

# PLANNING STATEMENT

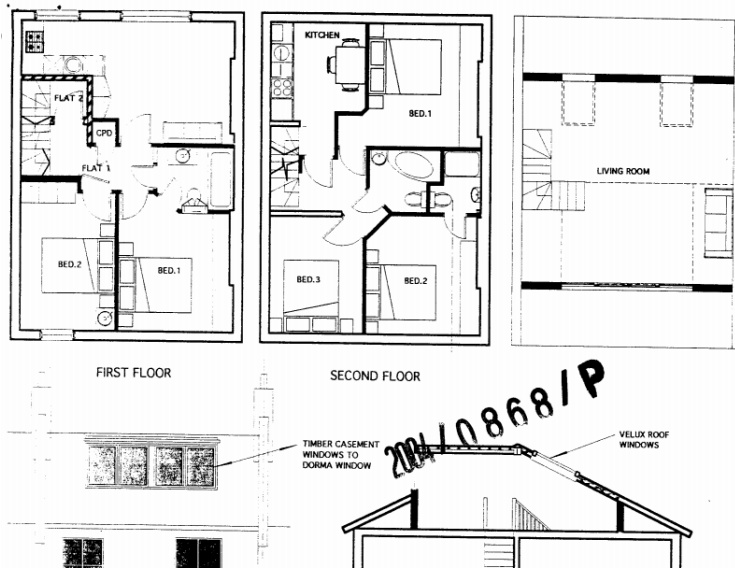
In response to our case officer's feedback we have reduced the dormer proposed so that the roof is significantly below the ridge and the rear and side walls are stepped back from the boundary and eaves by 1m. The front conservation skylights are now in line with the existing windows below.

Our proposal is a conversion two separate flats 1 x one bed flat and 1 x two bed flat. This has already been approved on the street with our neighbours and as you can see below No.156 received approval for a dormer, 1 x two bed flat and 1 x three bed flat, based on the amount of bedrooms and occupants the council approved on our neighbours proposal we do think our proposal with less occupants per flat and bedroom will provide an improved quality of space in terms of floor area for future occupants.

**156 BELSIZE ROAD**

**Ref: 2004/0868/P**

**Decision : Granted planning permission** - The change of use of the existing first and second floor maisonette to 1 flat and 1 maisonette with the erection of a rear dormer window and 2 x front rooflights, including use of the loft space.



**8 Development Involving Residential Use (including conversion)**

- Please give the number of existing residential units on the site:-  
 Single family dwelling houses  Self contained flats and maisonettes  Other   
 Number Vacant  Number Vacant  Number Vacant
- Please describe the nature of any units listed as 'other' above (e.g. Non-self contained accommodation):-

- Please give the number and size (by number of bedrooms) of proposed residential units on the site. Do not include any non-self contained units.

	Single family dwelling houses	Self contained flats and maisonettes
1 bedroom		
2 bedrooms		2 BED. 46m <sup>2</sup> .
3+ bedrooms		3 BED. 83m <sup>2</sup> .
TOTAL		

- Are you proposing any non-self contained units? Yes  No   
 If yes, how many?

**9 Information relating to Non-Residential Developments**

- Does the proposal include the installation of plant, ventilation ducting or air conditioning equipment? Yes  No
- If yes, please give full details of the type of equipment proposed either on the drawings or in the form of a covering letter.

Does the proposal provide for loading and unloading within the site? (if yes, identify on plan) Yes  No

- Please give the number of vehicles that enter the site on a normal working day

	HGV	Other Vehicles
Existing		

162 BELSIZE ROAD

Ref: 2003/2228/P

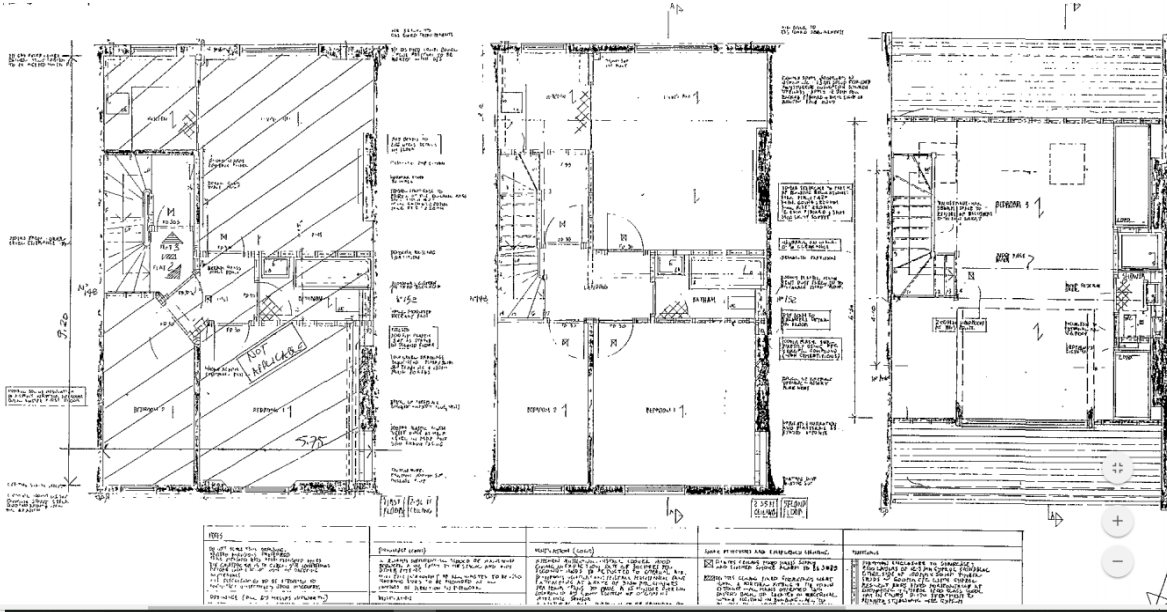
**Decision : Granted planning permission** - The erection of rear conservatory extension to garden flat and the conversion of the loft space into habitable space for the second floor flat, including the erection of a new rear dormer and the installation of 3 roof lights, two on the front and one on the rear slope of the roof.



150 BELSIZE ROAD

Ref: 2005/3488/P

Decision : **Granted planning permission** - Loft conversion, including erection of new rear dormer and installation of front and rear rooflights, to provide additional accommodation for an existing flat at second floor level.



**7 All Types of Development: Floorspace.**

- What is the amount of floorspace in the following categories to which the application relates?  
(If vacant please state last known uses and give amounts.)

	Existing gross (state if vacant)	Proposed gross
Retail (A1)	m <sup>2</sup>	m <sup>2</sup>
Financial/Professional Services (A2)	m <sup>2</sup>	m <sup>2</sup>
Restaurant/Cafe/Public House etc (A3)	m <sup>2</sup>	m <sup>2</sup>
Offices	m <sup>2</sup>	m <sup>2</sup>
Industrial	m <sup>2</sup>	m <sup>2</sup>
Warehousing	m <sup>2</sup>	m <sup>2</sup>
Residential	109 m <sup>2</sup>	146 m <sup>2</sup>
Hotel/Hostel (see below)	m <sup>2</sup>	m <sup>2</sup>
Other (state use and whether now vacant and complete floorspace columns)	m <sup>2</sup>	m <sup>2</sup>
	m <sup>2</sup>	m <sup>2</sup>
	m <sup>2</sup>	m <sup>2</sup>
<b>Total</b>	<b>109 m<sup>2</sup></b>	<b>146 m<sup>2</sup></b>
Hotel/Hostel: Number of (a)bedroom (b)bedspaces	a) b)	a) b)

What is total net area of the site? 170 Approx m<sup>2</sup>/hectares

**158 BELSIZE ROAD LONDON**

**Ref: PWX0202387**

**Decision : Granted planning permission** - addition of dormer window to rear roof slope and addition of 3 rooflights to the front roof slope in connection with the conversion of the loft space to a bedroom/study for the existing maisonette at first and second floor levels, as shown by drawing number CF/001/B.

