Planning Statement

First Floor Flat, 29 Carlingford Road, London NW3 1RY

**USE**

The property is a1 bedroom self-contained flat, situated on the first floor of a previously converted 4 storey building, falling into category C3: Dwellings. The property is not listed, but it is situated within Hampstead Conservation Area.

**PROPOSAL**

The proposal is for a single storey rear extension at first floor level, with flat roof and aluminium frame bi-folding windows.

**DESIGN/APPEARANCE**

The extension has been designed to provide a large open plan kitchen/dining space that is suitable for a modern London lifestyle. The extension is similar in size to the adjoining neighbours previously approved extensions, as well as other approvals in the area. The rear bi-folding windows and glazed Juliet balustrade will still provide the flat with a multi-functional space that can be used all year round. In addition the large sliding doors on the rear facade of the extension will provide the future occupiers with great natural light.

The extension walls will be finished with facing brick in a similar pattern and bond to seamlessly connect with the host property. The extension roof is to be flat to reduce height and therefore reducing bulk and any impact on adjoining neighbours. The proposed eaves height will be below the eaves height of the existing rear outrigger.

**SUMMARY**

We believe that the proposed extension is an attractive addition to the existing property. The proposed design is thought to harmonize with the existing property, sympathize with the adjoining neighbours previous approvals, and is not detrimental to the character of the local area.

Kind Regards,

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June 2019