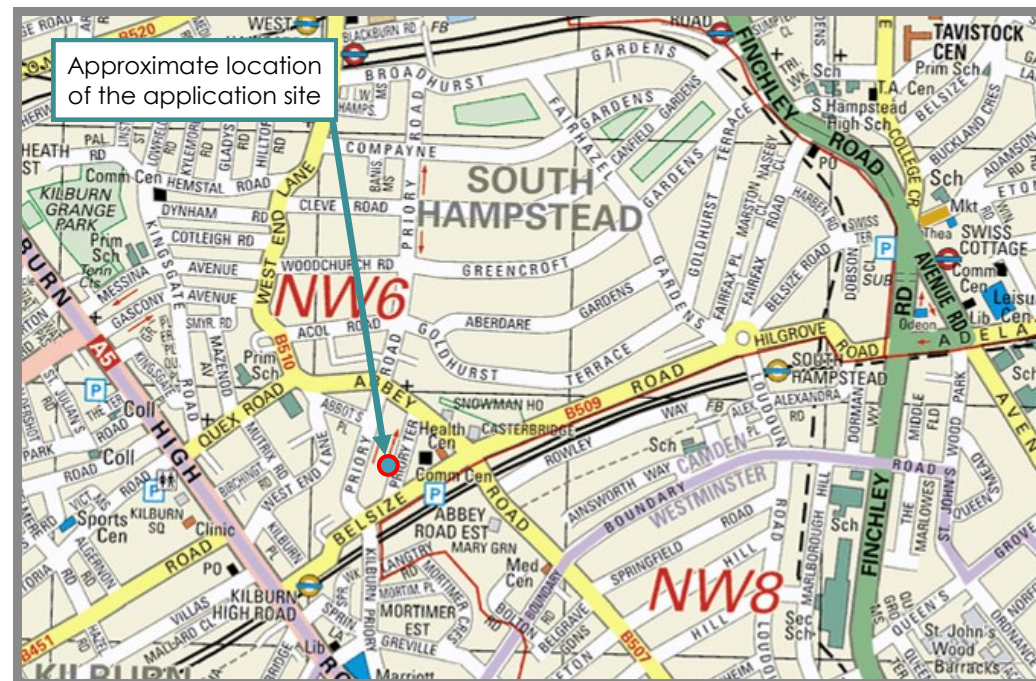
1.0 INTRODUCTION

- 1.1 Drawing and Planning have been instructed by Yasemin Narin to submit a Certificate of Lawful Development application for alterations to the existing property at 3a Priory Terrace, London, NW6 4DG.
- 1.2 This application would see the conversion of the existing garage to provide a habitable room to include a new window inserted to the front elevation plus alterations to windows on the rear elevation at first and second floor levels.
- 1.3 These elements are highlighted and discussed in detail in the main body of this statement. This application recognises that the site falls within the confines of Priory Road Conservation Area and so in the same instance addresses the importance of how the scheme will respect the borough's heritage asset.
- 1.4 The development would be in keeping with the style of the property and would be built using materials to match.
- 1.5 The placement of the new window to the front of the property has been designed to ensure that no privacy issues are caused through direct overlooking.
- 1.6 The proposed design has been designed in accordance with the General Permitted Development Order (GPDO).

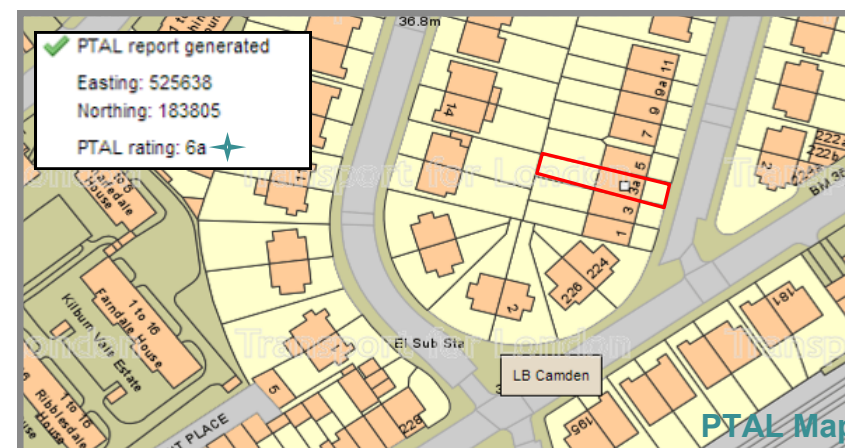


2.0 SITE AND AREA ANALYSIS

- 2.1 The application site is located on the north western side of Priory Terrace, close to the junction with Belsize Road which leads directly to Kilburn High Road located in the south. The map opposite highlights the general location of the application site.
- 2.2 The application building is a two storey mid-terraced property with accommodation within the mansard roof space. The property is noted as being 'as built' and has both a front and rear amenity area. The rear garden is largely laid to lawn and the front is donated to the parking, at most, of two standard sized vehicles. The application property is situated within the confines of the Priory Road Conservation Area.
- 2.3 The application site has an area of approximately 186 sqm. The application building is noted as not being listed. The façade is characterised by an entrance with a surrounding pediment and an internal garage entrance with an external refuse store next to the doorway. The windows at first floor are sash and are replicated in terms of position and size with those already present in the roof space. The frontage of the property is further characterised by painted iron railings in front, which form part of the first floor window openings and double as a safety feature. The building is also entirely characterised by exposed brickwork.
- 2.4 There are two blocks of four properties of which are sited next to each other, the other dwellings in the road are noted as being Victorian semi-detached villas and other terraced properties of larger proportions. The application dwelling is the newest form of development in the road and were built in the 1980s.
- 2.5 A desk based search of the site identified the property as not having any relevant planning history. However, attention will be drawn to other additions in the area where planning permission was previously granted for front boundary wall and railings as well as extensions to the rear.
- 2.6 The application site is sustainably located given its proximity Kilburn High Road and Swiss Cottage underground station. Furthermore, all the residents of Priory Terrace currently benefit from all the commodities that this location brings. A desk based search of the application site confirms that the location of the application building has a PTAL rating of 6a which is regarded as "excellent". An extract from webptals.org.uk is included opposite.



Extract from Bing maps to highlight the general location of the application site.





Aerial Photography



Aerial Photograph to outline the location of application site and surrounding area taken from Bing maps



Photographic Analysis



The Application Property



Photographs to show the application property



3.0 DESIGN

- 3.1 A Certificate of Lawful Development is sought for alterations to the existing mid-terrace property of No.3a Priory Terrace. As noted earlier, the application site is located within Priory Road Conservation Area where there is a common duty to preserve or enhance its character and appearance. The works as proposed involve the following:
- Conversion of garage into a habitable room with a replacement window;
 - Alterations to the rear first floor windows to create Juliet style openings to match those located to the front elevation;
 - Alterations to the rear second floor windows to create larger openings to match those located to the front elevation;
- 3.2 There are three elements to this application which will be discussed in turn in view of gaining an understanding on the applicant's requirements. Having regard to the first point, the proposed property currently benefits from an internal garage, which is rarely use for the storing of a vehicle.
- 3.3 As mentioned already there are two standard sized vehicular parking spaces located to the front of the site. These will be retained under this current proposal. The garage conversion will involve the introduction of a sash window to match the existing materials and window profiles of the building. The applicant intends to incorporate a high standard of design throughout and it is considered that this would help preserve the character and appearance of the Priory Road Conservation Area.
- 3.4 This application also proposes matching Juliet style windows and balconies on the rear to replicate those located on the front of the property. This feature will reinforce the appearance of the dwelling and will provide a consistent design theme throughout the property. To help visually illustrate some of the key changes to the building, the following page provides further elaboration.
- 3.5 Minor alterations to the second floor level rear elevation windows to match those to the front of the building have been proposed to complete this development.
- 3.6 Internal alterations will seek to make logical use of the internal spaces already available. The proposed design has been designed in accordance with the General Permitted Development Order (GPDO).

4.0 CONCLUSION

- 4.1 The proposal will see the improvement to not only the internal living areas but also the character and appearance of the application property. Furthermore, the proposed alterations have been designed so as to ensure that the aesthetical qualities of the character and appearance of the Conservation Area are preserved.
- 4.2 The alterations to the rear elevation windows have been designed to match those of the front elevation and will create a cohesive form to the overall design of the property whilst meeting the applicant's requirements for the use of the balconies.
- 4.3 This statement has shown the proposed external alterations are in general a significant improvement and that these alterations would collectively respect the visual aesthetics of the application dwelling and are a testament to the applicant's desire to providing the best possible approach in design terms.
- 4.4 The proposed design has been designed in accordance with the General Permitted Development Order (GPDO) and is in full compliance to the relevant Central Government Guidance and Development Plan Policies contained within the London Plan 2011, the Camden Local Development Framework Core Strategy and the adopted Development Policies. This application also pays attention to the Priory Road Conservation Area Appraisal and Camden Planning Guidance 1 on Design.
- 4.5 It is considered that this proposal will have no detrimental impact to the existing house or to neighbouring properties. All materials for this proposal are designed to match existing materials.
- 4.6 Drawing and Planning Ltd would appreciate continued consultation by the appointed planning officer during the processing of this application to resolve any issues that may arise. The drawings attached will detail the development as proposed.
- 4.7 For the reasons outlined within this statement, it is requested that the Council look upon the application favourably.



ELEVATIONS AS PROPOSED



Proposal - 3A Priory Terrace

There will be replacement windows to the rear of the application property to match the window design present on the front elevation

New Juliette Style Balconies are proposed to the first floor rear elevation of the application property to match the window design present on the front elevation

The garage conversion will provide a new and separate kitchen area with parking for at least two motor vehicles to be retained and confined to the front driveway.



Proposal - 3A Priory Terrace

Illustrations to show the key visual changes to the building as proposed