

# D I S T R I C T

Design and Access Statement . Certificate of Lawfulness Application  
50 Lady Margaret Road . London . NW5 2NP  
April 2019

## Introduction

This statement has been prepared to accompany our application for our proposals at 50 Lady Margaret Road. Our application seeks approval for a rear dormer extension to provide a new master bedroom and a separate study space.

50 Lady Margaret Road is a two-storey semi-detached modern post war brick built property with tiled roofs. The property is located at the top of the hill of Lady Margaret Road on the corner of Ospringe Road. The property has previously been extended to the side with a two-storey addition facing Ospringe Road formed in line with both the front and rear building line albeit splayed with the site boundary. This addition is completed with a flat roof.

## Planning History

An application was made in 2017, 2017/3755/P, in relation to the boundary walls and side gate access. This application was granted but is not considered to be relevant to this application.

This application follows a pre-planning application made in November 2018 and is in direct response to the feedback received. Please refer to application 2018/5154/PRE.

An application was made in January 2019, ref. 2019/0527/P, and this application is in response to the comments received during the application period.

## Proposal

The application seeks approval for a rear dormer extension. The addition has been designed within the criteria set out within Permitted Development. The total volume of the addition is approx. 30cm<sup>3</sup>.

## Main Dormer

The first element, the rear dormer addition is considered to have been designed for the majority within the criteria set out within Permitted Development. The dormer height is set in line or below the existing ridge line with the new rear elevation of the dormer space set back by some 200mm from the line of the existing rear elevation.

The new dormer is completed with two rear window openings comprising of sliding uPVC windows with inset glass balustrades. The new openings are centered on the existing openings at first floor level and also match the widths to keep the pattern of openings consistent across all levels. These windows are not considered to have an impact on neighboring properties on Ospringe Road as the properties are orientated at 90 degrees to each other.

**Materiality**

The new addition is proposed to be formed with aluminum or uPVC framed powder coated window and doors with the pitched roofs and dormer faces finished in a tile to match or hung tile. This is to ensure that the materiality is consistent with that of the existing building and also consistent with the other existing examples in the surrounding area and also subservient to the main pitched roof.

**Access**

The main access to the property is via the existing entrance from Lady Margaret Road and is to be retained. Along Ospringe Road the property has a further point of access via a single door which is approximately half way along the southern boundary which is to be retained.

**Conclusion**

This application seeks approval for the formation of a new rear dormer across the existing and partially along the extended rear roof line. The addition is considered to be within the permitted development rights of the property. The application scheme is considered to have responded to the guidance set out in Camden Planning Guidance Section 1 on Design.