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VARIATION OF CONDITION FOR

***A PROPOSED ROOF ALTERATION TO GRANTED APPLICATION
2016/6953/P CONSISTING OF REPLACEMENT OF ROOF TO
FACILITATE LOFT CONVERSION INCLUDING FRONT AND SIDE
DORMER WINDOWS AND CREATION OF RAISED TERRACE;
ERECTION OF TWO BAY-WINDOWS AND PORCH EXTENSION AT THE
FRONT AND CONVERSION OF GARAGES INTO HABITABLE SPACE
AT GROUND FLOOR LEVEL***

at

3 INVERFORTH CLOSE
LONDON
NW3 7EX

SUBMITTED ON BEHALF

OF

MR & MRS BULL

August 2017

This statement is submitted on behalf of Mr. & Mrs. Bull (the applicants) as an explanatory document for the proposed roof alteration to granted application 2016/6953/p consisting of “replacement of roof to facilitate loft conversion including front and side dormer windows and creation of raised terrace; erection of two bay-windows and porch extension at the front and conversion of garages into habitable space at ground floor level” at 3 Inverforth Close, London NW3 7EX.

This document is to support the submitted drawings attached in the application.

The current property comprises of a single storey building in use as a single dwelling house and two garages which are situated adjacent to the house at the close.

The granted planning permission scheme has been carefully design in order to respect and enhance the existing building and its surroundings, a site of special interest due to its location in the conservation sub-area of Whitestone Pond.

The proposed variation of conditions is looking for the achievement of little extra space on the proposed first floor, due to the adaptation of the sleeping quarters of the applicants for a physical disability.

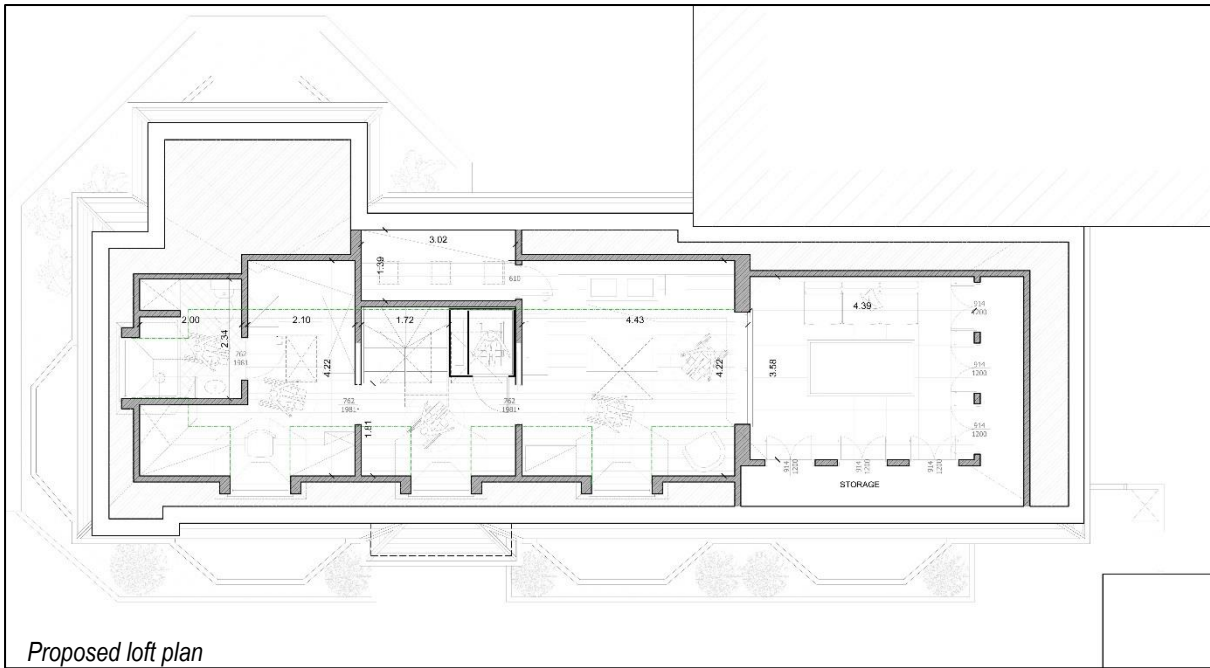
In order to keep the proposed rear elevation, which is facing Hill Garden and Hampstead Pergola, we are proposing the enlargement of the new roof towards south, just enough to allow a potential wheelchair user to access the bed, as show in the drawing below.



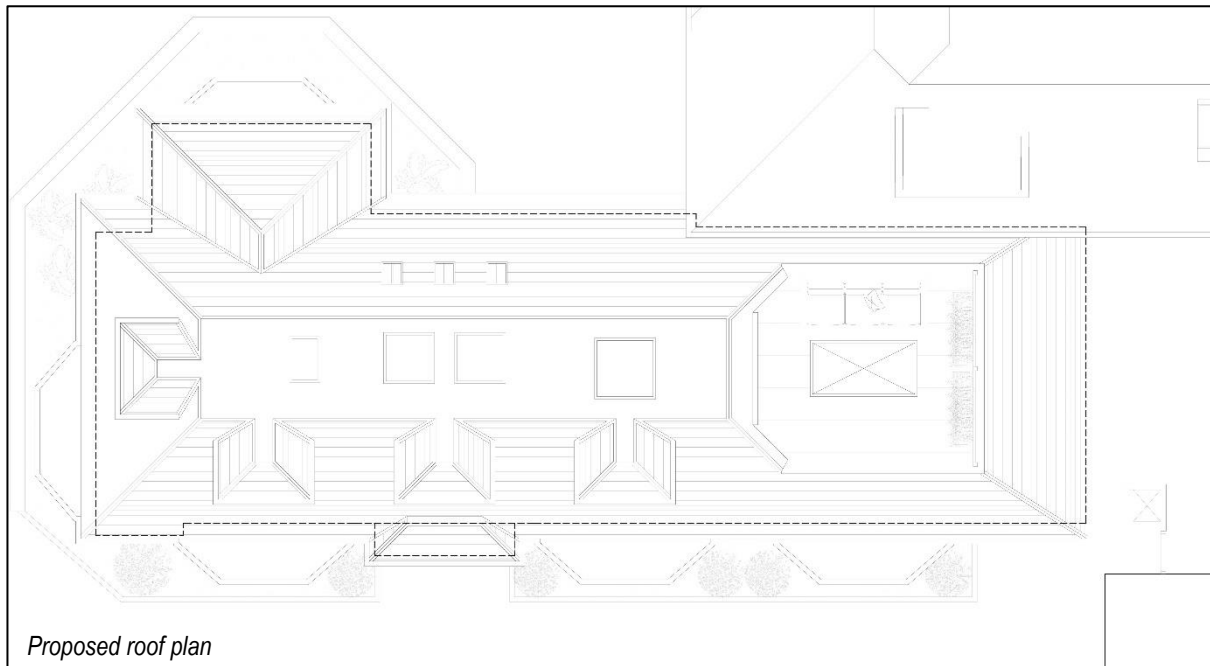
Front elevation – Photorealistic view



South elevation – Photorealistic view



Proposed loft plan



Proposed roof plan

Conclusion

- It is the applicant's contention that the principle aim of the proposed scheme is acceptable and provides an appropriated form of development and is acceptable in scale and form.
- We believe that the proposed development is not harmful to the character and appearance of the area nor does it have an adverse impact on the amenity of adjoining occupiers or future occupiers.

Yours sincerely,

Alexandra Lamboura
AA Dipl RIBA