

PROJECT 4378
DESIGN AND ACCESS STATEMENT
IN SUPPORT OF PROPOSED REPLACEMENT DWELLING
AT
16 COLLEGE LANE
KENTISH TOWN
LONDON
FOR
MS A DUKER
NOVEMBER 2011
REVISION B

Revision B

Impact on Conservation Area – From an external appearance, scale, bulk and volume perspective this scheme will appear the same as works benefiting consent. The previous approval was assessed and considered acceptable and throughout the life of the original determination period the design concept was considered acceptable and suitable in the context of the Conservation Area. It naturally follows that the current submission is equally as suitable, taking into account the previous approval and the presumption in favour of the scheme.

Introduction

College Lane is located within a defined settlement and Conservation Area where there is a presumption in favour of appropriate development that accords with governing policies recorded in Council Development Plan.

The application site is a mid terrace property, forming one of a pair of a group of private dwellings of mixed architectural style and appearance.

The Proposals

- To re-build the existing cottage to create accommodation matching exactly matters referred to in the previously approved scheme, to which application number 2011/3211/P refers.

Planning History

As noted above, this application follows a previous approval for similar works under application reference 2011/3211/P. Post application discussions have taken place with Ms Jennifer Walsh of your department and in summary, responses received at Officer level were positive, as the property does not materially change from that what was previously granted Planning Permission.

Consultation with neighbours

The Applicants have taken the opportunity, prior to formally applying for consent, to approach immediate neighbours, who we understand have no adverse comments to raise against the scheme authored.

Scale.

The host accommodation measures approximately, over the main body of the house, 6.8 metres x 4 metres with a height to the top of the parapet of approximately 5.8

Pre Application

Attached to the rear of this Design and Access Statement is the Case Officer's initial response to the proposal requesting consent to demolish and also a method statement prepared by the developer / principal contractor, setting out the demolition / reconstruction method statement for works.