

31 BELSIZE PARK GARDENS. LONDON NW3 4JH

PLANNING APPLICATION FOR FRONT TERRACE

1103_15_120511



latitude

Planning History

Pre-application Advice

We met with Neil Cleary on 23 June 2011 to discuss our proposals prior to submitting a full planning application.

Full Planning Application (Reference number: 2011/3074/P)

We made an application on 24 July 2011 for the refurbishment of the existing dwellinghouse, including the excavation of a new basement with lightwell to the rear. Revised scheme submitted shortly before target decision date following consultation with Jenna Litherland. Permission was granted 21 October 2011 with several conditions, three of which required details to be submitted for approval.

Conditions

Condition 3 (Reference number: 2011/5431/P)

Tree protection plan submitted 28 October 2011, approved 25 November 2011.

Condition 4 (Reference number: 2012/0016/P)

Balustrade details submitted 28 December 2011, approved 20 February 2012.

Condition 6 (Reference number: 2012/1298/P)

Solar panel details submitted 2 March 2012, approved 13 April 2012

Non-material Ammendment (Reference number: 2012/1866/P)

Revised drawings - showing alterations to rooflights - submitted 21 March 2012, approved 27 April 2012.



Balustrade at 27 Belsize Park Gardens

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French doors at 26 Belsize Park Gardens

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Design and Access Statement

Use

The proposed roof terrace is located at the front of the house above the porch, accessed from a dressing room on the first floor. The small terrace measuring 1.3 x 2.8m internally will provide valuable external amenity space for the house's occupants.

Amount

Around 25% of the houses on Belsize Park Gardens have a roof terrace similar to the proposals. These are occupied by tables/chairs and plant pots which add to natural surveillance (crime prevention) and green streetscape respectively.

Layout

The layout of the proposed roof terrace is defined by the extents of the existing porch. The proposed balustrade itself will be set-back by 150mm and sit on the existing parapet wall.

Scale

The proposed balustrade height of 765mm is determined by existing parapet wall and the building regulations requirement for 1100mm guarding. This is a similar size the neighbouring properties.

Landscaping

Whilst there will be no permanent planting on the proposed roof terrace, it is envisioned that the occupant will populate it with a careful selection of plants (topiaries etc) which will provide habitats for insects and help reduce carbon dioxide pollution from road traffic.

Appearance

The black balustrade with cast iron primary balusters and secondary 15mm dia circular steel rods have been designed to match previously approved balustrade to rear elevation (Ref: 2011/3704/P - Condition 4). The chosen primary balusters (TLC 693 by Tilley's London Castings) are a reference the original grand staircase inside the house. All flashings will be lead, adding to the high quality appearance of the house and surrounding area.

Access

The existing full-height sash window already facilitates access onto the flat roof; by replacing this with a pair of French doors (timber double-glazed units to match existing) with a level threshold, access will be made easier for people of all ages and agility.

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