

December 13, 2010

Camden Council  
Planning Service  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ

Dear Sir/Madam

**Proposed Alterations to 14B Belsize Lane**

We have pleasure in submitting our planning application for alterations to the above house.

**DESIGN & ACCESS STATEMENT**

The proposal is to carry out the following works: Roof extension to provide additional room at 3<sup>rd</sup> floor/attic level with balcony.

The alterations are proposed in order to create a master bedroom for the flat. The rooms at 3<sup>rd</sup> floor/attic level are highly restricted due to the existing rooflines – by replacing one of the sloping roofs with a flat roof a new room can be formed which is of sufficient size to serve as a master bedroom.

As all changes are only to the rear of the property, the alterations cannot be seen from the street. They will be somewhat visible from the rear garden, however they are made less obvious by the raising of the parapet wall and the set-back of the flat roof. The proposal also includes a balcony, however this does not create an overlooking concern as there are already numerous balconies on the rear of the properties.

Materials will be simple and modern – high performance glazing for windows and doors, with polyester powder coated aluminium frames.

Access to or within the property is not affected.

**HERITAGE STATEMENT**

The property lies within the Fitzjohns/Netherhall Conservation Area. The flat comprises the 2<sup>nd</sup> and attic floors of a semi-detached building paired with No. 12 Belsize Lane, part of a series of similarly paired buildings built ca. 1890. Together, these Victorian buildings form an imposing and impressive start to Belsize

Lane off Haverstock Hill. To the rear, the properties are less impressive, with a number of balconies and windows of different styles and a range of different extensions which have been added over the years.

The heritage features of the area are not affected by the proposed alterations, which are not visible at all from the street. The rear elevation is not a feature of the property, and the change to the roofline has negligible impact. The proposals have been designed to be as simple as possible while still adding additional habitable space to the property. A new flat roof is proposed to create a new room below, replacing an awkward addition to the roof with narrow slot windows. The proposed flat roof has been stepped back with a balcony so that has less impact as viewed from the gardens below.

Similar extensions and changes to the existing roofline have been made to Nos. 12 and 16.

We hope the Camden Council will be able to support us in this planning application. Should there be any queries regarding the proposal, or additional information is required please do not hesitate to contact me.

I look forward to receiving information that the application has been registered.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Phillip Schöne', with a long horizontal line extending to the right.

Phillip Schöne