



**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.

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.

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. It is proposed to construct a Dormer window to the side of the property overlooking the road at the side of the building.

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

The proposed Dormer complies with the requirements of your design guide in that it is set up from the eaves the prescribed amount and also set down from the ridge the prescribed amount. The Dormer is considered to be proportioned to the length of the building. As far as possible the windows to the Dormer align to those on the first floor of the building.

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.

The proposal will not affect the current access arrangements.