



Change of use from maisonette and flat to single dwelling house, plus minor alterations to windows and doors on the front and rear elevations.

**34 Priory Terrace
London**

Context

34 Priory Terrace is a 4 storey mid terrace Georgian property situated in a Conservation Area.

The external appearance of the building is made up of cream rendered walls with white timber windows.

The property has previously been converted to form a flat and a maisonette, no planning records for this change from a single dwelling house have been found.

Amount

The application consists of internal alterations to the property to return it from a flat and maisonette into a dwelling house.

The external alterations consist of a replacement front door and to the rear elevation replacement French doors and the removal of a window to be replaced with a single door.

Layout

To the lower ground floor the central staircase is moved to relate to the other staircases in the property. Internal walls are removed to create a large open plan kitchen / breakfast room with utility.

To the upper ground floor a cloak room is created in the space of the removed staircase.

Rearrangement of internal walls to the first floor provide a master bedroom suite with dressing room and ensuite, with a further bedroom with ensuite.

Wall alterations to the second floor creates 3 bedrooms, one with ensuite and a family bathroom.

Scale

The overall size of the dwelling is not changed.

Landscaping

The site landscaping is not affected by the proposals.

Appearance

The new doors to the dwelling are in keeping with the character of the property and are not deemed to distract from its appearance. The front doors will be black timber and the rear ones white timber.

Access

The access to the site is unchanged.

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