

**8 Nutley Terrace, London. NW3 5SY**

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**Statement in support of Planning Application to Vary Condition 3 of Planning Approval 2016/6864/P for a Replacement Dwelling**

**1. Location and Site Context**

The site lies on the south of Nutley Terrace, a link road between the residential streets of Maresfield Gardens and Fitzjohn's Avenue.

The existing brick house is three-storey in height, part parapeted, with a steeply pitched roof.

**2. Planning History and Context**

Planning permission was recently granted to construct a replacement dwelling.

Through the pre-application process, we were guided by the Council to submit what they considered to be an acceptable plan, which will appear smaller in scale and more in keeping with the locality than the house it replaces. A more appropriate facing brick, and sash windows also significantly improve the appearance, in comparison to the existing.

In March 2017, Planning permission was also granted for two 3-storey detached dwellings at No. 6 Nutley Terrace, replacing a single 2-storey house.

The existing dwelling at No.6 currently sits in a spacious plot between No.4, a 2/3 storey house, and Nutley Cottage, a single-storey cottage. The scale of the existing dwelling, and the separation to other dwellings, is similar at No.6 to No.8.

We note that the approved design for No.6 is substantially greater in size and scale than the scheme approved at No.8. The design approach adopted at No.6 appears markedly different to the one we were directed to follow at No.8.

The proposed houses at No.6 are grand in scale, with large windows to the street, parapeted walls, and mansarded roofs with large dormers – a complete contrast to No.8, although both are in relatively open sites.

**3. Proposed Variations to Approved Scheme**

This planning application seeks approval of a revised front elevation to:

- **Insert a small window at second floor level:** This will allow the omission of one of the rooflights visible from the street, and will have far less impact than the type of dormer window incorporated into the designs for No.6.
- **Incorporate a second first floor window in the gabled façade:** The approved design incorporates less windows than the existing front façade, and significantly less than approved at No.6. The inclusion of an additional window, we feel, will have little impact, both on the design and streetscene.

We do not seek to change the overall scale of the dwelling approved at No.8, only to make small changes to the fenestration. We believe the additional windows proposed will have little, if any, impact on a house that will remain subservient to the buildings around it.

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