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**34 OPPIDANS ROAD, LONDON NW3 3AG**

**Planning Application March 2013**

## **DESIGN STATEMENT**

### **Introduction**

34 Oppidans Road is a late Victorian semi-detached property. It is part of a group of three pairs of semi-detached building, located on the south side of Oppidans Road. The property is a single family home, comprising of three storey's above ground, with a semi basement. The roof has a large dormer window to the rear of the property providing a games room within the roof space.

The property is not situated within a conservation area.

### **Existing and Proposed Uses of the Building**

The building is currently residential and is to remain so.

### **Planning History**

- |             |  |
|-------------|--|
| 2009/3798/F | Alterations at rear roof level including the installation of balustrade for use as a terrace to existing single dwelling.<br>GRANTED 29.09.2009  |
| PE9800914   | Extension of existing garden terrace and erection of a single storey extension;<br>alteration to appearance of rear elevation through enlargement of glazed window openings.<br>GRANTED 13.01.1999 |
| PE9800262   | Extension of existing terrace and erection of a single storey extension.<br>GRANTED 29.05.1998   |

## **Proposed Alterations**

The proposed alteration that constitutes this application is:

1. Change of material to balustrade at roof level.

### **1. Change of material to balustrade at roof level.**

Planning permission was granted [2009/3798/F] for a metal and glass balustrade to the terrace.

The permission had several planning conditions attached, one of which was for the provision of a 1.7m high screen at either side of the terrace, to prevent overlooking.

In light of this condition, it is proposed that the material of the screens and balustrade is changed to brick. The screens to either side would be constructed to a height of 1.7m; the balustrade overlooking the garden would be raised to a height to 1.5 to create a perforated brick screen. Please see drawings 051 011 & 013.

The screens and balustrade would be constructed in London Stock brick to match the existing rear elevation.

Construction work to the terrace began in October 2009; however, this work was paused while the balustrade details were resolved. Work remains paused whilst we gain approval from Camden Council for the material change to the balustrade at roof level. In addition the planning permission has now expired. A planning duty officer advised over the telephone that although this change in material would usually be dealt with as an amendment, as the application has expired we are required to submit a new one.

## **Conclusion**

It is our view that the alterations proposed do not adversely impact on the form or appearance of the building, or on the wider locality.

## **ACCESS STATEMENT**

34 Oppidans Road is an existing property, located in Primrose Hill, London. There are no proposed alterations to the existing access and egress to and from the building, or internal circulation of the property.