

1 December 2016

Dear Sir/Madam,

RE: HOUSEHOLDER PLANNING APPLICATION
ADDRESS: 22 WESTBERE ROAD, LONDON NW2 3SR

Please find attached the following information, submitted for a Householder Planning Application for the above Property:

- Application Form
- Design and Access Statement
- Existing drawings
- Proposed drawings
- CIL form
- Flood Risk Assessment
- Application Fee

Existing information provided by others:

- 172_81_SLP: Site Location Plan (1:1250@A3)
- 172_81_01: Site Plan (1:200@A3)
- 172_81_10: Existing Ground Floor Plan (1:100@A3)
- 172_81_11: Existing First Floor Plan (1:100@A3)
- 172_81_13: Existing Roof Plan (1:100@A3)
- 172_81_20: Existing Section 20 (1:100@A3)
- 172_81_31: Existing Rear Elevation (1:100@A3)
- 172_81_32: Existing Side Elevation (1:100@A3)

Proposed information:

- 172_41_10: Proposed Ground Floor Plan (1:100@A3)
- 172_41_11: Proposed First Floor Plan (1:100@A3)
- 172_41_13: Proposed Roof Plan (1:100@A3)
- 172_41_20: Proposed Section 20 (1:100@A3)
- 172_41_31: Proposed Rear Elevation (1:100@A3)
- 172_41_32: Proposed Side Elevation (1:100@A3)

The existing property is a semi-detached residential dwelling, to which the following works are proposed:

GROUND FLOOR

- New rear/ side infill extension in brickwork.
- One new rooflight to the side infill extension flat roof.
- Side passage retained between 22 and 24 Westbere Road, with steps reconfigured.

FIRST FLOOR

- Two new pitched rooflights to west hip of main roof above first floor level bedrooms.
- Existing rear first floor sash window proposed to be replaced with new glazing system to provide access to a new terrace above proposed rear extension, with an obscured privacy screen and balustrade.
- Two existing sash windows to side elevation at first floor level replaced with new double-glazed sash windows. One existing sash window infilled to suit internal amendments.

If you require any further information, please do not hesitate to contact us.

Yours faithfully,

Edward Ward

For and on behalf of Flower Michelin Architects LLP