



CONSTRUCTION & CONSULTING DESIGN SERVICES
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Our ref.: 49201.01

PLANNING STATEMENT
2 RUDGWICK TERRACE, LONDON NW8 6BR.

This is a mid terraced property located on a private estate off Avenue Road comprising of St. Stephens Close, Avenue Close and Rudgwick Terrace, within the Elsworthy Conservation Area.

The site is a 3 storey plus attic town house on Rudgwick Terrace and is the second in a terrace of 5 houses, all with integral garages constructed in the late 1970's.

In 2010, No. 1 Rudgwick Terrace received planning consent to erect a single storey side and rear extension (full width) – PP 2010/3381/P, which was never implemented. This rear addition extended 3.0m from the rear of the property.

This proposed extension extends 2.7m from the rear of the property, and will line through with an existing rear extension to 3 Rudgwick Terrace. It is proposed to provide a full width extension and raise the Party Fence Walls slightly to provide a clean line at the boundary. All of this will be with the agreement of the adjoining owners through a Party Wall Agreement.

The proposals are designed to limit the visual impact of the general rear elevation with the use of a mono pitched roof finished with artificial grey slates, and powder coated grey bi-fold doors constructed in the same material and colour as the existing rear elevation windows. All new brickwork is to match the existing, with the additional use of gauged mortar again to match the existing.

Since the existing Party Fence Walls are already almost 2.0M in height, with an 800mm high close boarded fence on top on the boundary wall between 1 and 2, and an existing rear addition which rises around 1.6m above the boundary wall between 2 and 3, we consider that there is nothing in this proposal that would cause any loss of privacy to any neighbouring properties.

The property will continue as a single family residence.