

PLANNING STATEMENT to support Householder Application for:

2 BROOMSLEIGH Street, London NW6 1QW



Existing Street Elevation



Existing Rear elevation

Introduction

This planning statement is to accompany an application for a Householder Application for Planning Permission for works or extension to a dwelling. The property is not within a conservation area and is not listed. The existing property is a Victorian terraced house, currently two storeys with a loft conversion.

Planning History

There is an existing planning approval dated 1987 (refer to PL/8700825) for a loft conversion, which included extending out over the existing flat roof at second floor level, and the formation of a full roof terrace over the remainder of the roof, accessed from the loft room. The loft was substantially converted prior to the current owners purchasing the house.

This current application previously included proposals to complete the additional loft space and terrace in line with the original approved designs, however following planning officer's comments these have now been removed from this application.

This application is now for proposals to the ground floor only. The applicants intend to submit a separate application for the loft and roof terrace in due course, with proposals scaled back to meet the planning officers concerns.

Ground floor extension

The applicants wish to extend their kitchen to improve and enlarge the existing room. They propose to rebuild the boundary wall to create an external courtyard against the back wall of the house, and then infill the remaining length of the side return. The courtyard will allow light into the existing living room, and also retain the existing window to the WC.

Precedents

It is noted that other similar extensions within the road that have been approved.

2016/0584/P no.55 Broomsleigh Street (approved to 3 metres height on the boundary)

2013/1992/P no.35 Broomsleigh Street (approved 2.7 metres height on the boundary)

The designs have been developed with reference to these precedents, however in order to respect the difference in garden levels between no. 2 and no.4 Broomsleigh Street, the height of this development has been restricted to 2.5 metres maximum. At this height, the construction of an extension will allow a practical internal space against the boundary, while ensuring that this sensitively accommodates requirements of the lower next door level.

Appearance & scale

The ground floor extension is designed to be in keeping with the surrounding building context, whilst taking a contemporary approach to the detailing and finishes. The scale is subordinate to the existing mass of the house. The materials proposed are:-

- London stock brick to match the existing brickwork – flank wall.
- Smooth render finish to match existing
- Hidden gutter details set behind a brick parapet wall.
- Full height glazing and bi fold doors will be finished in powder coated aluminium.
- Replacement bedroom window in powder coated aluminium.
- The roof will consist predominantly of structural glazing to allow light into the kitchen.
- The proposed extension is modest in scale and size, and is not believed to be detrimental to the adjoining owner in terms of the loss of natural light, outlook, or privacy.

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