

PLANNING STATEMENT

APPLICANT: Ms. AURELIE GIRARD

ADDRESS: FLAT C, 18 HARLEY ROAD, LONDON, NW3 3BN

This application has been prepared on behalf of Ms. Aurelie Girard to insert 1x roof light into the side facing roof light at Flat C, 18 Harley Road.

The documents included are:

- Planning Statement (this document)
- Location Plan and Block Plan
- Existing and Proposed Plans, Elevations and Sections

PROPOSAL

The bedroom isn't functioning very well as it has large distance between bedroom to bathroom. Our proposed scheme is to redesign the existing layout of the loft to include a small en-suite, clever loft storage solutions under the eaves space, and make a feature of the guest bedroom by introducing more natural light with a side facing roof light. The current mezzanine bedroom does not work very well for the family use, with a large distance between the bedroom and the bathroom. Additionally the existing flat layout only provides one bathroom for 3 bedrooms.

The proposed side facing roof light has been designed at the same size as the existing rear roof lights to continue the consistency of the roof scape, and provide the room natural light. The proposed roof light will be flush with the roof finish and will therefore not be visible from street level, causing no harm to the existing street scene.

The previous proposal included a dormer extension to the side roof slope, this was not supported within a pre-application advice submission and therefore the proposal changed removing this dormer extension and including a roof light to the side slope. It was concluded within the pre-app advice that there were no concerns with the addition of roof lights to the main roof.

SUMMARY

It is believed that the proposal is an attractive addition to the existing property. The proposed design is thought to harmonize with the existing property and is not detrimental to the character of the local area.

Detailed Planning Ltd (The Agent), and look forward to any discussions with the planning department throughout this application.

Kind Regards,
Paul Cramphorn (BSc) Hons
Detailed Planning Ltd
020 8150 0494

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