

**19 St Cuthbert's Road, NW2 3QJ**  
**Design and Access Statement**

**The Application**

This application is for a balcony and new window to the rear of the first floor flat at 19 St Cuthbert's Road, NW2 3QJ.

The application drawings are as follows:

- 123\_TP\_001 - Site Location Plan
- 123\_TP\_002 - Block Plan
- 123\_TP\_003 - Existing Rear + Side Elevations
- 123\_TP\_004 - Proposed Rear + Side Elevations

**The Site**

19 St Cuthbert's Road is a semi detached 5 storey Victorian building subdivided into flats. It has large and verdant front and rear gardens. This application relates to the first floor flat.

**Design**

The proposed balcony has been designed to contribute well to the rear elevation, which already features a cantilevered balcony to the second floor flat, and a large inset balcony to the loft. It is sited adjacent to the existing protruding rear bay window and directly beneath the balcony above.

It is to be heavily planted, and features integral structure for climbing plants to cling to. This will lead to a green screen, maintaining privacy and softening the visual impact of the balcony.

The outlook from the balcony is into densely grown foliage from mature trees and shrubs. No loss of privacy is anticipated.

The tilt/turn window used to access the balcony will be from powder coated aluminium to ensure durability and simple fenestration.

**Local Planning Precedent**

Although the Camden planning database does not appear to show recent approvals for balconies, many can be seen from the rear garden, including an expansive terrace platform at first floor level directly to the west of the site.

**Parking**

The proposal does not affect the potential number of residents living in the house, so does not affect the parking requirement.

**Trees**

No trees are to be felled in the construction of the proposed extension.