



43 GLOUCESTER AVENUE - LOWER GROUND FLOOR & RAISED GROUND FLOOR
PLANNING STATEMENT

1. THE SITE

The proposed development is residential and is located at 43 Gloucester Avenue, NW1 7BA. The property is comprised of the lower ground and raised ground floors of a semi-detached Victorian era townhouse. It is close and within easy walking distance to the local amenities of Primrose Hill and Camden Town. It is located in the ward of Camden Town with Primrose Hill. It lies within the Primrose Hill Conservation area, in Area 1 (Regent's Park Road South). The property is not listed and does not lie within a flood risk area.

2. THE APPLICATION:

This application seeks to add to and amend some details from a previously approved planning application - **2017/6605/P**.

The proposal is to combine two flats (lower ground floor flat and raised ground floor flat) into a single family home. In addition to this a single storey, small, two thirds width, rear extension at lower ground floor level is proposed to provide additional space for a modern family home. An associated raised ground floor terrace would be created above with metal railings. Garden steps to match those at no. 45 are proposed to connect the garden to the side passage and the patio area.

Some improvement works are also proposed which include the replacement of un original windows with conservation grade windows and french doors as well as a replacing an existing damaged rooflight.

3. DOCUMENTS:

The application consists of the following documents:

1. Full set of existing and proposed plans, section and elevation
2. Planning Statement
3. Design & Access Statement
4. Site Plan
5. Photos
6. Location Plan
7. CIL Questions