



16 Manley Street - Applicant

16 MANLEY STREET, NW1 8LT  
FULL PLANNING APPLICATION .  
ACCESS AND DESIGN STATEMENT  
DOC NO. AS1- 15 -03-2021



16 Manley Street - site plan. nts

<b>general notes</b>  THIS DRAWING IS COPYRIGHT OF CLIFTON INTERIORS LTD. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE DESIGNER'S RISK ASSESSMENT, SPECIFICATION AND ALL OTHER RELEVANT DOCUMENTATION AND DRAWINGS. CLIFTON INTERIORS LTD ACCEPT NO LIABILITY FOR ANY EXPENSE, LOSS OR DAMAGE OF WHATSOEVER NATURE AND HOWEVER ARISING FROM ANY VARIATION MADE TO THIS DRAWING OR IN THE EXECUTION OF THE WORK TO WHICH IT RELATES WHICH HAS NOT BEEN REFERRED TO THEM AND THEIR APPROVAL OBTAINED.  DO NOT SCALE FROM THIS DRAWING OR THE COMPUTER DIGITAL DATA. ONLY FIGURED DIMENSIONS ARE TO BE USED.  IF IN DOUBT ASK.		<b>notes</b>  * do not scale from this drawing. * check all dimensions on site.  FULL PLANNING APPLICATION		<b>project name</b>  MR NIKOLAS STUDZINSKI 16 MANLEY STREET NW1 8LT		<b>drawing title</b>  CLIFTON INTERIORS FULL PLANNING APPLICATION		<b>CLIFTON INTERIORS LTD</b> 168 Regents Park Road Primrose Hill, London NW1 8XN  t : 020 7586 5533 f : 020 7586 1987 e : info@cliftoninteriors.com www.cliftoninteriors.com	
<b>purpose of issue</b>				<b>scale</b>	<b>date</b> 15.04.2021	<b>project ref.</b>	<b>drawing no.</b>		
				<b>drawn by</b> --	<b>checked</b> --	0000	PA1	<b>revision</b>	#





Manley Street Elevation

**Proposed Application:**

The Client, Mr Nikolas Studzinski would like to apply for full planning permission for sympathetic amendments to 16 Manley Street, NW1 8LT.

The application includes the completion of a number of elements of an approved full planning application REF 2012/2167/P commenced with by the previous owners but not fully executed.

**A Elements approved and commenced with:**

A1. A new roof terrace.

**B. Elements approved but not commenced with proposed amendments to approve Planning application REF 2021/2167/**

- A. Permission for glazed balustrade infill within the “winged” parapet on the non-street façade (approved drawing section BB drawing No. P06 Rev A 2 May 2012)
- B. Permission for access skylight and staircase to roof terrace (approved drawing section BB Drawing No. P06 Rev A 2 May 2012)
- C. Permission to replace exist timber kitchen door to ground floor terrace with a hard wood door. (Approved drawing section BB Drawing No. P06 Rev A 2 May 2012).
- D. Permission to replace existing double doors to lower ground floor courtyard with new hardwood double doors. (Approved drawing section AA Drawing No. P05 Rev A 2 May 2012)
- E. Permission to replace old metal balustrade railings to ground floor and first floor terraces with toughen glass balustrade.( approved drawing section Drawing No. P06 Rev A 2 May 2012)

**C. New Elements requiring approval.**

- A. Permission for a new walk on skylight over kitchen -first floor terrace.
- B. Permission to replace existing access door to 1st floor terrace with an enlarged new hardwood window.
- C. Permission for a new door to first floor terrace because of functional and safety reasons
- D. Permission for a singular horizontal external flue vent for a gas fire located at ground floor level.
- E. Permission for new walk on skylight at roof terrace level to provide natural light into the main bathroom below.

**The Property**

The applicant site is located on the Western end of Manley Street and forms part of a terrace of seven rail-way cottages dating from the 1860’s. No.16 has a partly rusticated stucco façade at basement and ground floor level. The majority of the other 6 units are finished in a variety of stock bricks. The site falls in the Primrose Hill conser-vation Area.

**Planning History:**

There have been several planning applications associat-ed with this site.

PEX000073 - Permission for the erecting of a Mansard roof extension to a single-family dwelling- Refused. (19/12/2000)

2011/0531/P- Erection of roof extension- Refused by Coun-cil (30/03/2011) and on Appeal (24/06/2011)

2012/2167/P – Erection of single storey rear glazed exten-sion at lower ground floor level within the existing court-yard, installation of French doors and Juliette balcony at rear upper ground level facing courtyard, a new door at first floor level, and metal balustrading to existing rear ground and first floor level terraces, alterations at roof lev-el to create new terrace enclosed by metal balustrading all in connection with existing residential dwelling (class C3) - Approved

**Conclusion:**

We have noted the Primrose Hill CAAC advisory com-mittees comments and concerns as well as the officers comments associated with the previous approved appli-cation.

The majority of items requirements approval in this appli-cation have been approved in application 2012/2167/P but not completed. Our application does not require additional bulk so will not affect the scale or appearance of the context. The new work will have little impact when viewed from the neighbours or surrounding area. There will be no effect upon the character or appearance of the conservation area. We do not believe that this proposal will have any effect on neighbouring privacy, sunlight or daylight.

<b>general notes</b>		<b>notes</b>  * <i>do not scale from this drawing.</i> * <i>check all dimensions on site.</i>		<b>project name</b>  MR NIKOLAS STUDZINSKI 16 MANLEY STREET NW1 8LT		<b>drawing title</b>  CLIFTON INTERIORS FULL PLANNING APPLICATION		<div><b>CLIFTON INTERIORS LTD</b> 168 Regents Park Road Primrose Hill, London NW1 8XN  t : 020 7586 5533 f : 020 7586 1987 e : info@cliftoninteriors.com www.cliftoninteriors.com</div>							
THIS DRAWING IS COPYRIGHT OF CLIFTON INTERIORS LTD. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE DESIGNER'S RISK ASSESSMENT, SPECIFICATION AND ALL OTHER RELEVANT DOCUMENTATION AND DRAWINGS. CLIFTON INTERIORS LTD ACCEPT NO LIABILITY FOR ANY EXPENSE, LOSS OR DAMAGE OF WHATSOEVER NATURE AND HOWEVER ARISING FROM ANY VARIATION MADE TO THIS DRAWING OR IN THE EXECUTION OF THE WORK TO WHICH IT RELATES WHICH HAS NOT BEEN REFERRED TO THEM AND THEIR APPROVAL OBTAINED.		<b>FULL PLANNING APPLICATION</b>		<b>scale</b>		<b>date</b> 15.04.2021				<b>project ref.</b>		<b>drawing no.</b>		<b>revision</b>	
DO NOT SCALE FROM THIS DRAWING OR THE COMPUTER DIGITAL DATA. ONLY FIGURED DIMENSIONS ARE TO BE USED.  IF IN DOUBT ASK.						<b>drawn by</b> --				<b>checked</b> --		0000		PA1	
<b>purpose of issue</b>															



application for proposed new glazed balustrade  
to infill existing parapet wall profile.

position of new proposed openable skylight to pro-  
vide access to terrace.

terrace to be covered in Mill board decking flush  
with new skylights.

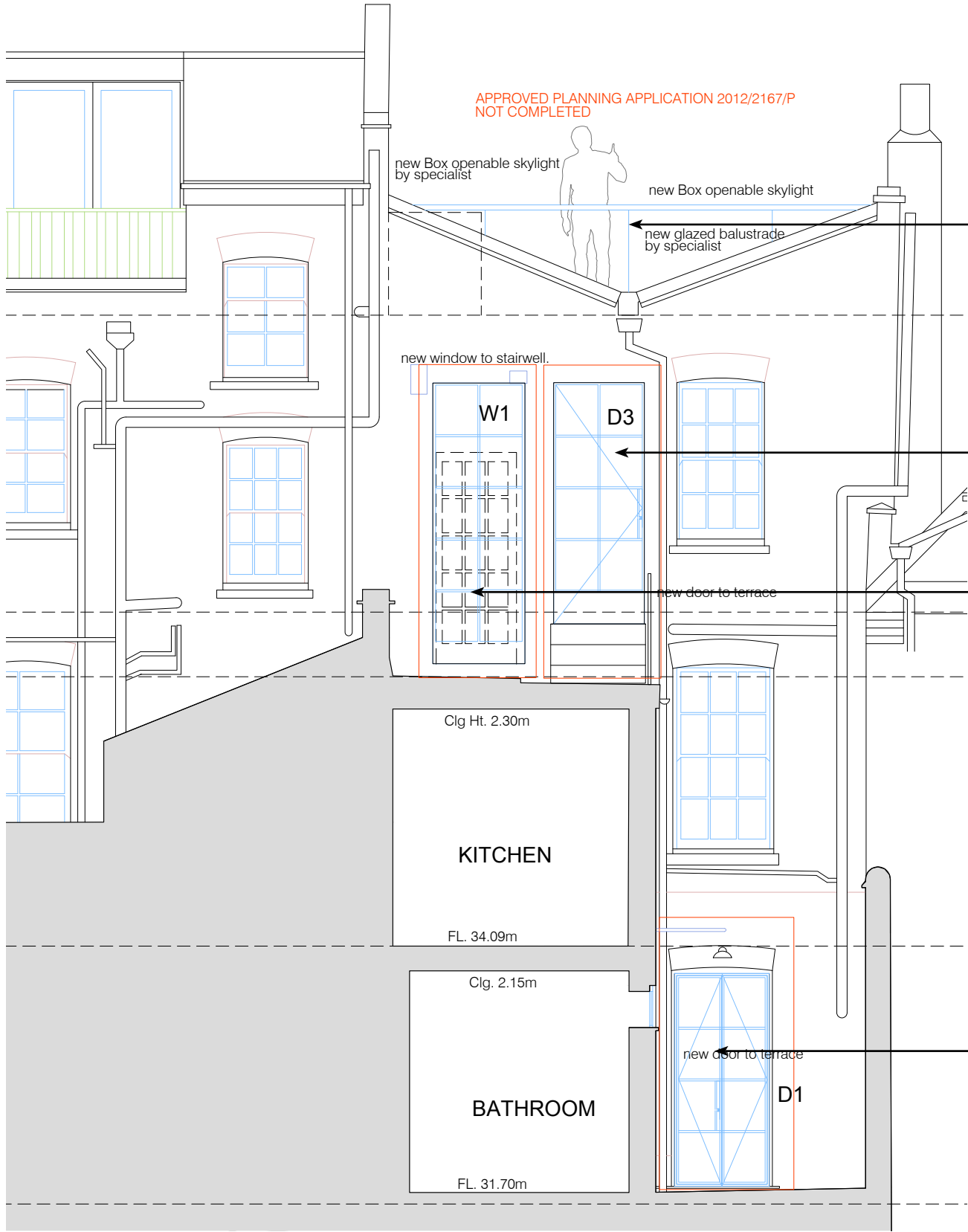
proposed position of new walk on skylight,servicing  
bathroom on first floor.



view of existing roof terrace

<b>general notes</b>  THIS DRAWING IS COPYRIGHT OF CLIFTON INTERIORS LTD. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE DESIGNER'S RISK ASSESSMENT, SPECIFICATION AND ALL OTHER RELEVANT DOCUMENTATION AND DRAWINGS. CLIFTON INTERIORS LTD ACCEPT NO LIABILITY FOR ANY EXPENSE, LOSS OR DAMAGE OF WHATSOEVER NATURE AND HOWEVER ARISING FROM ANY VARIATION MADE TO THIS DRAWING OR IN THE EXECUTION OF THE WORK TO WHICH IT RELATES WHICH HAS NOT BEEN REFERRED TO THEM AND THEIR APPROVAL OBTAINED.  DO NOT SCALE FROM THIS DRAWING OR THE COMPUTER DIGITAL DATA. ONLY FIGURED DIMENSIONS ARE TO BE USED.  IF IN DOUBT ASK.		<b>notes</b>  * do not scale from this drawing. * check all dimensions on site.  <b>FULL PLANNING APPLICATION</b>		<b>project name</b>  MR NIKOLAS STUDZINSKI 16 MANLEY STREET NW1 8LT		<b>drawing title</b>  CLIFTON INTERIORS FULL PLANNING APPLICATION			<div><b>CLIFTON INTERIORS LTD</b> 168 Regents Park Road Primrose Hill, London NW1 8XN  t : 020 7586 5533 f : 020 7586 1987 e : info@cliftoninteriors.com www.cliftoninteriors.com</div>	
<b>purpose of issue</b>				scale	date 15.04.2021	project ref.	drawing no.	revision		
				drawn by --	checked --	0000	PA1	#		





application for proposed new glazed balustrade to infill existing parapet wall profile.

application for proposed new glazed balustrade replace existing metal balustrades

application for proposed new door to access existing first floor terrace

application to amend existing door to terrace and replace with new window with matching head height to new proposed door.

application new replacement hard wood timber doors



view of existing roof terrace

general notes		notes  * do not scale from this drawing. * check all dimensions on site.  FULL PLANNING APPLICATION		project name		drawing title			<div>CLIFTON INTERIORS LTD 168 Regents Park Road Primrose Hill, London NW1 8XN  t : 020 7586 5533 f : 020 7586 1987 e : info@cliftoninteriors.com www.cliftoninteriors.com</div>		
THIS DRAWING IS COPYRIGHT OF CLIFTON INTERIORS LTD. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE DESIGNER'S RISK ASSESSMENT, SPECIFICATION AND ALL OTHER RELEVANT DOCUMENTATION AND DRAWINGS. CLIFTON INTERIORS LTD ACCEPT NO LIABILITY FOR ANY EXPENSE, LOSS OR DAMAGE OF WHATSOEVER NATURE AND HOWEVER ARISING FROM ANY VARIATION MADE TO THIS DRAWING OR IN THE EXECUTION OF THE WORK TO WHICH IT RELATES WHICH HAS NOT BEEN REFERRED TO THEM AND THEIR APPROVAL OBTAINED.  DO NOT SCALE FROM THIS DRAWING OR THE COMPUTER DIGITAL DATA. ONLY FIGURED DIMENSIONS ARE TO BE USED.  IF IN DOUBT ASK.				MR NIKOLAS STUDZINSKI 16 MANLEY STREET NW1 8LT		CLIFTON INTERIORS FULL PLANNING APPLICATION					
purpose of issue				scale	date 15.04.2021	project ref.	drawing no.	revision			
				drawn by --	checked --	0000	PA1	#			



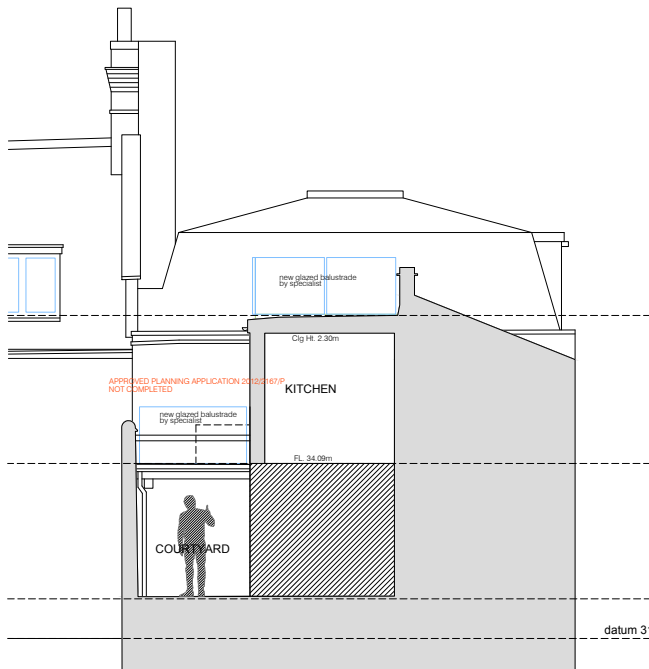


view from existing first floor terrace showing neighbourhood context.

detailed view of neighbouring roof scape and infill options behind winged parapet.

<b>general notes</b>  THIS DRAWING IS COPYRIGHT OF CLIFTON INTERIORS LTD. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE DESIGNER'S RISK ASSESSMENT, SPECIFICATION AND ALL OTHER RELEVANT DOCUMENTATION AND DRAWINGS. CLIFTON INTERIORS LTD ACCEPT NO LIABILITY FOR ANY EXPENSE, LOSS OR DAMAGE OF WHATSOEVER NATURE AND HOWEVER ARISING FROM ANY VARIATION MADE TO THIS DRAWING OR IN THE EXECUTION OF THE WORK TO WHICH IT RELATES WHICH HAS NOT BEEN REFERRED TO THEM AND THEIR APPROVAL OBTAINED.  DO NOT SCALE FROM THIS DRAWING OR THE COMPUTER DIGITAL DATA. ONLY FIGURED DIMENSIONS ARE TO BE USED.  IF IN DOUBT ASK.		<b>notes</b>  * do not scale from this drawing. * check all dimensions on site.  <b>FULL PLANNING APPLICATION</b>		<b>project name</b>  MR NIKOLAS STUDZINSKI 16 MANLEY STREET NW1 8LT		<b>drawing title</b>  CLIFTON INTERIORS FULL PLANNING APPLICATION			<div><b>CLIFTON INTERIORS LTD</b> 168 Regents Park Road Primrose Hill, London NW1 8XN  t : 020 7586 5533 f : 020 7586 1987 e : info@cliftoninteriors.com www.cliftoninteriors.com</div>	
<b>purpose of issue</b>				<b>scale</b>	<b>date</b> 15.04.2021	<b>project ref.</b>	<b>drawing no.</b>	<b>revision</b>		
				<b>drawn by</b> --	<b>checked</b> --	0000	PA1	#		

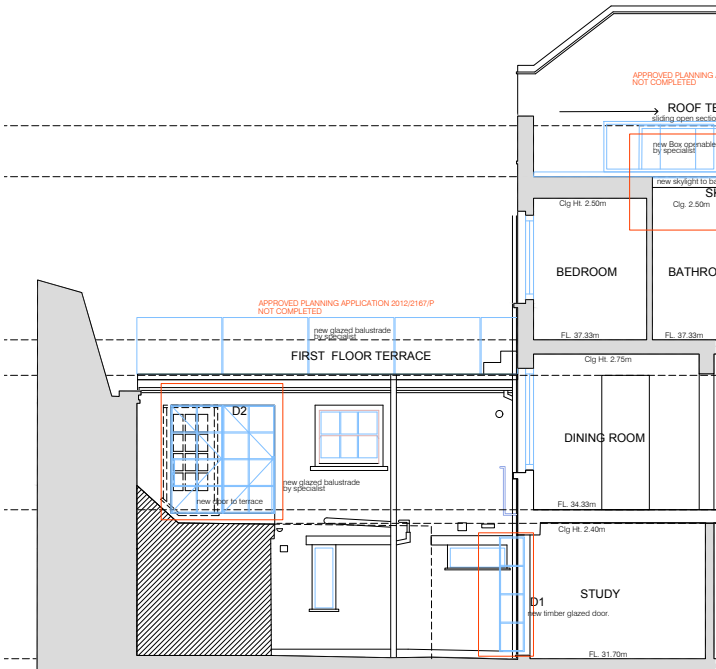




PA300- glazed balustrade proposed



view from lower ground courtyard looking towards kitchen terrace at ground level.



PA302- glazed balustrade proposed and new double door to ground floor kitchen terrace



existing kitchen door to terrace to be replaced.



view from first floor bedroom looking down into lower ground floor courtyard , kitchen terrace and first floor terrace

<b>general notes</b>  THIS DRAWING IS COPYRIGHT OF CLIFTON INTERIORS LTD. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE DESIGNER'S RISK ASSESSMENT, SPECIFICATION AND ALL OTHER RELEVANT DOCUMENTATION AND DRAWINGS. CLIFTON INTERIORS LTD ACCEPT NO LIABILITY FOR ANY EXPENSE, LOSS OR DAMAGE OF WHATSOEVER NATURE AND HOWEVER ARISING FROM ANY VARIATION MADE TO THIS DRAWING OR IN THE EXECUTION OF THE WORK TO WHICH IT RELATES WHICH HAS NOT BEEN REFERRED TO THEM AND THEIR APPROVAL OBTAINED.  DO NOT SCALE FROM THIS DRAWING OR THE COMPUTER DIGITAL DATA. ONLY FIGURED DIMENSIONS ARE TO BE USED.  IF IN DOUBT ASK.	<b>notes</b>  * do not scale from this drawing. * check all dimensions on site.  <b>FULL PLANNING APPLICATION</b>	<b>project name</b>  MR NIKOLAS STUDZINSKI 16 MANLEY STREET NW1 8LT	<b>drawing title</b>  CLIFTON INTERIORS FULL PLANNING APPLICATION	<b>CLIFTON INTERIORS LTD</b> 168 Regents Park Road Primrose Hill, London NW1 8XN  t : 020 7586 5533 f : 020 7586 1987 e : info@cliftoninteriors.com www.cliftoninteriors.com		
<b>purpose of issue</b>		<b>scale</b>	<b>date</b> 15.04.2021	<b>project ref.</b>	<b>drawing no.</b>	<b>revision</b>
		<b>drawn by</b> --	<b>checked</b> --	0000	PA1	#