

PLANNING STATEMENT

Job Reference:	21 Boscastle Road, London, NW5 1EE	Date:	12 th February 2016
Your Ref:	2016/0258/P	Application:	Supplement to application for a change of condition

1. Introduction:

Refer to the Full Planning Permission Granted (ref. 2015/1434/P, dated 05.05.2015 & 2014/7318/P, dated 20.01.15) for previously approved scheme.

This application is for the change of condition 3, to be amended to refer to modified drawings as submitted with this application.

2. Description / reasons for amendment:

Due to further development of the design, client decisions and the interior layout of above project, there have been a few minor changes to the proposed scheme granted under ref. 2015/1434/P. Changed include:

- Increase of height to sky lantern (approved, ref. 2015/1434/P) and lowering of a sash window to create acoustic link to ground floor;
- Removal of other sky lantern to the new extension (approved, ref. 2015/1434/P); &
- Introduction of new parapet to roof terrace and removal of temporary trellis & planters.

All changes are indicated in the drawings provided.

3. Alteration to previous approved development:

- Lowering of sash window on rear elevation;
- Removal of 1 of 2 sky lanterns from approved scheme (approved, ref. 2015/1434/P);
- Increase of height to 1 sky lantern (approved, ref. 2015/1434/P); &
- Proposal to create a parapet at roof terrace level to avoid risk of falling from height.

4. Design considerations

Spillage/Massing

The proposal to raise one of the previously granted sky lanterns should not be over bearing in its massing particularly as its set back from the end of the existing closet wing extension and approximately 900mm from the boundary wall. Furthermore, by the nature of its transparency, it would allow the parent building to be read in its entirety. It is proposed to construct this entirely out of clear structural silicon glazing.

With regards to light spillage the proposal actually reduces this as one of the previously approved sky lanterns has been removed.

Character

It is our understanding there are some concerns focused around the possibility of hindering the characteristics of the rear façade topology. Given the current topology of the rear facades to the neighbouring properties it could be argued that the original character has changed dramatically. For example, the closet wing extensions of neighbouring properties used to be constructed with pitched roofs, whereas several properties (incl. 21

Boscastle) now have roof terraces. In addition, looking at the current window/door topology of the rear facades of neighbouring properties the window placements are somewhat irregular, displaced and not in keeping with original sash windows; our proposal is to restore all altered windows to incorporate sash windows to match what would be existing. It's also worth mentioning at this point that the lowered window will still be designed to incorporate the flat brick arch, reclaimed brick and stone sill to match the existing design and character.

Previously approved applications submitted for 21 Boscastle Road have shown the altering of window locations and sizes. Furthermore, it could be argued that the lowering of the window could be considered as permitted development.

The proposal to raise the parapet at roof terrace level is completely focused on safety as this will be a family residence.

5. Replaced / superseded drawings:

<i>Approved drawing</i>	<i>Revised drawing</i>	<i>Drawing description</i>
<i>2015/1434/P</i>	<i>2016/0258/P</i>	
21BOS-100_P2	21BOS-100_P3	Proposed Ground Floor Site Plan
21BOS-101_P2	21BOS-101_P3	Proposed First & Second Floor Plans
21BOS-102_P2		Proposed Third Floor & Roof Plans
21BOS-200_P2	21BOS-200_P3	Proposed Section A-A
21BOS-300_P2	21BOS-300_P3	Proposed Elevations

If a site visit is required please do not hesitate to contact us to arrange a time and date.