



Development Management,
London Borough of Camden Council,
5 Pancras Square,
London,
N1C 4AG

3 October 2017

17308\tw\letters\L1
Telisa.whishaw@osparchitecture.com

Dear Sir/Madam

**Roof conversion to supply additional bedroom within Flat C
9 Medley Road, London, NW6 2HJ**

Please accept this letter and enclosures as an application for the erection of a roof conversion providing an additional bedroom within the existing first floor flat at the above address. A list of documents enclosed within this application is as follows:

- 17308 S101 – Site Location Plan
- 17308 S102 – Site Plan
- 17308 S103 – Existing Plans and Elevations
- 17038 P101 – Proposed Plans and Elevations

The application fee of £172 will be forwarded under separate cover.

Site Location

The application site is located near the southern end of Medley Road, to the north of the railway line, between Kilburn and West Hampstead Railway Station. The site is located within the Fortune Green and West Hampstead Neighbourhood Plan Area, approximately 2 miles to the north-west of Regents Park.

9 Medley Road lies to the north of the Rail Embankment which is allocated as Open Space and Green Space. There are no Listed Buildings within close proximity of the application site which is located within Flood Zone 1 and is not within a Conservation Area.

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Broadmede House
Farnham Business Park
Weydon Lane, Farnham
Surrey GU9 8QT

01252 267878

O'Keefe Scanlon Limited

Company Registration No. 2878091

Registered office: Broadmede House, Farnham Business Park
Weydon Lane, Farnham, Surrey GU9 8QT

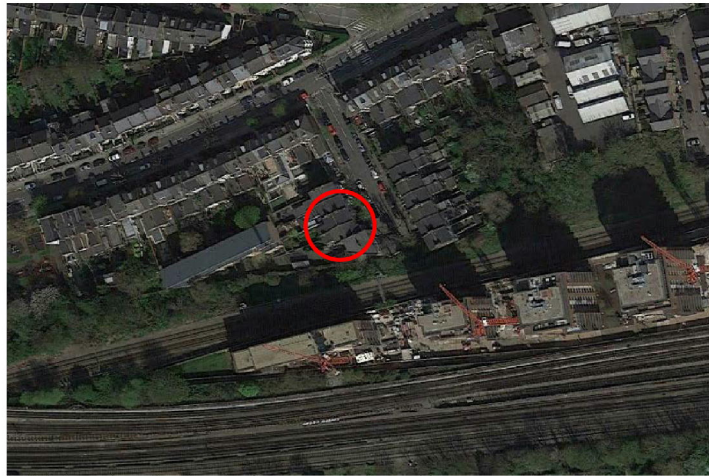
Directors: Julian Bohling, Paul Dallain BA (Hons) Dip Arch RIBA
Quentin Andrews BA (Hons) Dip Arch RIBA, Roger Beach BA (Hons) Dip Arch RIBA
Clinton Bradshaw BA (Hons) Dip Arch RIBA, David Brazier BA (Hons) MA MSAI
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Bristol office: Suite 4, Trym Lodge, Westbury-On-Trym, Bristol, Avon BS9 3HQ 0117 332 6753
Solent office: The Granary, Whiteley Lane, Fareham, Hampshire PO15 6RQ 01329 559400



Site Description and Context

9 Medley Road is a two-storey terraced dwelling with a basement, comprising 3 flats with a private garden to the rear serving the basement flat. The building is constructed out of red brick with buff brick and stone detailing and plain slate tiles lining the roof.



Aerial view of application site (Source: Google Earth)

Medley Road is located within a densely developed area, constructed of two to three storey terraced dwellings. The site is easily accessible with West Hampstead Railway Station and West Hampstead Tube Station located within 0.2 miles on the B510. The Fortune Green and West Hampstead Neighbourhood Plan 2015 says that *"The area has a distinct and widely appreciated village character with a variety of amenities and excellent transport links."*

Proposals

The application proposes the conversion of the existing roofspace into an additional bedroom serving the first floor flat and the erection of dormer windows in the roof. The proposed dormer windows are located to the front and rear of the building and have no effect on the amenity of neighbouring dwellings. The dormers have been carefully designed to ensure that they have no effect on the character of the area, taking into account para 5.11, items A-F (Roof Dormers) of the Camden Planning Guidance Document 2015. The front dormer has been designed with a more curved, traditional roof and has little effect on the appearance of Medley Road. The proposed dormer windows extend no higher than the existing ridge height of the dwelling, and no further than the existing eaves.

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The stairs to the loft conversion are proposed within an existing storage area on the first floor. The second bedroom on the first floor has been transformed into a study, allowing a larger bedroom to be created in the roof. No further internal alterations have been proposed.

In summary, the scheme delivers:

- Minor internal alterations to the existing flat to allow access to the converted loft space;
- The erection of dormer windows to the front and rear of 9 Medley Road which have no effect on the amenity of neighbouring properties;
- An additional bedroom in the roof serving the first-floor flat;
- The conversion of an existing bedroom within the flat into a study;
- A proposal that complies with Local and National Planning Policy requirements; and
- A proposal which meets the requirements of the Camden Design Planning Guidance Document 2015.

I hope that the information provided is acceptable and we look forward to receiving acknowledgement that the application has been validated and registered in due course. However, should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely



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