

## 1st floor extension

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12 North End  
LONDON  
NW3 7HL

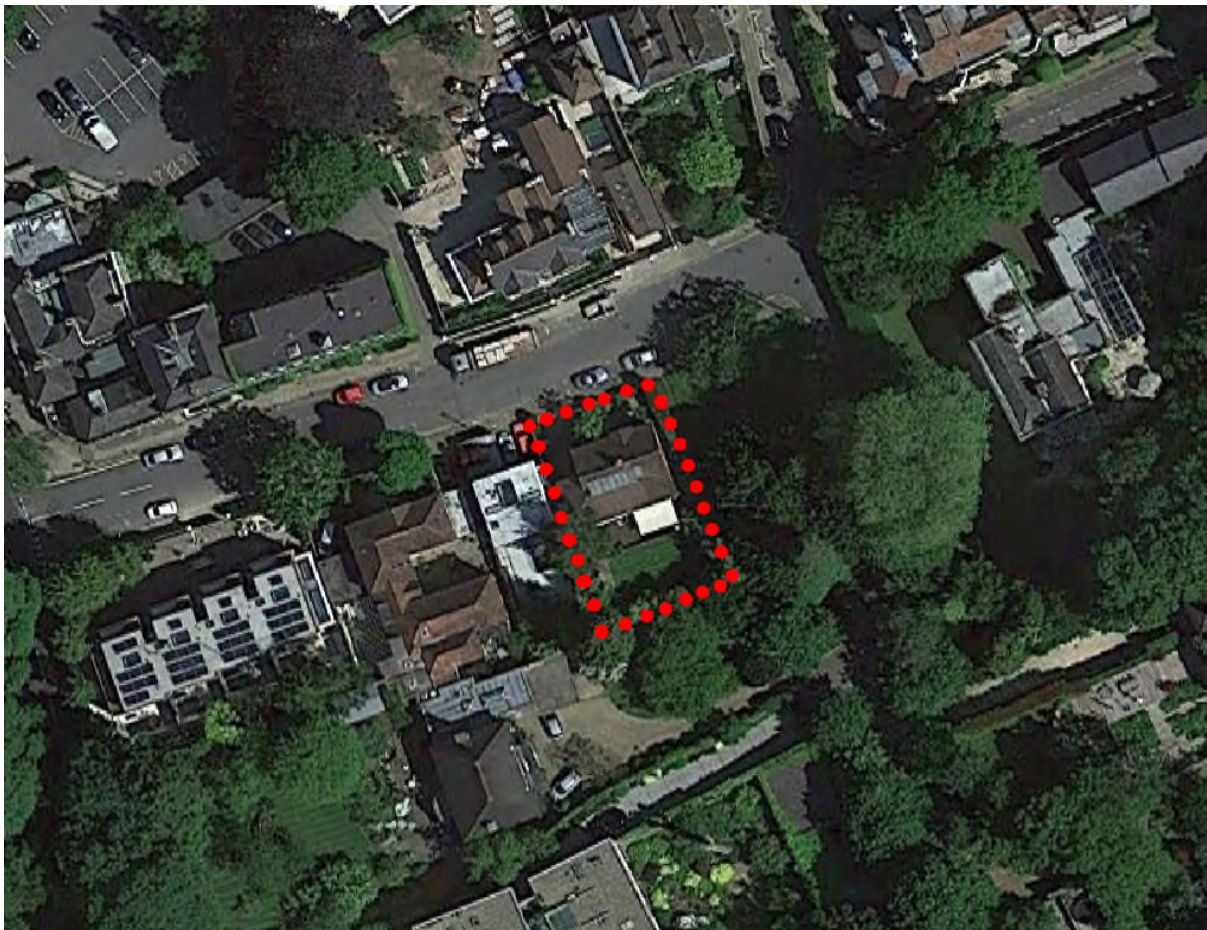
Planning Statement in support of the application for a 1<sup>st</sup> floor extension over the existing garage at 12 North End.

19 May 2017

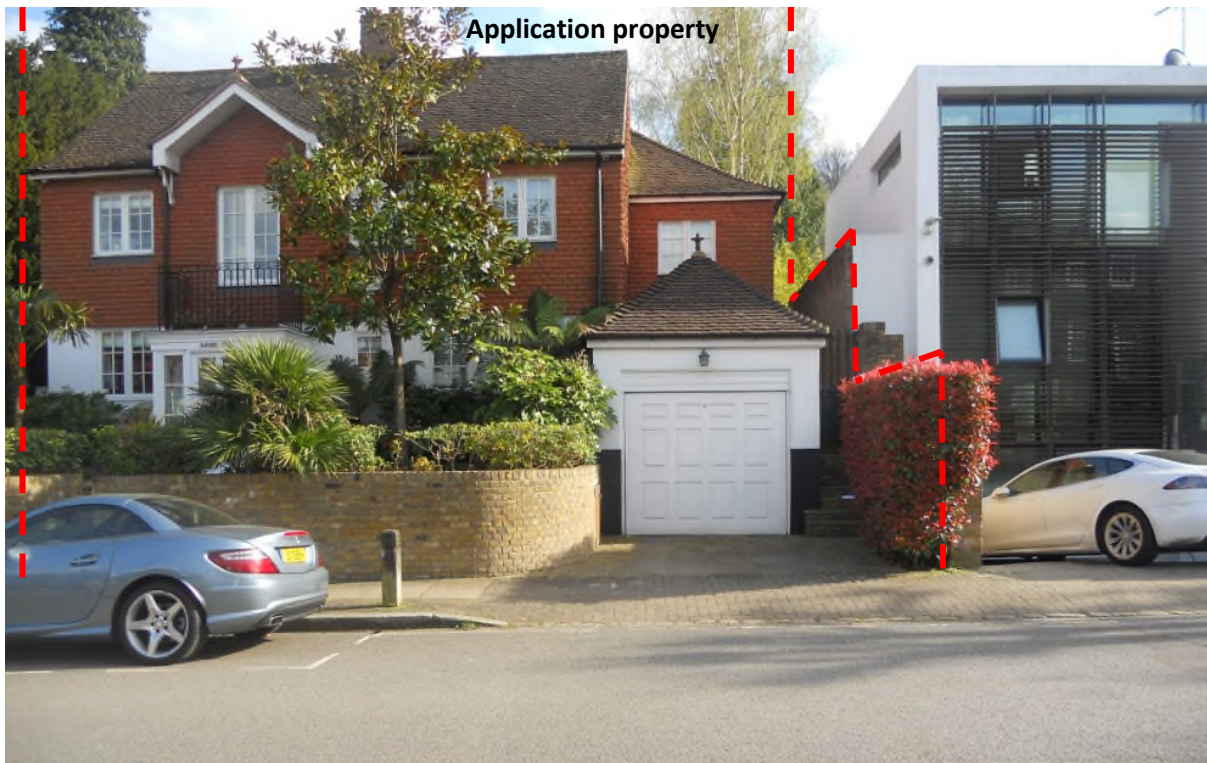
### 1. Background

12 North End lies on the South side of North End and to the East of North End Way. The property is not listed however it falls within the north section of the Hampstead Conservation area designated on 01/02/1968.

The property is a two storey detached house with white rendered ground level and a hung terracotta tile finish to the 1<sup>st</sup> floor and gable ends. The roof is pitched and finished in brown clay tiles.



Google Earth extract showing the site



**12 North End – application property**

The property is to be refurbished and modernised by the current owners and as part of the works the rear ground floor window is being changed to French doors (planning approval reference 2016/3126/P). Since this approval the plans have been reviewed and an enlarged dressing room is now also desired.

## **2. Proposals and impact of the Proposed Design**

The existing garage was constructed with the ability to accommodate an additional level. This application proposes to do this, extending the first floor over the existing garage. The proposed extension infills the majority of the step in the building and is to be finished in matching materials. The majority of the tiles are to be reclaimed to form the extension.

The character of the property is retained by utilising matching finishes, matching elevations and by stepping the extension back from the main building line. This, along with retaining the hipped roof line, also minimises the impact of the extension on the neighbouring property.

The gutter and fascia will be replicated and the replacement window, though it will be double glazed, is to match the existing window in size and appearance.





View of the existing building



View of the existing building

**3. Access**

The extension will have no detrimental impact on the access arrangements into or within the building.

**4. Conclusion**

The extension over the existing garage is modest in height and stepped back from the principal front elevation. It is in matching materials and in keeping with the original building. The hipped roof minimises any impact on the neighbouring property and the extension has no detrimental impact on the conservation area.