

## **Design & Access Statement**

**Proposal:** Insertion of three roof lights and erection of a rear dormer roof extension

**Site:** 23A Thurlow Road, NW3 5PP

## **Planning Assessment**

The application property is located within the Fitzjohns & Netherhall Conservation Area.

The Development Plan requires development of the highest standard of design that respects the local context and character and preserves and enhances heritage assets, including conservation areas. All development should consider character and setting, the quality of materials, the provision of visually interesting frontages at street level and the provision of appropriate hard and soft landscaping, including boundary treatments.

One of the proposed rooflights would not be able to be viewed from ground floor level. The proposed side and rear rooflights would preserve the character and appearance of the roof.

The proposed rear dormer roof extension is a small, subordinate and sympathetic addition to the rear roof. The window is located directly above windows below to ensure the proposal relates sympathetically to windows below. The proposed rear dormer roof extension would preserve the character and appearance of the rear part of the roof and the building overall.

The screenshots below identify dormer window roof extensions in the locality demonstrating that dormer roof extensions are a characteristic feature in the locality.



