

Planning Statement for proposed conservation roof windows to rear roof, Flat 3, 142 Goldhurst Terrace, NW6 3HP

Background

142 Goldhurst Terrace is a 3 storey terraced mansard roofed Victorian property with a plot size of approximately 320m² and a frontage of 8m situated on the North side of Goldhurst Terrace in the Swiss Cottage Conservation Area in South Hampstead. Constructed as a house it has been converted into three self-contained flats. Most of the adjacent properties have also been converted into flats and the upper levels of the rear elevations are a mix of balconies and dormers of different shapes, sizes and styles.

Flats 1 and 2 occupy the Ground and First floor levels respectively of No. 142 whilst Flat No. 3 is accessed at 1st floor level and comprises the whole of the 2nd and 3rd floors of the property. The 3rd floor level consists of a small bedroom with an ensuite bathroom and is situated within the upper level of the mansard roof. However the headroom is low and it is only really possible to walk underneath the ridge of the roof. There are velux windows to the front and rear roof slopes, these provide localised increased headroom and because these are situated on the upper mansard roof slopes it is quite difficult to see them from ground level. It is not known when these velux windows were installed but a previous owner of the flat has confirmed that they had been fitted prior to her purchase of the flat in September 2006.

Planning permission was sought in 2011 (2011/0885/P) for a dormer window to the rear roof slope. However this was withdrawn after the Planning Officer confirmed that he could not support the proposals because there were no approved precedents for this type of development in the immediate vicinity of the site. He suggested that a revised scheme with velux windows rather than a dormer would be much more favourably viewed. A revised scheme with velux windows was therefore submitted and permission was granted on 28th June 2011 (2011/2087/P). However ownership of the flat changed and the works were not carried out.

Proposals

The current owner of the flat is similarly concerned about headroom and daylight within the bedroom and would like to try and improve both aspects. They are aware of the recent planning history and particularly the lapsed planning permission and have requested that we re-submit the previously approved proposal drawings in the hope that permission can be granted again