

This planning application pertains to proposed works to the top (third) floor flat No. 6 of 18 Belsize Grove, located in the Belsize Park Conservation Area.

The proposed works include the addition of a small balcony and sliding doors to the front bedroom, the replacement of all existing windows with new, elegant metal framed windows, the addition of a new rooflight to the entrance hallway, and the conversion of the roof area to a usable roof terrace, including the installation of a new stair to the roof terrace from the living/dining room.

Existing windows are to be upgraded generally to double glazed high thermal performance windows with slender metal frames, painted dark grey to suit the surrounding existing dormer walls. Windows W3.3, W 3.4, W3.5 and W3.6 are not visible from the street, however, as can be seen on the accompanying drawings, the proposed windows represents a great improvement to the existing windows, both in terms of the composition and the proportion of the fenestration. The opening to window W3.4 is to be widened to equal that of the adjacent W3.5. This will not only improve the light inside, but will also give a better visual balance to the external elevation.

New sliding metal framed doors, painted white to suit the existing street elevation, are proposed to the front bedroom. A small balcony is proposed here too, with a balustrade and handrail to mirror the adjacent neighbouring balcony.

The design of the new roof terrace has been carefully considered to minimize its visual impact. The terrace itself has been set back from the roof edge to conceal its appearance from the street, while the balustrades are to be fully glazed to be transparent. A walk-on rooflight is proposed above the entrance hallway and a sliding rooflight above the new stair.

Access

Access to the site shall remain unchanged from the existing condition, while the addition of the new stairs will provide access to the roof terrace.