

**Planning statement – 114 Prince of Wales Road, London NW5 3NE**

**Background**

This application is for non-material changes to Full Planning consent ref 2015/7293/P for: *Erection of a replacement single storey rear ground floor extension and a new rear basement floor extension with associated rear lightwell, roof terrace and rear door replacing existing window.*

A non-material amendment has already been approved in relation to the above scheme under ref. 2018/5643/P. As such, the drawings presented under this application as 'Approved' are the approved proposed drawings granted under NMA application ref 2018/5643/P.

**Application Summary**

The current application is for non-material changes to the approved Full Planning scheme ref. 2015/7293/P, which has been amended once already under ref 2018/5643/P.

The changes proposed are:

1. Very minor internal layout improvements which do not require planning permission and as such I will not comment on further.
2. Re-arrangement of the outdoor amenity space to the rear of the property:

The approved plans demise the raised rear section of the rear outdoor amenity space to Unit B. We are of view that this area should be demised to Unit A for the following reasons:

- As approved, Unit A will be overlooked by users of the raised rear amenity space looking down into their bedrooms.
- The Unit A is a larger flat, which will benefit from an increase in outdoor amenity space. Currently it only has a lowered lightwell, whereas it will benefit from a further larger area, at a higher level.
- Unit B is considered to have sufficient outdoor amenity space without the rear raised section.

**Design**

The approved scheme comprises a steel bridge to cross over the lightwell beneath. This has been replaced with a steel staircase up from the lightwell to the rear raised amenity area which is built from the same materials and as such this should be acceptable.

A new obscure glazed balustrade is proposed to enclose the outdoor amenity space for Unit B. The approved scheme shows a steel railing in this position which will not be required. This glazed balustrade design has been chosen to provide privacy to the occupants of Unit B from those residents of Unit A using the raised rear amenity area.

The new obscure glazing is 1.2m high, which is sufficient to block views into the bedroom window of Unit B when standing on the rear raised amenity area, which is lower than the floor level in Unit B, without creating a sense of enclosure.

**Conclusion**

The approved changes are non-material in the sense that no new elements are introduced (a bridge is swapped for a staircase in the same materials; a steel railing is replaced with an obscure glass balustrade). The proposed changes will improve the quality of life of the occupants of the building. Approval is therefore recommended.