

570

35 SOUTH HILL PARK
LONDON NW3 2ST

PLANNING STATEMENT
SUPPORTING APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT

DESCRIPTION OF THE PROPERTY

A semi-detached single family dwelling house late C19 brick external walls with stucco ornamentation, slate pitched roof, metal clad dormers to front and rear, painted joinery windows & external doors

PROPOSED ALTERATIONS

RENEWAL OF MAIN ROOF & DORMERS

1. Pitched roofslopes to be renewed with natural slate and leadwork dressings
2. Dormer cheeks and fascias to be renewed with leadwork
3. Dormer flats to be recovered with high performance single layer membrane roofing lead grey colour

ALTERATIONS TO WINDOWS

1. Back elevation stairwell window above 2nd/3rd landing to be altered to suit new internal stair layout: new painted joinery window set within brick reveals and below existing brick relieving arch, masonry sill, window to be glazed with Slimlite double glazing units. All details to match existing.
2. Dormer windows front and rear to be replace with new painted joinery windows within existing dormer structure

ROOFLIGHTS

1. Existing rooflight on the front roofslope to be replaced to match
2. New roof glazing on the side roofslope to be lead grey patent glazing system set into the roofslope (max projection 150mm above roofplane) with opening vents positioned min 1700mm above internal floor level, all glass to be obscured.
3. 2no new joinery roof windows set into back roofslope above dormer (max projection 150mm above roofplane)

PERMITTED DEVELOPMENT

The above works all fall within the terms of The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Permitted development rights, Part 1 Development within the curtilage of a dwellinghouse.

The property is not included within the South Hill Park Article 4 Direction.

NOTE

The above proposed works are intended primarily to address urgent need for repair and maintenance of roofing and windows, together with some internal layout alterations on the second and third floors.

The proposed works are not to be considered as relating to or commencement upon the major redevelopment granted on 12th August 2015, planning approval reference 2014/1938/P, which remains subject to compliance with S106 obligations. The applicants are not currently in a position to progress this major redevelopment project.