

# **21 ELIZABETH MEWS, NW3**

## **PLANNING STATEMENT**

TO ACCOMPANY THE APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION FOR THE PROPOSED REMOVAL OF REDUNDANT WATER TANK AND ADDITION OF NEW ROOFLIGHT.

JEFF KAHANE + ASSOCIATES

FEBRUARY 2018

### **1.0 INTRODUCTION**

We are architects acting on behalf of Sasha McMurray who is the owner and occupier of the property. The site is located on the south side of Elizabeth Mews, within the Belsize Park conservation area.

The following drawings accompany this Planning Statement:

780\_OS\_001 SITE LOCATION PLAN

780\_EX\_110A EXISTING FIRST FLOOR AND ROOF PLAN

780\_EX\_201 EXISTING FRONT ELEVATION

780\_EX\_400 PHOTO SHEET

780\_PL\_111 PROPOSED FIRST FLOOR AND ROOF PLANS

780\_PL\_200 PROPOSED FRONT ELEVATION

### **2.0 THE SITE**

This mews house forms part of a terrace facing on to Elizabeth Mews and also shares a boundary wall with its rear neighbour no.40 England's Lane. As such, this residence has only one readable elevation facing, Elizabeth Mews.

### **3.0 THE PROPOSAL**

As part of interior refurbishment works taking place, the addition of a new rooflight to the first floor bathroom is proposed. The aim of this proposal is to provide additional light to a bathroom that currently receives no natural light or natural ventilation. The addition of a rooflight to this residence will be following precedent, as the neighbouring properties of number 20, 22, 23, and 24 Elizabeth Mews all utilise rooflights to gain additional natural light. The attached aerials views show the extent of rooflights that currently exists along this stretch of Elizabeth Mews.

In addition, the application proposes the removal of the redundant cold water storage tank located at roof level, abutting the rear of no.40 England's Lane.

### **4.0 ACCESS AND PARKING**

Pedestrian and vehicular access is unaffected by the proposed development.

#### **5.0 RECYCLING AND REFUSE COLLECTION**

The proposed development will have no effect on the existing recycling and refuse collection service.

#### **6.0 TREES**

No trees will be affected by the proposed development.

#### **7.0 CONCLUSION**

As noted previously, there are numerous precedents for rooflights along this stretch of Elizabeth Mews. The proposed slender rooflight would not create any risk of loss of privacy to any adjacent properties and it would turn a dark internal bathroom into one with natural light and ventilation. We would hope that this application will be deemed appropriate by the London Borough of Camden for the granting of planning approval.

MH/JK/JKA FEBRUARY 2018