

Design and Access / Planning and Heritage Statement

for

11 Elaine Grove, Gospel Oak, NW5 4QG



Picture 1 - Existing street view

July 2021



Picture 2 - Existing rear



Picture 3 - Existing rear

1.0 Design Statement

1.1 Location

11 Elaine grove is situated within the Gospel Oak area of Camden Council but is not within a conservation area.

1.2 Use

The existing building falls under planning use Class C3a. The proposed development would not alter the current use of the property, covered by Class C3a

1.3 Design

The application seeks to develop part of the rear courtyard by infilling single storey to the side of the existing outrigger. The development will be rendered block painted to match existing with a new timber lantern light and external patio doors to suit.

A similar application at the address was previously approved under application 2015/3398/p but has since expired.

2.0 Access Statement

Access to be as existing

3.0 Heritage Statement

The property is locally listed but not in a conservation area with 11 Elaine grove forming part of a terrace of significance.