

Flat 26D Lambolle Road

Belsize Park

London NW3 4HR

Loft Velux Roof Windows

Planning, Design and Access Statement

July 2012

1. The application is for the insertion of two Velux roof windows in the sloping rear elevation of the roof space of this second floor flat.
2. The existing roof space has a boarded floor and is accessed by a loft stairway. It provides a worthwhile storage area for books, music and personal belongings.
3. Insertion of the two windows in the rear elevation is the sole change proposed and will provide worthwhile light and ventilation to the roof space.
4. The proposal is designed solely to take cost-effective and useful advantage of the scaffolding which will be erected to repair the roof and valley gutters which are long overdue for maintenance and which are allowing multiple ingress of water into the flat.
5. The windows will be installed to full professional standards in accordance with the comprehensive diagrams etc provided by Velux. Such diagrams can be made available if required.
6. The elevation of the roof space and the positioning of the windows, coupled with the only occasional access to the roof space, provides no real overlooking issues especially since the proposed windows have no more view of the rear garden space etc than that already provided at a closer distance by the existing rear windows of the building forming Flats A, B, C and D Lambolle Road.
7. Insertion of the windows will not create a precedent since similar windows of an equivalent size are prevalent in the rear roof slope of nearby dwellings.