

**0197[PL]900**

**A**

April 2021

# **Supporting Statement**

[RIBA Stage 3]

3rd Floor Flat, 27 Pilgrim's Way  
London, NW3 1SX

**square peg bureau**

## **1.0 Executive Summary**

### **1.1**

This statement has been written to support the application for retrospective approval for minor variations to approved application 2003/0028/P at **27 Pilgrim's Lane, NW7**.

## **2.0 Overview**

### **2.1**

The applicant wishes to obtain retrospective approval for the additional height of the railing installed as part of the application 2003/0028/P.

### **2.2**

The works were carried out as approved in 2003/0028/P by the previous owner. At some point between 2003 and 2018, a deck was installed over the roof which rendered the railings below 1100mm, and therefore non-compliant with building regulations.

### **2.3**

The applicant purchased the property in 2018 and undertook remedial works to the roof, which were in a poor state of repair (see photo 3.1).

### **2.4**

As part of the roof repairs, the deck was replaced and the railings extended by 200mm to establish compliance. A small section of railing was also added between the chimney stacks to maintain protection.

### **2.5**

The applicant has installed a green "mock hedge" screen to provide privacy for both the occupants and neighbours.

### **2.6**

The applicant has approached the council for their informal opinion. A council member stated that there is no issue and for final clarification, a retrospective application should be submitted.

3.0 Photos



## 4.0 Addendum [11/11/21]

### 4.1

Following discussion with the case officer, the applicant has requested that the current roof hatch and storage box be considered retrospectively as these were renovated / replaced by the applicant in 2018.

### 4.2

As requested by the case officer, the following additional information has been added to the statement:

- Additional drawings showing post-2003 layouts (0197PL004 + 005)
- Amended drawings showing the extent of the current roof hatch opening.
- Extra photographs of roof terrace as existing

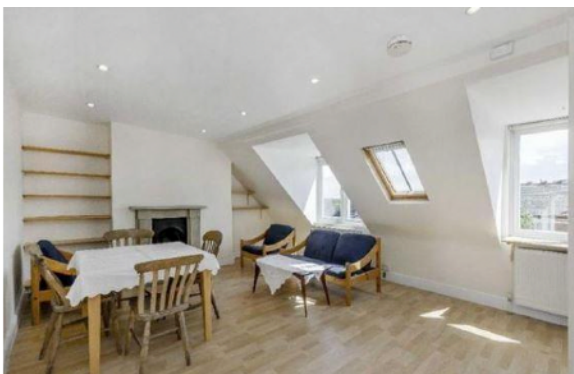
### 4.3

In addition, historic photography has been found which can be used to support the retrospective case in particular the established use of the roof as a terrace and the re-positioning of the roof hatch and skylight.

### 4.4

On the advice of the case officer, the fake greenery has been removed by the applicant (see photos).

4.5 Historic photos as per 2015 sales particulars confirming works completed in-line with 2003/0028/P (<https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=35959890&sale=7531135&country=england>)



4.6

Historic photos as per 2018 sales particulars confirming works completed in-line with 2003/0028/P ([https://www.zoopla.co.uk/for-sale/details/59704999/?search\\_identifier=4f4dc29d040f9b92cd540bb5172f2271](https://www.zoopla.co.uk/for-sale/details/59704999/?search_identifier=4f4dc29d040f9b92cd540bb5172f2271))



4.7

Most recent photos showing (before and after) removal of greenery and hatch open.

