

116A Highgate Road, NW5 1PB

This is a full planning application for the replacement and extension to existing single storey rear/side conservatory addition, please find enclosed:

- Existing Floor plans, elevations and sections
- Proposed Floor plans, elevations and sections
- OS Plan
- Design & Access Statement
- Householder planning application form
- CIL application form
- £172 BACs Payment to Camden Council

Design & Access Statement

Site: The application site is a ground floor flat in a mid-terrace 4-storey property located on the eastern side of Highgate Road. The property already has single storey rear additions with a conservatory in the rear courtyard; the garden is surrounded by boundary walls over 3m in height.

Proposal: Planning permission is sought for the replacement of the existing conservatory with a larger conservatory in filling the gap between the existing rear elevation and existing conservatory. The extension would be constructed of engineer glass with a slim line aluminium frame; the extension would extend the existing kitchen and form a kitchen dining area.

Design: The single storey rear extension would be fully glazed and would be of a lightweight appearance. The extension has been designed so that it is sympathetic to the original property and is of a size that is subordinate to the original building. Located to the rear of the property the extensions would not harm the street scene or the building's appearance from the street.

Amenity: The proposed extension would be some considerable distance below the height of the boundary wall and would have no impact on the adjoining properties in terms of loss of daylight, sunlight or sense of enclosure and would result in no loss of privacy. The extension would extend no further into the rear garden than the existing building line and sufficient outside amenity space would be retained. Internally the amenity space would be vastly improved as the property at present has no dining room and a very small kitchen so the proposal would give the applicants an area to enjoy dinners.

Access: There is no alteration to vehicle or pedestrian access from the street.