

Project: 72 Patshull Road, London NW5 2LD

This application is for rebuilding the roof, raising it by 400mm and adding two lead-clad dormers.

The property is a semi-detached 3-storey single –family dwelling in the Bartholomew Conservation Area.

Our proposal is to make relatively discreet additions to the roof of the property to enable the family to inhabit the existing loft space. We are proposing to raise the roof by 400mm to ensure the minimum requirement of 2.1m internal floor to ceiling height and add two dormer windows.

These are both away from the front of the property and therefore will not affect the streetscape. They will be visible from the rear gardens. However, this is potentially less of an issue as many of the neighbouring properties have made substantial changes and additions to their roofs.

The design and materials chosen for the new roof and dormers are traditional (slate and lead-clad dormers) to not deter from the original character of the property.

We are proposing a small Juliette balcony hidden within the rear pitch of the roof with a minimal clear glass balustrade to ensure a maximum amount of light into the new space.

The applicants are very keen to proceed with a roof extension and would be open to making some changes the planners felt would increase the chance of approval. So please do not hesitate to contact us to discuss any ideas you may have.