

26 Wedderburn Road, London, NW3 5QG
Planning Statement
28.02.18 Rev A

Description

Minor alterations to design of fenestrations to approved rear extension Ref 2013/6418/P, and to the front of the property. Proposed obscure rooflight to approved side-infill extension.

Planning History

31st March 2015

Planning permission was granted for a rear extension and basement extension.

Ref 2013/6418/P:

Erection of a single-storey ground floor rear extension and conservatory and a single-storey ground floor side extension, enlargement of basement floor including creation of rear lightwell all in connection with ground floor residential flat (Class C3).

This permission has been implemented and the basement works have started on site.

Planning Advise

A planning officer gave planning advice over the phone on 29.11.17, over whether the revisions could be made under a minor amendment. We queried a discrepancy between the drawing numbers listed on the previous permission letter Ref 2013/6418/P and the drawings uploaded to the planning portal. It seems that 6 drawings have been missed off the permission letter, due to an officer error. She therefore advised that we should apply for a full planning permission in case the alterations are not classed as a minor amendment. We would therefore appreciate a prompt response from the council as this error has led us to have to make a full application rather than a minor amendment.

Proposal

The client wishes to make minor alterations to the design of some of the windows:

- The approved bi-folding doors from the kitchen extension: to update the design of the glazing, removing the glazing bars and paneling, to become fully-glazed timber-framed bi-fold doors, to allow maximum light into the kitchen. These will be a high quality double-glazed timber framed bi-folding door system, painted white to be in-keeping with the existing windows.
- The French doors at the front of the property with fixed light above: the client wishes to make this a single full-height hinged door, to the existing opening size, to allow maximum light into the bedroom and to better-suit the proportions of the room and the door in relation to the

existing adjacent windows. A timber-framed, double-glazed door is proposed, with a single glazing bar mid-height, to match the design of the adjacent sash windows in the existing façade.

- The existing planning permission approved a lantern-style rooflight. We have proposed a lantern roof-light that is simpler in design than the one shown in the approved drawings.
- The client wishes to add a new flat roof-light over the side infill extension, with a covered lightwell between the rooms below. This is to allow daylight to the Master bathroom and dressing room below, as they do not have any other openings. This is designed to have walk-on rooflights with a solid section of roof between to allow for maintenance access. The rooflight is to have minimal aluminium frames. The rooflight will not affect any amenity of any neighbours and will not be seen from the public realm due to its position in the tall narrow alley between the houses. The glazing is obscure to retain privacy for the client and to avoid any overlooking.
- The approved kitchen extension included glazed French doors to the rear driveway. The client wishes to reinstate a Victorian-style traditional paneled entrance door, to give more security. This is in keeping with the original design of the house, which had a solid back door, as shown on drawing 182_PL004-Existing Elevation 1.
- The client wishes to update the design of the approved kitchen window to a simple timber-framed casement window to the kitchen with a mid-height glazing bar to match the existing sash windows.
- The proposals include for a larger high-level window to the Bathroom 2 to allow more light to the space over the bin store. This will not be visible from the public realm and will be in-keeping with the style of the existing windows with painted timber frames.
- The design for the eaves to the extension have been revised from a standard gutter detail on the planning permission drawings, which is quite unusual for a flat roof, to a brick parapet detail with concealed gutter and stone coping. This will be more in-keeping with the flat roofs of the existing building and will be a neater design to have the gutters concealed. The garage wall on the previous planning drawings was shown lower than the actual height, so the height of the amended extension design will still sit below the height of the garage and will not impact on any neighbours amenity. The extension will also not be seen from the public realm so will not impact on the conservation area.
- For the approved new bin store area, the previous planning application showed a section rather than an elevation of the bin store. So we have submitted an elevation that provides further detail on the doors.

Design

The design of the windows are traditional and in-keeping with the existing window designs, with painted timber frames. The opening sizes are as per the approved planning drawings. Therefore, there will be no harm to the building or surrounding area, or adjoining neighbours, and it is believed that the proposals are an improvement to the appearance of the building.

Access

The access arrangements to the building will be unaffected.

Summary

We believe that the updates are minor alterations to the existing building and previously approved planning permission. We hope that you will look favourably on the proposals and would appreciate your swift response due to the error made on the previous permission letter.

Please do not hesitate to get in touch should you require any further information.