

1.0 Introduction

This statement is made in support of the planning application for insertion of a passenger lift within the existing house and modifications to the existing pitched roof to accommodate the lift overrun, to include new chimney stack, and re-positioning of 3no. existing dormer windows to the rear (west) pitch of the roof of the main building at Radlett House, Radlett Place.

2.0 The site and its surroundings.

The site is to the rear of Radlett place off Avenue Road and is bounded by residential units to three boundaries and Primrose Hill bounds the fourth.

3.0 Planning History and context.

The following applications relate to this submission.

Planning Approval – 2012/5607/P

Erection of a two storey outbuilding and a single storey front extension to the main house in connection with existing residential dwelling (Class C3).

Planning Approval – 2011/5102/P

Excavation of a basement beneath the main house with front and rear lightwells and a two-storey basement link under the garden between the house and the previously approved swimming pool outbuilding, and installation of air conditioning unit and enclosure in garden, all in association with the use of the single family dwelling (Class C3).

Planning Approval - 2010/6316/P

Erection of a two storey plus basement out building and alteration to gate in association with existing residential dwelling (Class C3).

Planning Approval – 2006/1799/P

Erection of a new part one, part 2 storey dwelling house as an amendment to the planning permission granted on 21/06/05 (2004/5446) for the erection of a new dwelling house.

4.0 The proposed development.

The proposals are as follows –

1. Construction of a new passenger lift within the existing house to serve ground, first and second floors.
2. Proposal for a new chimney stack to north west corner of main pitched roof to match existing chimney stack to north (side) elevation