PLANNING STATEMENT

FOR

APPLICATION FOR MINOR AMENDMENT TO APPROVED

NEW EXTERNAL WORK

PURSUANT TO PLANNING PERMISSION 2016/4167/P

AT

Flat 11, 30-32 NETHERHALL GARDENS,

LONDON NW3 5TN

XUL Architecture,

December 2016

1. Introduction

This statement has been prepared and submitted in support of the application for minor amendment to increase the opening of an existing window in the dormer to the external works approved under Planning Permission 2016/4167/P, dated 13th September 2016.

2. Proposed Minor Amendment

The proposed change does not affect the external appearance of the property and due its proposed location it will not be seen from the street causing no impact on the street scene.

This application proposes to increase an existing window and align it with the window next to it.

These two windows are located on an existing dormer that is not seen from the street and it is hidden by a double pitched roof. Therefore there won't be any visual impact to nay neighbour as any views or overlooking will be blocked by the pitched roof located in front.

The proposal will allow additional ventilation and natural light into the property for the enjoyment of the family.

3. Design Reasons for Proposed Minor Amendment

The proposal will allow additional ventilation and natural light into the property for the enjoyment of the family.

The new window will be located within the staircase of the property and will improve light and natural ventilation to a current dark area.

Materials and finishes are to match the existing windows within the dormer.

The alignment of the two windows on the dormer will be a design improvement from the current layout, even this won't be seen from any neighbouring property or from the street.

4. Conclusion

The existing dormer is hidden from the street and from neighbourgs by a double pitched roof within the existing building.

The proposal would enhance the quality of accommodation for the flat. It would not cause harm to the amenities of neighbouring occupiers.

No harm to the significance of the Conservation Area would result.