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# DESING AND ACCESS STATEMENT

GROUND FLOOR FLAT  
17 REGENT'S PARK ROAD LONDON NW1 7TL

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## PLANNING, DESIGN & ACCESS STATEMENT

### 1. INTRODUCTION

THIS PLANNING, DESIGN AND ACCESS STATEMENT HAS BEEN PRODUCED ON BEHALF OF O'NEILL INVESTMENTS LIMITED IN SUPPORT OF AN APPLICATION FOR A PROPOSAL FOR THE INSTALLATION OF METAL RAILINGS AND DECKING TO THE ROOF OF THE LOWER GROUND FLOOR REAR EXTENSION AND TO FACILITATE THE USE OF THE ROOF AS A TERRACE (RETROSPECTIVE) AT 17 REGENT'S PARK ROAD LONDON NW1 7TL.

THIS REPORT SHOULD BE READ IN CONJUNCTION WITH THE DRAWINGS ACCOMPANYING THE APPLICATION.

REFERENCE SHOULD BE MADE TO THE LATEST RELEVANT SEZ ASSOCIATES ISSUE SHEET FOR A FULL SCHEDULE OF THESE DRAWINGS.

### 2. APPLICATION SITE / SURROUNDING AREA

THE SITE IS THE GROUND FLOOR FLAT OF A FOUR STOREY VICTORIAN TOWNHOUSE ON THE SOUTHERN SIDE OF REGENT'S PARK ROAD.

THE SITE COMPRISES OF ONE OF A PAIR OF FINE SEMI-DETACHED, FOUR STOREY HOUSES, EACH OF WHICH HAS BEEN CONVERTED IN THE PAST TO PROVIDE SELF CONTAINED FLATS WITH EXISTING REAR EXTENTIONS AT THE LOW GROUND FLOORS AT BOTH SEMI DETACHED HOUSES H0USES NUMBER 17 AND NUMBER 19 .

THERE ARE FOUR APARTMENTS IN THE BUILDING AND THERE IS A SMALL GARDEN AT LOWER GROUND FLOOR LEVEL AT THE REAR: - FLAT A, FLAT GROUND FLOOR, FLAT 1<sup>ST</sup> FLOOR AND FLAT 2<sup>ND</sup> FLOOR.

THE SURROUNDING AREA IS MAINLY RESIDENTIAL WHERE PROPERTIES ARE SIMILAR IN CHARACTER TO THE APPLICATION SITE.

THE PROPERTY IS WITHIN THE PRIMROSE HILL CONSERVATION AREA.

### 3. PLANNING HISTORY

THE ONLINE RECORD SHOWS PREVIOUS PLANNING APPLICATIONS: -

**-2008/5814/P**-RETENTION OF THE EXISTING SIDE ELEVATION WINDOW AT SECOND FLOOR LEVEL OF THE EXISTING FLAT. FINAL DECISION 10-02-2009 GRANTED

**-2010/5417/P**- LONDON NW1 7TL ERECTION OF A REAR SIDE EXTENSION AND INSTALLATION OF DOOR AND WINDOW AT LOWER GROUND FLOOR LEVEL TO EXISTING FLAT (CLASS C3). FINAL DECISION 19-10-2010 GRANTED

#### **4. USE**

THE BUILDING HAS BEEN USED AND WILL CONTINUE TO BE USED AS RESIDENTIAL FLATS.

#### **5. PROPOSED ALTERATIONS**

THE AIM OF THIS PROPOSAL IS INSTALLATION OF METAL RAILINGS AND DECKING TO ROOF OF LOWER GROUND FLOOR REAR EXTENSION, TO FACILITATE THE USE OF THE ROOF AS A TERRACE (RETROSPECTIVE).

THE ADJOINING HOUSE AT 19 REGENT'S PARK ROAD HAS BEEN USED THE ALREADY EXISTING METAL RAILINGS AND DECKING TO ROOF OF LOWER GROUND FLOOR REAR EXTENSION AS A PRECEDENCE STUDY AND WOULD BE CONSTRUCTED USING MATCHING MATERIALS.

USE OF THIS GARDEN IS RESTRICTED IN THAT IT IS NOT LARGE ENOUGH TO BE CONSIDERED AN APPROPRIATE COMMUNAL SPACE.

#### **6. ACCESS**

THERE IS NO EXISTING VEHICULAR ACCESS TO THE SITE.

THERE IS NO CHANGE TO THE ACCESS ARRANGEMENTS TO THIS PROPERTY

#### **7. SERVICING**

THERE IS NO CHANGE TO THE REFUSE ARRANGEMENTS FOR THIS PROPERTY

#### **8. SUNLIGHT AND DAYLIGHT**

THE PROPOSED ALTERATIONS WILL HAVE NO IMPACT ON THE SUN AND DAYLIGHT TO THE NEIGHBOURING PROPERTIES.

#### **9. CONCLUSION**

THE PROPOSED INSTALLATION WILL IMPROVE THE CONDITIONS OF USING THE FLAT ON THE GROUND FLOOR AND WILL MATCH THE EXISTING RAILING AND DECKING AT 19 REGENT'S PARK ROAD.

THE PROPOSED EXTENSION WOULD NOT HARM THE CHARACTER AND APPEARANCE OF THE EXISTING PROPERTY OR THE SURROUNDING AREA, NOR WOULD IT HARM THE AMENITY OF NEARBY RESIDENTS

## **10. LOCAL PLANNING POLICIES**

LDF CORE STRATEGY AND DEVELOPMENT POLICIES

CS4-AREAS OF MORE LIMITED CHANGE

CS14-PROMOTING HIGH QUALITY PLACES AND CONSERVING OUR HERITAGE

DP24-SECURING HIGH QUALITY DESIGN

DP25-CONSERVING CAMDEN'S HERITAGE

DP26-MANAGING THE IMPACT OF DEVELOPMENT ON OCCUPIERS AND NEIGHBOURS

CAMDEN PLANNING GUIDANCE 2006