

65 QUEENS CRESCENT LONDON NW5 4ES

PLANNING STATEMENT

1 TYPE OF PLANNING APPLICATION

This is a Full Planning Application.

2 SUMMARY OF THE PROPOSALS

Dropping the cill of an existing rear window by 1.3m and inserting a new window.
Installing a retractable awning to the front-facing third floor balcony

3 CONTEXT

The building is one of a pair at the end of a terrace of varying styled and proportioned terraced houses. They are not in a Conservation Area nor do they have a Local or Statutory Listing.

Number 65 was converted from a single family dwelling to four flats in the early 1970s.

4 CONSULTATION

The Applicants live in flat 4 – the top two storeys of the building. They have shared their plans for the window and awning with the other residents of No.65 – all of whom support the proposals.

5 NARRATIVE

ENLARGED WINDOW TO THE REAR

The motivation for the proposals is to gain more daylight to a currently under-lit stairwell.

It is the design intention to retain the brick arch-head to the window aperture and to follow the vertical proportions of the other windows to the rear elevation. The replacement window will be a white painted timber sash. It will be similar in appearance to many other sash windows of surrounding buildings. It will match the proportions of the principle, first floor windows to the front of the property.



RETRACTABLE AWNING TO THE FRONT

The existing terrace to the third floor is the only outdoor amenity space enjoyed by the top floor flat. In rainy weather this amenity space is not useable. In sunny conditions the heat build-up to the living room of the top floor flat gets very over-heated. The retractable awning lessens these problems. As such the awning would only be used on rare occasions when the weather conditions are adverse. Ordinarily it would be housed in a white (to match the rendered wall on which it is mounted) discrete housing measuring 20x20cm

