

34 GLENILLA ROAD

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

FOR WORKS OR EXTENSION TO A DWELLING

(Town and Country Planning Act 1990)

DESIGN AND ACCESS STATEMENT

Planning Approval ref 2020/2412/P relates to '*Erection of a single storey rear extension; enlargement of west-side dormer window; enlargement of existing basement.*

The application was approved on 8 April 2021 subject to conditions.

Following detailed design development and further discussion with the applicant and owner we are now seeking approval for changes to the front garden and to the number/position of rooflights.

To provide details of the proposed changes we are submitting the following no. 14 drawings:

PL100 rev07, PL103 rev06, PL200 rev06, PL201 rev06, PL202 rev06, PL204 rev06, PL 205 rev 06, PL302 rev06, 120 rev 01, 121 rev 01, 122 rev 01, 123 rev 01, 124 rev 01, 125 rev01.

Front Garden

The intention is to improve the appearance and, in response to the applicant's growing concerns, the security of the existing front garden. The proposals as shown on the drawings, include the following:

- Enhancement of the entrance appearance (by restoring and replacing brick walls, gate piers, gates, railings and paving);
- Enhancement of security (by installing higher gates and railings throughout the entrance);
- Enhancement of the bin area (by installing new slatted bin stores with hinged lids and front opening doors);
- Enhancement of permeability (by retaining vegetation and reinstating where lost and planting more soft landscaping, in order to preserve the attractive, tranquil qualities of the conservation area, but also provide wildlife corridors, enhance biodiversity and reduce flood risk (in accordance with the *Belsize Conservation Area Design Guide – article 4(1) Direction*).

All new work will be carried out in accordance with the condition no. 2 (stated in the above-mentioned planning approval):

All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application. Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Rooflights

The intention is to add four conservation rooflights (two over the new staircase, two over the second floor bedroom) and remove the existing larger rooflight located over the existing staircase on the west side slope in. These proposals remove the large rooflight of inappropriate design which is a prominent feature of the west elevation, while improving daylighting to the staircase and second-floor bedroom.

Conservation rooflights specs (see ref. drawing *P L 103 06*):

- VELUX roof window in a traditional black conservation style with a vertical centre bar and black finish exterior with laminated glazing as standard for additional safety;
- Size: 780mm x 1180mm;
- Available in either centre-pivot or top-hung opening;
- Recessed installation possible for slate and tile roofs;
- Rotates 180° for easy cleaning of the outer pane;
- Insulation collar and Underfelt collar included.

All new work will be carried out in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 to safeguard the appearance of the premises and the character of the immediate area.