



**Planning Statement**  
**11 Hampstead High Street**  
**London NW3 1PX**

# 1 Background

- 1.1 Planning permission was granted for a roof extension including the addition of a rear terrace to form 1 x 2 bedroom flat and the conversion of the existing 3rd floor flat to 2 x 1 bedroom flats on 24 November 2014. This was subject to a Section 106 Agreement which was made on 22 May 2015 (Reference 2013/7258/P)
- 1.2 For the avoidance of doubt it is assumed that the rear terrace is described in error and means the area to the front. There was a small "Juliet" balcony proposed to the rear
- 1.3 Work will start soon to implement that consent
- 1.4 The applicant would now like to add a small projecting balconies to the rear of the new flat at roof level, both new flats at 3rd floor level and the existing flats at 1st and 2nd floor level

# 2 This Application

- 2.1 This application is for the addition of small projecting balconies to the rear of the new flat at roof level, both new flats at 3rd floor level as well as the front and rear of the existing flats at 1st and 2nd floor level
- 2.2 The balconies will be constructed of a galvanised steel frame inserted in the existing window openings with a timber deck infill and a glazed balustrade to similar detail as that proposed for the new terrace at roof level
- 2.3 The balconies will be approximately 2380mm wide and project 1m from the face of the building. There are 7 balconies in all
- 2.4 Condition 2 of the consent requires all new materials to resemble the existing. We would like to introduce a high quality material for the fascia of the roof extension such as Tecu Bronze and also create an overhang. Comments are invited regarding this suggestion and if the application could be amended to included this ie "fascia overhang to roof extension"



Fig. 1 \_ Typical fascia detail

- 2.5 Condition 3 of the consent requires submission of details of the proposed glazed roof terrace balustrade to be submitted to and approved by the Council before any work is commenced on that part of the development. Comments are invited regarding the suitability of the design shown for this purpose and if this application could be amended to clarify the position of the terrace and discharge this condition at the same time

## **Appendix 1\_Decision Notice & Section 106 Agreement**

See separate .pdf file

4408/End