

Planning & Access Considerations Statement

for

Flats A-D,
45 Goldhurst Terrace, South Hampstead, NW6 3HB

1. Preamble

This statement accompanies a retrospective planning application for the retention of works to 4no private residential flat dwellings carried out in contradiction to planning approval already obtained under 2015/5564/P

2. Criteria for Development

The proposal is for a single storey rear extension, terracing on Ground level over extension and a loft conversion

The criteria identified for development are:

1. The new development should seek to preserve and enhance the character of the conservation area.
2. It should carefully integrate with the existing context.
3. The development should cause minimal impact to the neighbouring properties.

3. Site Location

The street lies close to West End Lane in the South Hampstead Conservation are with easy access to the underground and main line links to central London, shops and amenities.

There is a predominance of bed sit flats and dwellings for single and young professional couples, there is a mix of restaurants, boutiques and fitness centres close by.

4. Site Description

The property consists of 4no flats as follows:

- Flat A- Lower Ground Floor
- Flat B- Ground Floor
- Flat C- First Floor
- Flat D- Second Floor

Each flat sits on top of the other and is situated at the end of a terrace building of substantial design and character.

5. Description of proposal

5.1 Single storey rear extension

5m from existing rear of the house and 2330mm high from level of existing ground floor or 2925mm above level of existing lower ground floor. Constructed from rendered block work with asphalt roof.

Flat roof above extension will be used for terrace providing new amenity space of flat B on Ground floor level. Terrace to extend to 3200mm from rear of house. Due to the siting of opaque glass at 2m high to the sides of the terrace there will be no undue over looking or invasion of privacy.

5.2 Loft conversion

Utilising roof tiles to match existing we intend to construct 2No dormers- one to the side and one to the rear. All brickwork and materials to match existing.

It is our intension to insert 3no Conservation type Velux roof windows to the front elevation which will be flush with the existing roof.

The proposal is to convert the loft space into a living/ Dining/ Kitchen with discreet balcony set back with access via folding doors.

The railings of the balcony will be black painted steel to match adjacent extensions.

5.3 Fenestration

We intend to insert further windows to the side elevation to allow natural light into new Bathrooms.

The rear facing window to the Ground floor will become a glazed door to allow access onto the newly formed terrace.

To the First floor the rear facing window will be enlarged to allow the insertion of inward opening doors and a glass Juliet balcony.

6.0 Access

Disabled facilities are not relevant to this proposal.

Access by the emergency services will be by the front or rear doors