

**077\_PLA\_DAS Rev A**  
**Design & Access Statement**  
**18.08.2009**

**68 Belsize Lane**  
**London**  
**NW3 5BJ**

**RECEIVED**  
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## Assessment

No. 68 Belsize Lane is a late 19th Century building with restaurant unit at ground and basement levels and three flats at first, second and third floor levels. The owner / freeholder wishes to add a fourth storey to the building to create a new studio flat. This is a re-application for a valid application approved in 2004 to create a new fourth floor extension to the third floor flat.

Camden Planning Guidance  
Approved Document Part M, Access to and use of Buildings  
Lifetime Homes

## Recent Planning History

Planning Application No. 2003/2644/P

The erection of a roof extension with front terrace and other external alterations to form part of the existing third floor flat.

**Granted 04-10-2004**

Drawings attached to application



View from street



View from rear



## Summary of Proposal

This revised proposal differs from the approved scheme in the following ways:

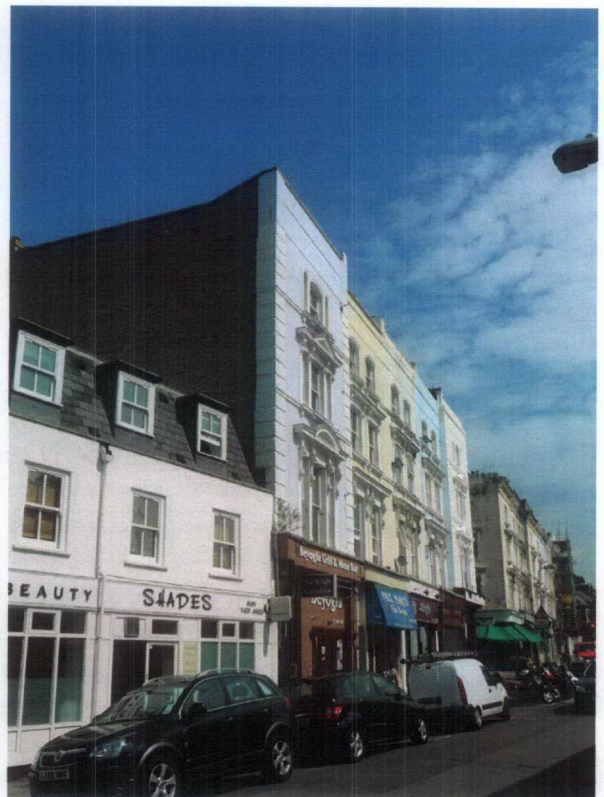
This application proposes that the fourth floor rather than form a maisonette flat as previously approved, creates an independent 4th floor studio flat with an area of 36m<sup>2</sup> which complies with Camden Design Guidelines. This will have little effect on the 3rd floor flat which will be altered only by moving its entrance door to 3rd floor level rather than at second floor level.

It is proposed that the patio at the front terrace to the fourth floor is reduced from the currently approved scheme. The treatment of the roof at the rear does not alter from the approved scheme and matches the materials and form of the adjoining extension.

As seen in the photographs below, the ridge level of parapet wall is of a slightly different height in each building. It is proposed that it is lowered slightly to match that of No. 70 Belsize Lane to allow light into the kitchen/living room to the proposed flat.



Street view from North East



Street view from South West



Existing building extension at 70 Belsize Lane  
View from rear

### **Involvement**

This application was discussed with Camden Council Planning , Jennifer Walsh

### **Access**

Primary access to the property remains unchanged.

### **Appearance**

The proposed materials will include slate roofing tiles to match the adjacent roof extension. Dark grey aluminium windows have been selected for both the front and rear of the roof extension to match the slate tiling. These will not be visible from the street and will match the adjacent roof extension at the rear.