

## 2.00 PLANNING CONTEXT

### 2.1 Precedents

Along Lowfield Road, there are existing rear extension precedents. Below we have undertaken a precedent study and highlighted a few:

Address: **21A Lowfield Road, London, NW6 2PP**

Proposal: **Single storey rear extension with two roof lights.**

Application Ref: **2014/3943/P**

Granted: **15/08/2014**



Fig 3 and 4: Existing and Proposed Lower Ground Floor

Address: **26B Lowfield Road, London, NW6 2PR**

Proposal: **Erection of a single storey rear extension at lower ground floor level to residential flat (C3)**

Application Ref: **2014/3418/P**

Granted: **12/08/2014**

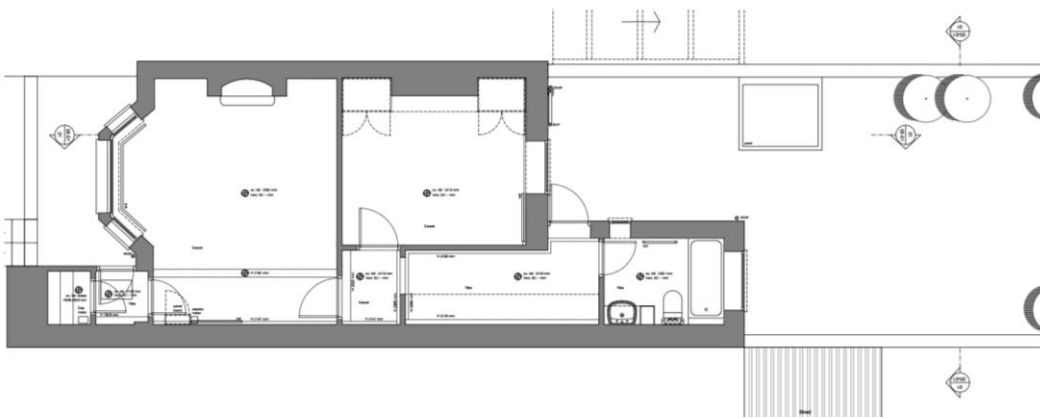


Fig 5: Existing Lower Ground Floor

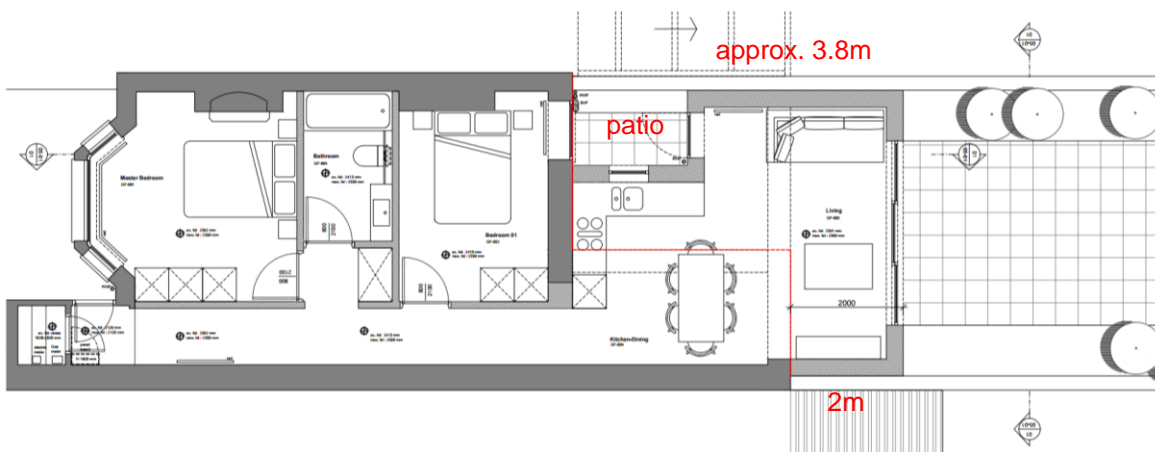


Fig 6: Proposed Lower Ground Floor

Address: **36 Lowfield Road, London, NW6 2PR**

Proposal: **The erection of single storey rear infill extension**

Application Ref: **2014/2151/P**

Granted: **10/06/2014**

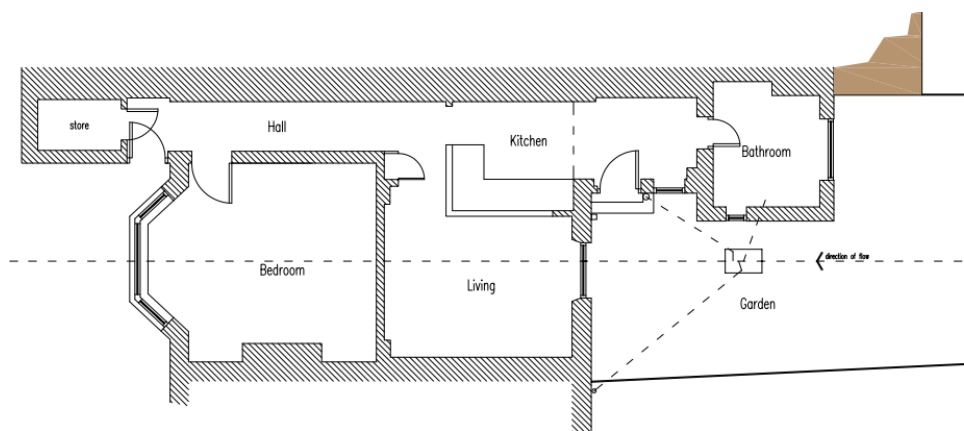


Fig 7: Existing Lower Ground Floor

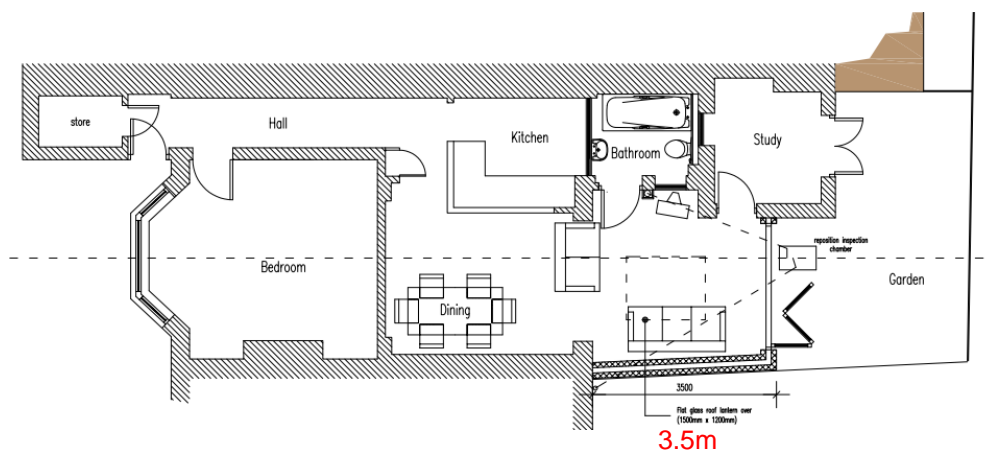


Fig 8: Proposed Lower Ground Floor

Address: **24a Lowfield Road, London, NW6 2PR**

Proposal: **The erection of single storey conservatory and two storey extension to replace an existing two storey smaller extension at the rear and creation of a Juliette balcony at rear upper ground floor level for the maisonette on the lower and upper ground floors.**

Application Ref: **2005/0141/P**

Granted: **21/03/2005**

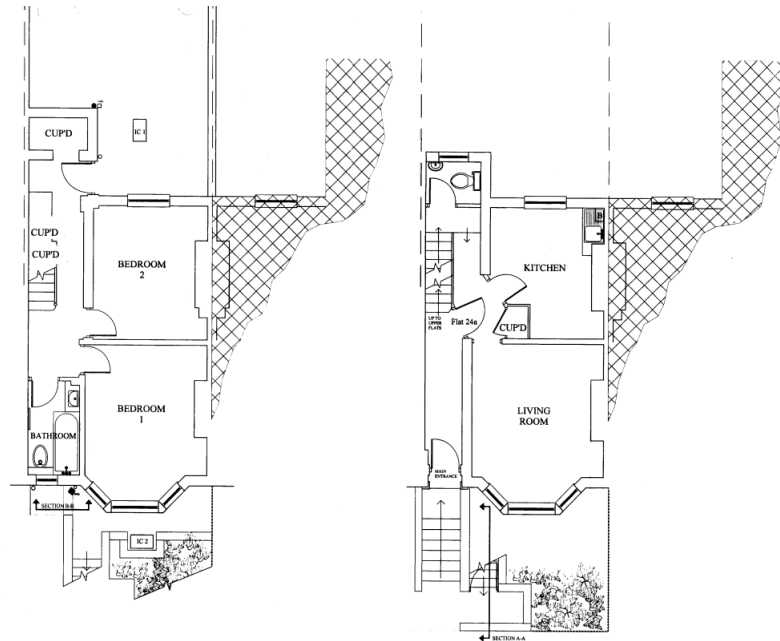


Fig 9: Existing Lower Ground Floor and Ground Floor

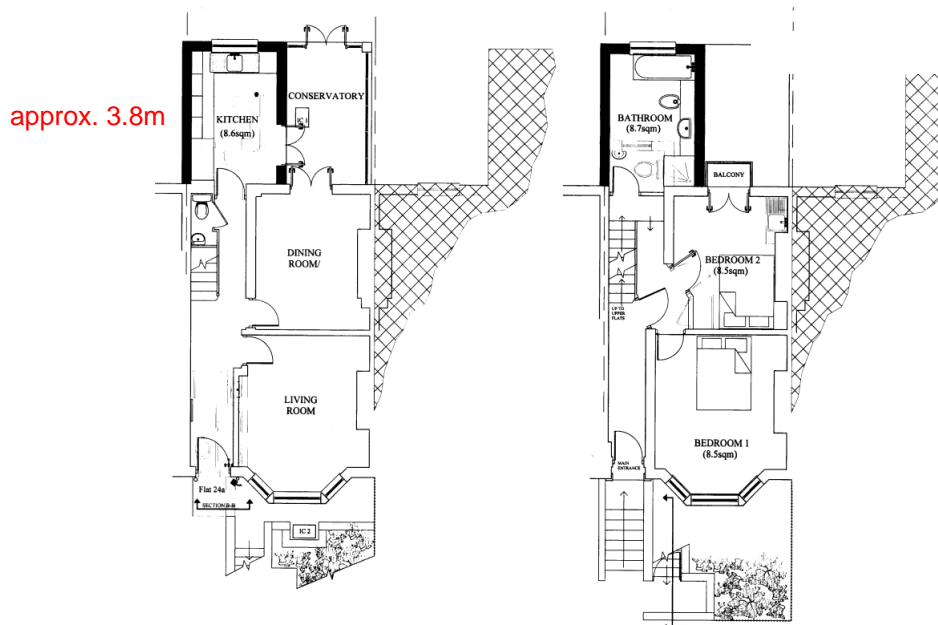


Fig 10: Proposed Lower Ground Floor

Address: **29a Lowfield Road, London, NW6 2PR**

Proposal: **Erection of a ground floor full-width single storey extension and a half-width first floor extension to the rear of the existing flat**

Application Ref: **2014/2151/P**

Granted: **10/06/2014**

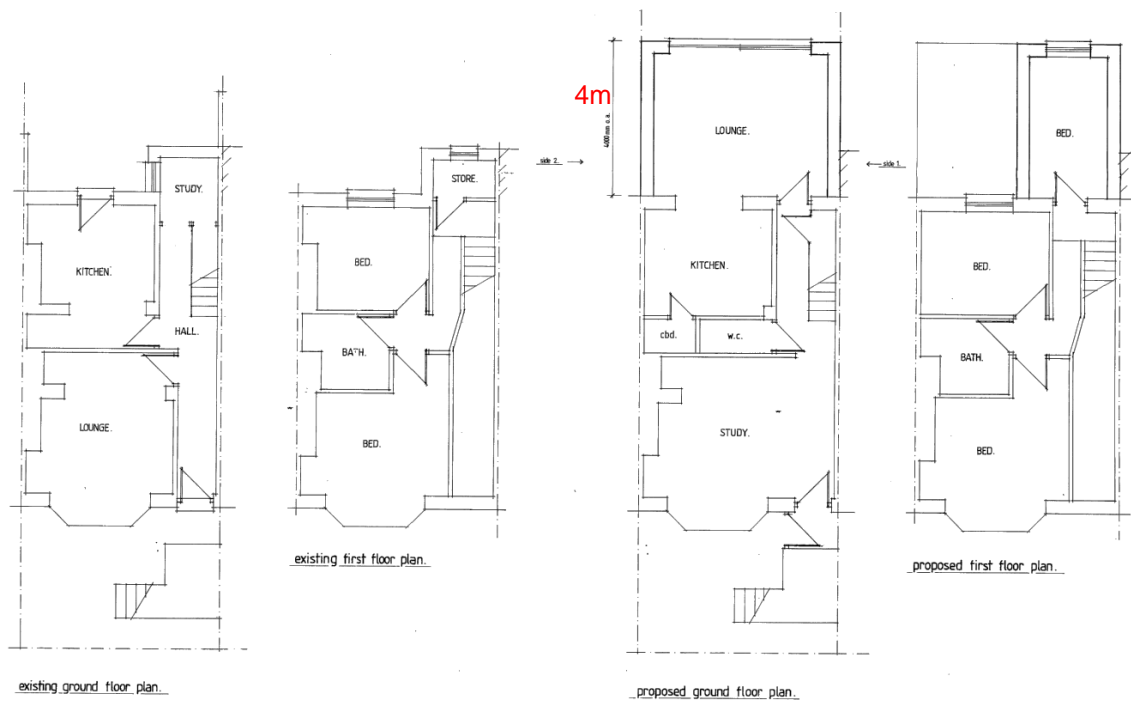


Fig 11 and 12: Existing and Proposed Lower Ground Floor and First Floor

Each extension proposal is varied considering the existing property. Some highlighted above have also included first floor extensions which increase further the mass of the rear.