

PLANNING STATEMENT

Flat A, 31 Ospringe Rd, London, NW5 2JB

Upper and Lower Ground Floor Flat

10.12.20

Revision A – 18.03.21

This application is for;

The conversion of a window into a door at lower ground floor level at the rear of the building.

The existing window width and head height and brick arch are to be maintained. The window sill, and the portion of brickwork below the sill are to be removed. The increased opening is to become a door. No other changes are proposed.

The Building.

31 Ospringe Rd is a four-storey Victorian house that has been divided into three flats. The building is not within a conservation area.

Flat A is on the lower and upper ground floors.

Proposal.

The proposal is to convert a window into a door. No other changes are proposed. The existing window width and head height and brick arch are to be maintained. The design ensures that there will be no loss of amenity to any adjacent properties or properties within the immediate or wider area as a result of the proposal. The proposal, by its design, scale and use of materials, takes account of and works with the aesthetic style and scale of the host building and the adjacent terrace to produce a scheme that is fully sympathetic to it.

The location of the proposal, by being on the lower ground floor at the rear of the building and next to a two storey rear outrigger on one side and a 1.8m tall brick wall on the other, is largely out of view and visible only from the upper storey rear windows of a few houses on Countess Rd. The proposal does not include an extension or any other alteration.

Materials.

The proposed door is to have an aluminium frame. This has been chosen because it meets the Camden Local Planning Policy D1 with reference to paragraph 7.10 because it is;

1 – The proposed colour is to be a dark grey which is compatible with and complimentary to the London Stock Brick of the building. Colour flecks within the London Stock Brick are highlighted by the frames to create a unified whole with the aesthetic of the door.

2 – Powder colour coated aluminium doors are durable. The colour does not fade over time.

3 – The doors and the material used are to be of high quality.

Therefore the proposed doors meet the guidelines as set out in the planning policy.

Access

No changes are being made to the access of the building or onto the site.



Photo showing the rear of 31 Ospringe Rd.