

PLANNING STATEMENT

APPLICATION FOR PLANNING FOR A SECOND FLOOR FLAT ROOF CONVERSION
AND ROOF LIGHTS

74 CREDITON HILL, LONDON, NW6 1HR

To be read in conjunction with existing and proposed drawings, reports and site photographs.



PREPARED BY HUB ARCHITECTS AND DESIGNERS LTD

1.0 INTRODUCTION:

This Planning statement is submitted in support of a Planning Application for the works at 74 Crediton Hill. Hub Architects and Designers Ltd have been appointed in preparation for the proposed development which relates to the creation of a flat roof extension to the second floor, introducing a mezzanine level to all of the existing studio flats and the creation of two roof lights to the rear elevation.

The statement should be read in conjunction with the associated drawings and other reports that accompany the application i.e

- Design & Access Statement (prepared by HUB Architects)
- Heritage Statement (prepared by HUB Architects)
- Drawing Pack (prepared by HUB Architects)

2.0 EXISTING USE:

74 Crediton Way is a semi-detached property arranged over three levels: Ground, First and Second floor. There is a north east facing garden to the ground floor level. The property is currently split into flats, the applicant currently owns the second floor.

3.0 PLANNING GUIDENCE:

We have used the West End Green conservation area appraisal and management strategy to ensure that the proposal relates to the councils guidelines for planning.

4.0 PROPOSED DESIGN:

The proposed design includes the creation of a flat roof extension to the second floor level between the two existing gable roofs, the introduction of a mezzanine level to all of the existing studio flats and two roof lights to the rear elevation.

5.0 SCALE:

The new proposed roof infill extension will be set back one meter from the existing side gables north side of the existing property and designed as a low impact proposal that does not adversely affect the neighbouring properties. The flat roof is modestly scaled in relation to the existing building, and therefore does not harm the appearance and character of the conservation area.

6.0 CONCLUSION:

The proposals for 74 Crediton Hill are in keeping with the design and scale of the surrounding area and do not detract from the appearance of the Conservation Area .

Both the flat roof and internal alterations have been carefully considered and respect and preserves the architectural character of the neighbouring property's.

HUB Architects and Designers Ltd