

## Planning and Heritage Statement

### Introduction

The property is a ground and lower ground floor flat in a four storey house constructed circa 1880 and converted into flats. It is located on the north side of Greencroft Gardens

The property has an existing rear lightwell and conservatory extension.

The rear walls are constructed from london stock bricks. The property is within the South Hampstead conservation area, it is not a listed building.

The proposal is to reconfigure the existing rear lightwell to provide a clear space with the stair falling to one side for easy access.

The walls to the perimeter go up to ground level where a railing would provide protection from falling.

The out building would be for storage with timber windows walls and roof in keeping with the surroundings.

A trellis fence would sit on the existing garden wall to the perimeter of the rear garden.

The rear lightwell and outbuilding will not result in an unacceptable loss of light, outlook or privacy to the neighbours.

The rear garden is not visible from the street and as such will not impact the conservation area.

### Access

No access considerations are needed for this extension to an existing domestic residence in which the current occupants have no access problems.

Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the lightwell and outbuilding.