

### Introduction

This is a Full Planning Application on behalf of our client, Ms. Valentina Simone to propose the addition of a basement and a rear extension to her property. The purpose of this will be to increase the living space for the family who are struggling within the existing internal layout of the property which they recently purchased from an owner that previously rented the property to students. While the house was used for this purpose it was rearranged to maximise the profit and hence the current arrangement of the rooms is not suited to the needs of the family that occupy the home now. The proposal also seeks permission to alter the layout of the fenestration in the loft conversion which has previously been granted under permitted development (reference number 2011/2495/P).

### Location

The property is a residential end of terrace house located on Kingsgate Road. It is located next to a school in a quiet street facing east. The terrace itself presents a lack of external amenity space and some properties along the street such as the next door neighbours have already extended the full length and width of the garden, resulting in the loss of the outdoor area.

### Travel

The local area is served by Kilburn and West Hampstead Underground Stations and West Hampstead Thames link Rail Station which link the area to the rest of London. Bus routes also service the area, traveling to and from North and Central London.



FIG.2 Satellite view of the property and the surrounding area (site shown in red).