**Supporting Statement – 21C Gayton Road, NW3 1TY**

The property that makes up 21C Gayton Road is the top floor of a residential Victorian terraced building previously separated into three self contained flats, located on the north western side of Gayton Road. The building already has a roof dormer to the rear, installed prior to my ownership.

The surrounding area is residential properties of differing scales and styles. There are several roof balconies installed to neighbouring properties and I have attached three photographs of nearby properties as examples of similar balconies (numbers 22, 28 and 29 Gayton Road, NW3 1TY).

The site is not a listed building, though it is within a conservation area and I include a separate heritage statement to accompany this supporting statement. As per section 72 of the planning legislation, special attention shall be paid to the desirability and of preserving and enhancing the character and appearance of the area.

Sections 12, 15 and 16 of the national policy framework have also been adhered to within the planning and design of the balcony installation.

The proposed development is to construct a 4.5m2 Victorian style iron work balcony into the existing sloping roof space above and to the rear of 21C Gayton Road. I have attached images of the style of iron balcony surround for your information.

This will be achieved by cutting away a section of the roof, installing a stud structure with an adequate joist system into floor level of the roof with aluminium fire resistant decking system made 800mm deep, a 1100mm high black Victorian cast iron balcony surround on 3 sides and the existing sash windows on the dormer will be changed to a sliding 2-door safety glass exit. A new ACO drain channel will be installed to discharge into a new section of RWP taken into the existing RWP.

This is the initial planning application for the project and I hope it will be acceptable to the panel. If you require any further information or clarification please contact my assistant, Carrie Towers who can be reached on 07963 909733 or assistanttowers@gmail.com. Thank you for your time to consider my application.