Introduction

The owner of the property have lived in the house for some years and wishes to provide a small terrace at ground floor level with new steps to the garden. This will provide an amenity space adjacent to the living room which will work better for a growing family

Property –
Location

Burghley Road is not in a Conservation Area, but the street is attractive and the houses have well preserved Victorian features. No 86 has two stories and a basement and is at the end of a terrace of similar houses

House

No 86 Burghley Road has been divided into two maisonettes and 86A is the lower unit which is situated on the lower ground and ground floors.
It is constructed of yellow stock bricks with painted softwood windows and doors. There is currently a metal spiral staircase leading form the upper maisonette leading to its own garden – the original garden having been split into two
The aim is to maintain the relationship with the neighbouring properties and the overall quiet and spacious feeling of the rear gardens

Proposals
Outline

The proposal is to change the rear ground floor window to double doors which will give access to a small terrace and steps leading to the garden

Planning history

The house was converted into flats in 1978 application ref no 25038. There was a previous application [2010/5097P] which was approved on 23/11/2010 which has been implemented apart from the change to the rear window and the erection of the juliette balcony.

Policy considerations

LDF Core strategy
CS14 Promoting high quality places and conserving our heritage

Development Policies Development Plan
DP24   Securing high quality design
DP26   Managing the impact of development on occupiers and neighbours

Camden Planning Guidance-SPG
5.23 and 5.24

Use and amenity

It is not proposed to change the use of the property as a maisonette The house footprint is 50square metres and the rear garden space is 50 square metres – the accessibility and the quality of the rear garden will be maintained