

architect[œ]

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Planning Statement

Householder - New Stair to Garden (in a Conservation Area) at 2 The Old Orchard London NW3 2TR

Prepared for: **Mrs Jessica SIMOR and Mr Philippe HAAG**

Prepared by: **Philippe Haag, architect dplg, arb, riba**

07 July 2020

INTRODUCTION

This planning application only concerns the add-on of a stair to allow direct access from the upper floor to the garden level at the back of the house at 2 The Old Orchard London NW3 2TR.

All the details regarding the scheme can be found in the Design and Access statement attached to this application.

It also concerns a new small dimension roof light (type Velux) to be added to the front roof of the house which is not visible from any surrounding pedestrian level nor from the neighbouring properties overlooking the site of the application. The roof light offers no views.

This project, and works, do not affect in any ways of forms any of the surrounding. The desired improvement has taken carefully into account all requirements set by the Council regarding this conservation area. The application has carefully considered the Planning Policies and Guidance to the best of our knowledge.

This supporting statement is to be read in conjunction with other supporting statements and drawings submitted with the planning application.

LANDSCAPING

No changes to the existing landscaping are proposed.

ACCESS

The proposal does not affect any access in to, or around the site.

The existing street car parking spaces are unchanged and remain.

LAYOUT

The new proposed stair is arranged and designed to carefully match the existing style of the modern late 1970's house. It is not compromising the integrity of the rear elevation of the house and is respectful to its surrounding.

SCALE

The scale of the proposal is very modest and in harmony with the scale of the property hosting the stair.

APPEARANCE

The general appearance is blending with the general appearance of the house.

USE

The use remains unchanged and does not affect neighbouring properties.

No extra overlooking onto neighbouring properties is created as a consequence of the scheme due the already existing balcony. No top landing for the stairs is projecting out and beyond the existing face of the house elevation.

SUSTAINABILITY

The scheme has none to minimal impact on the environment in general and surrounding from a construction and use aspect.

HERITAGE ASSETS


What could be considered as existing heritage assets are retained though N/A as the Old Orchard is considered not making a positive contribution to the South Hill Park Conservation Area.

The proposed improvement is consistent with the character of the house and therefore does not compromise in any way the character of the conservation area.

PLANNING HISTORY

2019

See below ref. for Application for Tree Works - granted



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Related Documents

Summary

Application No: 2019/2384/T

Records: 3

Application Documents

The links below are to PDF files. To view PDFs you need to download and install [Adobe Acrobat Reader](#) onto your computer. **Help for people with visual disabilities:** The files contained scanned documents that cannot be read by screen readers. If this is a problem for you please use the [Planning online support form](#) to request an alternative format.

Drawings can be large files. The quality of the image depends on the quality of the original submission.

Date Created	Title	Document Type
7/05/2019 07:00	Application Form No Personal Data.pdf	Application Form
7/05/2019 07:00	Tree Plan.png	Supporting Documents
20/06/2019 15:56	2019.2384.T dec	Decision Notice

Pre-2019

Mrs Jessica Simor and Mr Philippe Haag, the current owners, have been told by the seller at the time of the purchase that a planning application for a ground level extension was made by potential buyers and granted. The new extension was described as extending the entire ground garden floor out in line with the existing projecting glazed room and terrace.

A second application was then made to extend in a similar manner the top floor which was this time refused leading the potential buyers to drop their offers.

Architect[œ] can't find traces or references for both applications when searching Camden Council Planning website and therefore can't verify the veracity of the claim made by the seller at the time.