

**September 11, 2020**

## **Householder Planning Application**

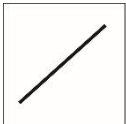
# **Design & Access Statement**

**Flat 1, 29 Steele's Road, NW3 4RE**

**Prepared For:**

**Mrs. Barbara Rauber and Mr. Andrei Brasoveanu**

**Prepared By:**



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## Householder Planning Application for:

- **Demolition of a garden shed and erection of garden studio with green roof**
- **Removal of five trees and planting of a new Himalayan Birch tree**

## SITE DESCRIPTION

No. 29 Steele's Road is a five storey terraced house located at the end of a terrace. The property is located within the Eaton Conservation area. Flat 1 is a two storey, three bedroom unit with a private entrance and a rear garden. To the front of the property there is a private off-street parking zone.

## PLANNING HISTORY

- i. 2020/1663/P - Demolition of existing lower ground floor rear structure and erection of single storey rear extension, enlargement of rear roof terrace; erection of single storey front and rear side extensions; landscaping alterations to front and rear gardens.  
(Decision: Approved 2020)
- ii. 2011/4131/T- REAR GARDEN: Willow - Fell  
(Decision: No Objection to Works to Tree(s) in CA 19-09-2011)
- iii. 2007/1452/T- REAR GARDEN: 1 x Twisted Willow - Reduce by 50-60%.  
(Decision: No Objection to Works to Tree(s) in CA 01-05-2007)
- iv. 8992081 - Advice on trees  
(Decision: RZ - Data Take on 24-05-1989)
- v. 8500047 - Change of use including works of conversion to form a self-contained flat and two maisonettes including the enlargement of an existing dormer at the front and the provision of a roof terrace at the rear as shown on drawings No.531/1 2 7B 8 and 9B as revised on 19<sup>th</sup>  
(Decision: Grant Full or Outline Planning Permission 19-03-1985)
- vi. CTP/G9/13/25/16528 - Alterations to the roof at the front and rear of 29 Steele's Road, NW3.  
(Decision: Refusal 23-11-1973)

## PROPOSAL, SCALE, LAYOUT, APPEARANCE

The proposed development is for the following:

**The demolition of a garden shed and erection of a garden studio with a green roof.** The new studio will provide additional living space for the property and will be fitted with a gym and home office. It will be 3 meters tall, 4 meters deep and occupy the full width of the existing garden. A green roof is proposed on the roof of the studio, benefiting from direct sunlight, enhancing biodiversity and increasing the overall vegetation of the rear garden.

The elevations of the garden studio will be clad in timber, a low impact material, with four-panel sliding doors and two casement windows at the front. All window/door frames will be in timber. A skylight is proposed along the western side of the structure.

**The removal of five trees and the planting of a new Himalayan Birch tree.** Please see the attached Arboricultural Impact Assessment provided by Simon Stephens.

All other works have been approved under a separate application (2020/1663/P)

## **PROPOSED USE AND ACCESS**

The use as a single-family dwelling will be retained. The proposed works will not affect the existing access to the property from the street.

## **CONCLUSION**

The design of the proposal is sympathetic to the existing buildings and its neighbours and when implemented, will be well integrated with its context. We therefore respectfully ask that the council supports this application.