

## Design and Access Statement

**Re Property:** 2 Hillfield Road, West Hampstead, London NW6 1QD

**Proposed Works:** Minor alteration to the approved roof extension,

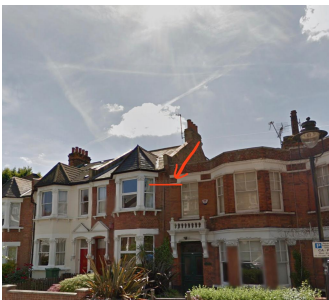
### Introduction

This Statement has been prepared to support the application for planning permission to make further alterations to 2 Hillfield Road from approved scheme from two flat to two houses. The proposal is to extend the roof of the previous application.

### The Application Property

2 Hillfield Road is a Victorian house that has been altered at some point to two lateral flats. One flat occupying the garden level and the other flat the first floor. Each flat has its own entrance. The building has a flat roof towards the front and some roof slopes to the rear. 2a Hillfield Road is another adjoining house to the east that appears in similar in character to 2 Hillfield Road and has the same characteristics of 2 Hillfield Road to the front but has only a flat roof.

When one approaching the buildings from the east into the cul-de-sac the building steps down for some reason and this is more apparent when looking at the windows of the houses as you enter the cul-de-sac, see picture below. As you enter the ground floor flat you are welcomed with a set of stairs going down the ground floor flat.



## Recent Relevant Planning Permission

Below are relevant planning permissions that were approved in the cul-de-sac on the south side in the past.

### 2 Hillfield Road

2015/6120/P - Details of the green roofs required by condition 2 of planning permission  
2007/6306/P dated 19/02/2008 (for the conversion of 2x flats to 2x houses with extensions including basement) - Granted

2008/1472/P - Vertical conversion of existing 2x flats to create 2x dwelling houses, enlargement of the front roof including the insertion of two roof lights in the new roof slope and the erection of two new dormer roof extensions in the rear roof slope, side and rear extensions, elevational alterations and terraces at first level - Granted

2007/6306/P - Revision of planning permission (2007/2996/P) dated 10/08/2007 (for the conversion of 2x flats to 2x houses with extensions) to excavate a basement level to provide a swimming pool, habitable rooms and a rear lower garden to each house. – Granted - 19-02-2008

### 2a Hillfield Road

2008/2487/P - Erection of a roof extension to the existing two-storey single-family dwelling house - Granted 04-08-2008

2011/3937/P - Renewal of planning permission granted on 4/8/2011 (ref. 2008/2487/P) for (Erection of a roof extension to the existing two-storey single-family dwelling house (Class C3)).

In the decision notes under informative, section 5 it states the following;

You are advised that the description of development does not refer to the installation of balustrading to the rear second floor level flat roof as this is permitted development by virtue of Class B of Part I of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 and therefore does not require planning permission.



## 4a Hillfield Road

2015/3789/P - Creation of second floor rear balcony, rear dormer extension, repositioning of front door and associated landscaping including new refuse store. - Granted -15-09-2015

### Proposal

The proposal is to utilise the roof space further to create a “full” dormer type. The building is not in a conservation area and not listed.

The application does not alter the front elevation that has already been approved. The application focuses on the rear aspect of the building. The first three houses in the cul-de-sac are three levels high with a roof terrace. All dormers are full dormers, and this application is simply to replicate the other houses and the adjoining house which had planning already approved in the past.

The extension was designed to integrate the applications that had been approved to the rear with further minor alteration to make the buildings to blend with the general elevation proportions of the buildings. The extension will be built with slates and sash windows.

In the past most dormer conversion had to leave a gap revealing the old roof shape and this what was approved. However this was actually incorrect as the building did not have this slope as other houses have it in the road. As the council has moved away from this old approach and have granted other houses on the road and in the borough planning consent for a full roof extension, this application seeks the same.

In summary, the extension is modest in terms of its’ overall scale. It is subservient in appearance and respects the character and integrity of the host building. The extension will have no impact to the neighbours. The extensions will be hardly visible.

### Drawings

The drawings deliberately did not include the floor plans of the ground floor or basement as to keep the application relevant and less confusing. Camden guidelines states the floor plans and cross section needs to show the relationship between existing and proposed rooms of the building which we have shown. The elevation needs to show “its existing/proposed external appearance”.

### Access

No changes to the existing front access will be made.

### Conclusion

The proposed extension would preserve the character and appearance of the neighbourhood and would not result in a significant impact upon levels of amenity enjoyed within residential neighbourhood properties. The scale and design of the proposed extension is subservient to the host building and very minor in context.

