



DESIGN STATEMENT

CERTIFICATE OF LAWFUL DEVELOPMENT
APPLICATION

37 OAK VILLAGE, LONDON, NW5 4QN



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INTRODUCTION

37 Oak Village is a two storey double fronted house at the end of a terrace of pseudo semi-detached cottages built in the late 1860s. The primary elevation and front entrance faces Oak Village with a side elevation to Julia Street. In common with the other houses on the south side of Oak Village there is a gate providing garden access from Lambie Street to the rear. Oak Village is not within the nearby Mansfield Conservation Area and the house is not listed. Various other houses in Oak Village have been altered and extended with rear extensions of single and two storeys. No.36 adjoining has a part width two storey extension with single storey section to the boundary with no.37.



PROPOSAL

This application proposes the demolition of an existing single storey rear extension and a construction of a replacement 3m deep and no more than 3m in height to provide a conservatory at ground floor level. This extension is considered as permitted development under Class A of Part 1 of Schedule 2 to the Town and Country Planning Order.

The proposal also includes the addition of a rooflight to the hip of the main roof, facing the side elevation. This would not protrude more than 0.15m beyond the plan of the slope of the original roof and would thus be permitted development under Class C.

HISTORY

A number of houses within Elaine Grove and Oak Village have been granted permission for rear extensions and infills at both single and double storey.

49 Oak Village was granted a certificate of lawfulness in 2009 for similar proposals including a single storey rear extension and demolition of the existing rear conservatory extension.



Position of roof light would not be visible to adjacent properties due to low roof pitch.

Area in which existing brick garden wall would be built up to provide south west wall extension.



Extension would be barely visible from Lambie Street due to existing tall garden wall.

DESIGN

The proposed extension is to provide a conservatory area which will be glazed using aluminium bi-folding doors.

The extension complies with Class A condition A.3.a “the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those in the construction of the exterior of the existing dwellinghouse.”

Nevertheless, the house currently has aluminium/pvc French doors to the rear elevation and a flat felt roof to the existing rear extension. The proposals include powder coated aluminium double glazed doors and a low pitched (3°) roof finished in zinc sheet.

The design will require a small portion of the existing garden brick wall to be built up to provide the south west wall to the extension. The materials used are to match those of the existing garden wall/dwelling as closely as possible.

The existing garden wall is currently constructed using brick and is extended by a wooden trellis. The height of the existing garden wall and trellis is approximately 2.195m. The proposed extension would increase the wall height by 0.645m which would leave a minimal visual impact. The proposed extension would be barely visible from Lambie Street due to the high garden wall.

The proposed rooflight to the existing house would not be visible from street level due to the low roof pitch.

CONCLUSION

The proposals have been closely considered with regard to design, scale, conservation, amenity and access and are compliant with all ‘permitted development’ requirements.