



PLANNING STATEMENT

Date: 27/03/2017

Applicant: Mr James Stafford - NLD (Rentals) Ltd

Proposed: Addition of 2 no. of roof-lights to the rear roof slope and 2no. of roof-lights to flat part of the roof, following the approved application ref. no. 2015/4667/P

Location: Loft Apartment, Grove Lodge, 9-11 Hampstead Lane, London N6 4RT

Agent: Paul Cramphorn — Detailed Planning LTD

Introduction

This planning application is by Mr James Stafford. The application is for addition of 2no. of roof-lights to rear roof slope and 2no. of roof-light to flat part of the roof of the property. This application follows the approved application ref. no. 2015/4667/P for extensions and alterations at roof level to create a new 2-bed dwelling unit.

Detailed Planning Ltd is the agent for this application and look forward to any discussions with the planning officer.

The documents included are:

- Planning Form
- Planning Statement (this document)
- Location Plan and Block/Site Plan
- Existing Plans
- Proposed Plan
- Existing Elevation/Sections
- Proposed Elevations/Sections



Fig. 1. Existing Front Elevation



Fig. 2. Existing Rear Elevation

The site, surrounding area and use

Grove Lodge is an 1880s terraced property converted into number of flats within the Highgate Village conservation area; it is not a listed building, but it is on the list of the buildings making a positive contribution to the character of the area. The site is located on the west side of Highgate, west of The Grove.

Proposed works will affect the top floor flat only. The proposal will not have an impact on the street scene, as the development is limited to the roof and rear façade of the property.

Design

The proposal includes addition of 2 no. of roof-lights to the rear roof slope of the property and 2no. of roof-lights to flat section of the roof to improve the quality of living of the future occupiers of the loft apartment.

The approved application, precedent to this application, comprised 2 no. of rear dormers, 2 no. of roof-lights to the front roof slope and roof-lights to flat section of the roof.

New roof-lights are proposed to increase the amount of natural light in the open plan kitchen/living area of the new apartment and in the communal staircase. The roof-lights to the rear are to be low profile conservation style with aluminium frame to match the roof-lights from the approved application and harmonize with the character of the property and the local area. The proposed aluminium frame roof-lights to the flat section are to match the size, type and finish of the roof-lights in the approved application.

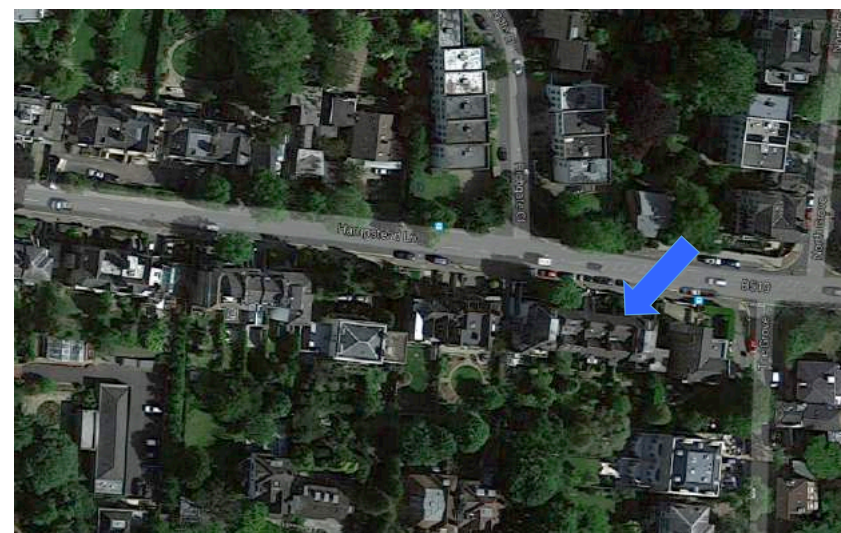


Fig. 3. Aerial view of the site (Google Satellite)



Fig. 4. Proposed rear elevation including the changes proposed in the approved application ref.no. 2015/4667/P and this application

Conclusion

The proposed development has been sensitively and carefully considered; with the considerations, design measures taken to reduce impact and compliance with relevant policies, it is thought the scheme is a positive and viable option that will have very little impact upon the amenities of adjoining occupiers, or upon the character and/or appearance of the area, therefore, there seems clear justification to recommend this application for approval.

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**KIND REGARDS,
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