



Street view from Lancaster Grove indicating position of windows that requiring permission to be replaced with double glazing like for like and location of proposed dormer window in roof.

FULL PLANNING APPLICATION FOR ALTERATIONS AND ADDITIONS TO FLAT D 31 LANCASTER GROVE NW3 4EX

CLIFTON INTERIORS
36 YEARS OF DESIGN
1986 - 2022



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FULL PLANNING APPLICATION FOR ALTERATIONS AND ADDITIONS TO FLAT D 31 LANCASTER GROVE NW3 4EX

The Property:

We have been appointed on behalf of our clients to make a full planning application for amendments and additions to Flat D 31 Lancaster Grove, NW3 4EX.

The Application:

The planning application is for a new dormer window, a new skylight, and the replacements of all windows with double glazed like for like units. The application also includes a concealed new air-conditioning condenser unit.

The Context and items requiring planning permission

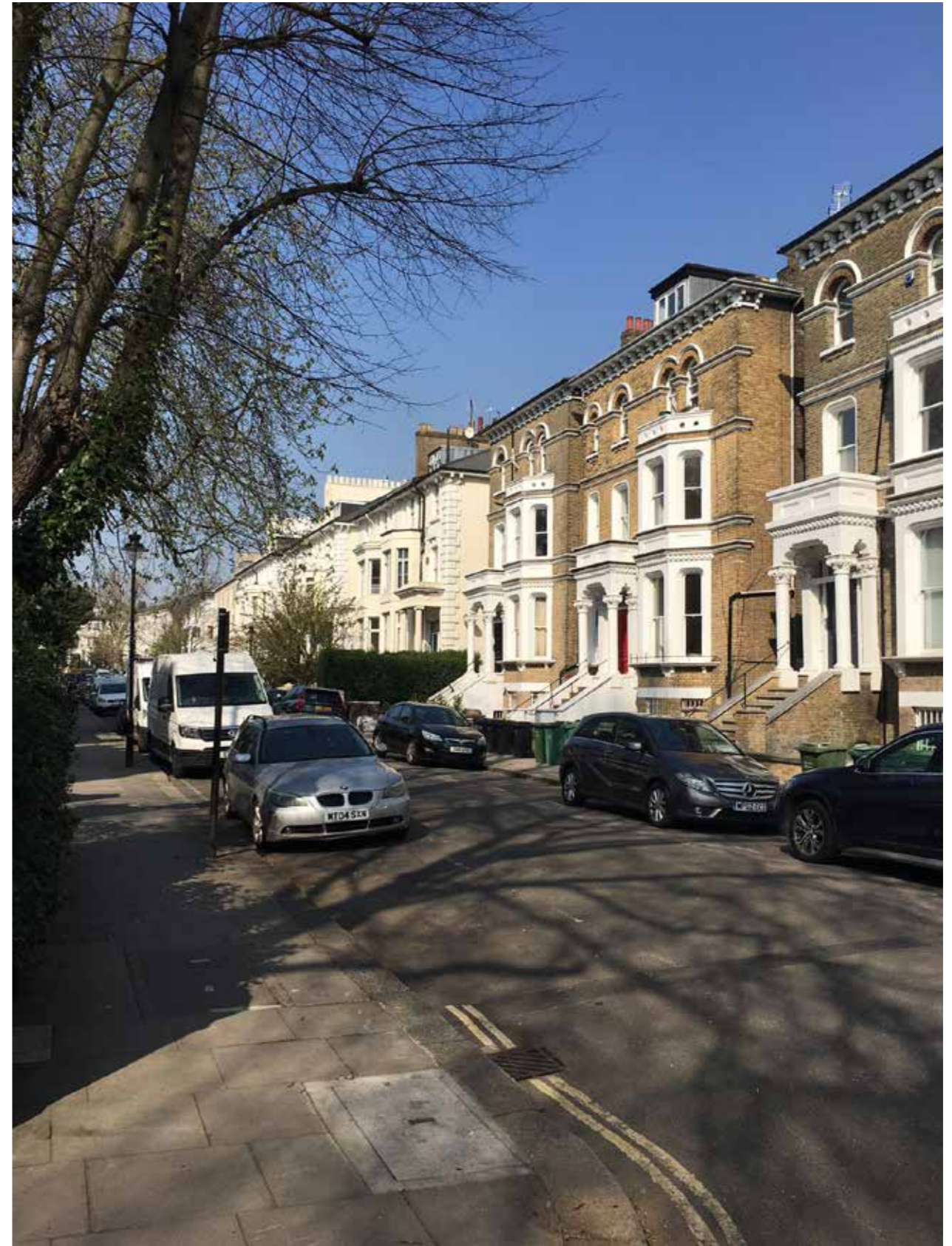
The apartment is situated over the top two floors (third and fourth) of the building accessed by a traditional staircase via the common parts. As part of our commission to renovate all floors internally the following requires full planning approval:

1. The apartments requires that all the existing windows over both floors be generally replaced with "like for like" double glazed units WS01/WS02/WS03/WS04/WS05/WS06/WS07
2. One window, WT02 requires a minor amendment to its format. Elevation 3.
3. A new proposed Dormer WT01 in the roof facing Lancaster Grove Street to provide much needed internal usable space. Existing ceilings are very low. The Dormer would be clad and flashed in Lead and zinc
4. A new skylight next to the private terrace which will be combined with the replacement bi-folding doors on to this terrace. SKY01/DT01
5. A new air-conditioner condenser unit concealed behind a powder coated grill painted to match the external wall. This unit is below parapet height off the private terrace.

The Summary

In support the windows, skylight, and air-conditioned condenser unit will have very little material impact to the exist building visually or structurally. Two elevations are not visible from the street or garden elevations because they face the neighbouring properties that are just less than 2 meters from each other

The dormer proposal is more visible from the street however analysis of the street scape does suggest that dormers are common in the roof scape along Lancaster road and in the neighbourhood in general .



Lancaster Grove does have existing precedent for dormer windows within the roof scape of the street



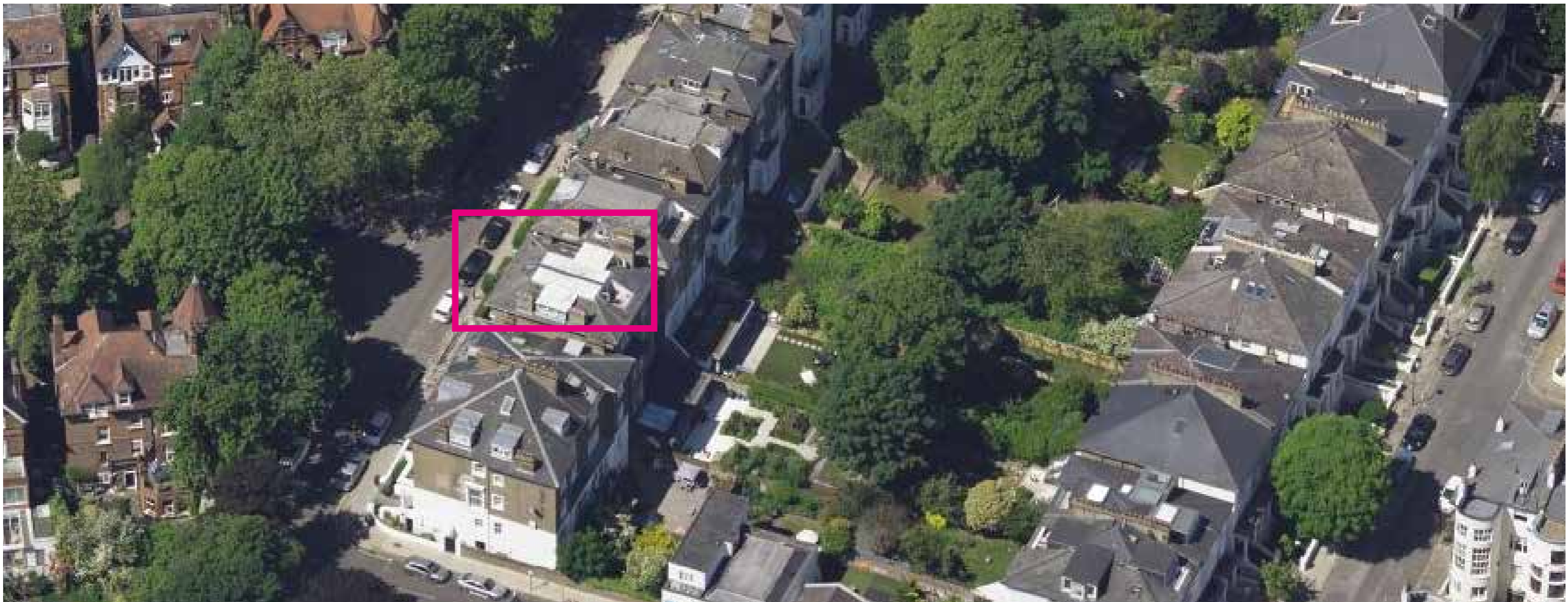
view from rear showing existing terrace and doors



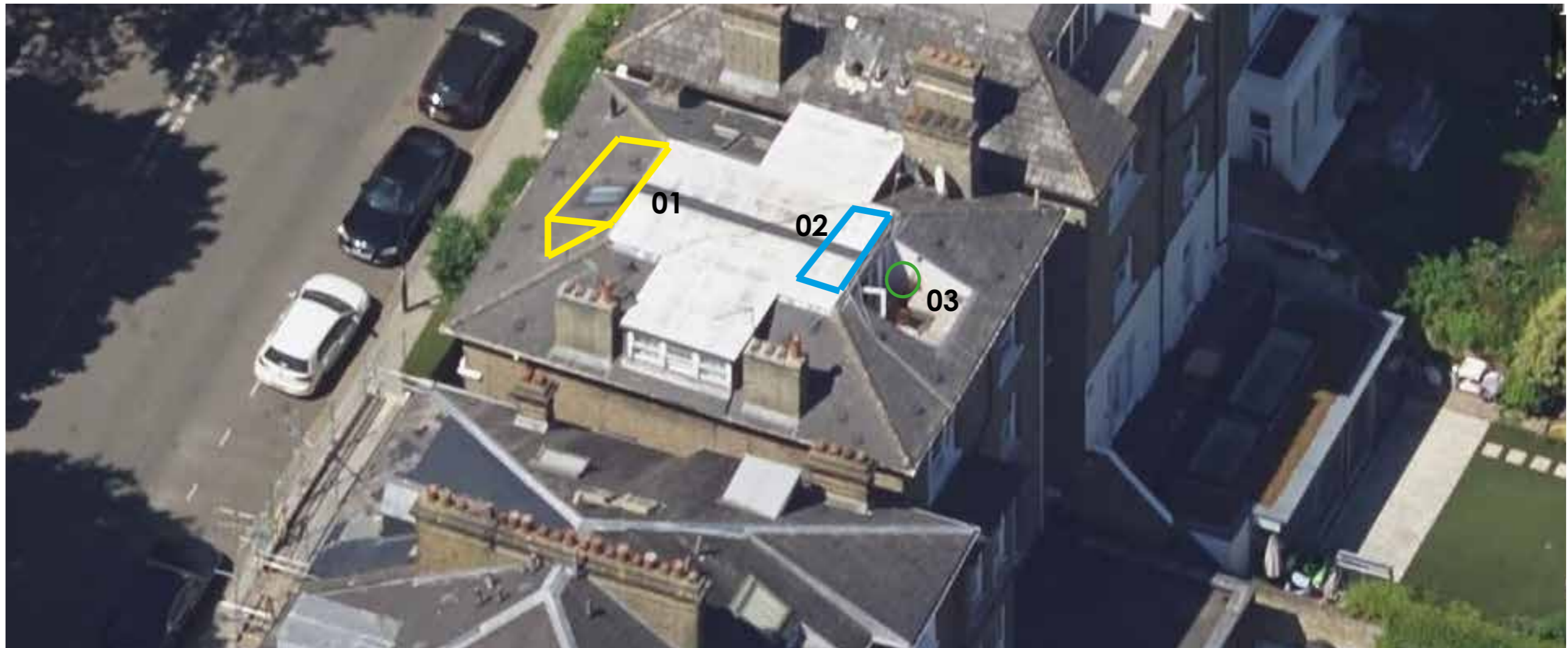
both side elevations. Elevation 3 and 4 are so close to neighbours that viewing effects of amended windows is not possible .



Birds eye view No. 1



Birds eye view No. 2



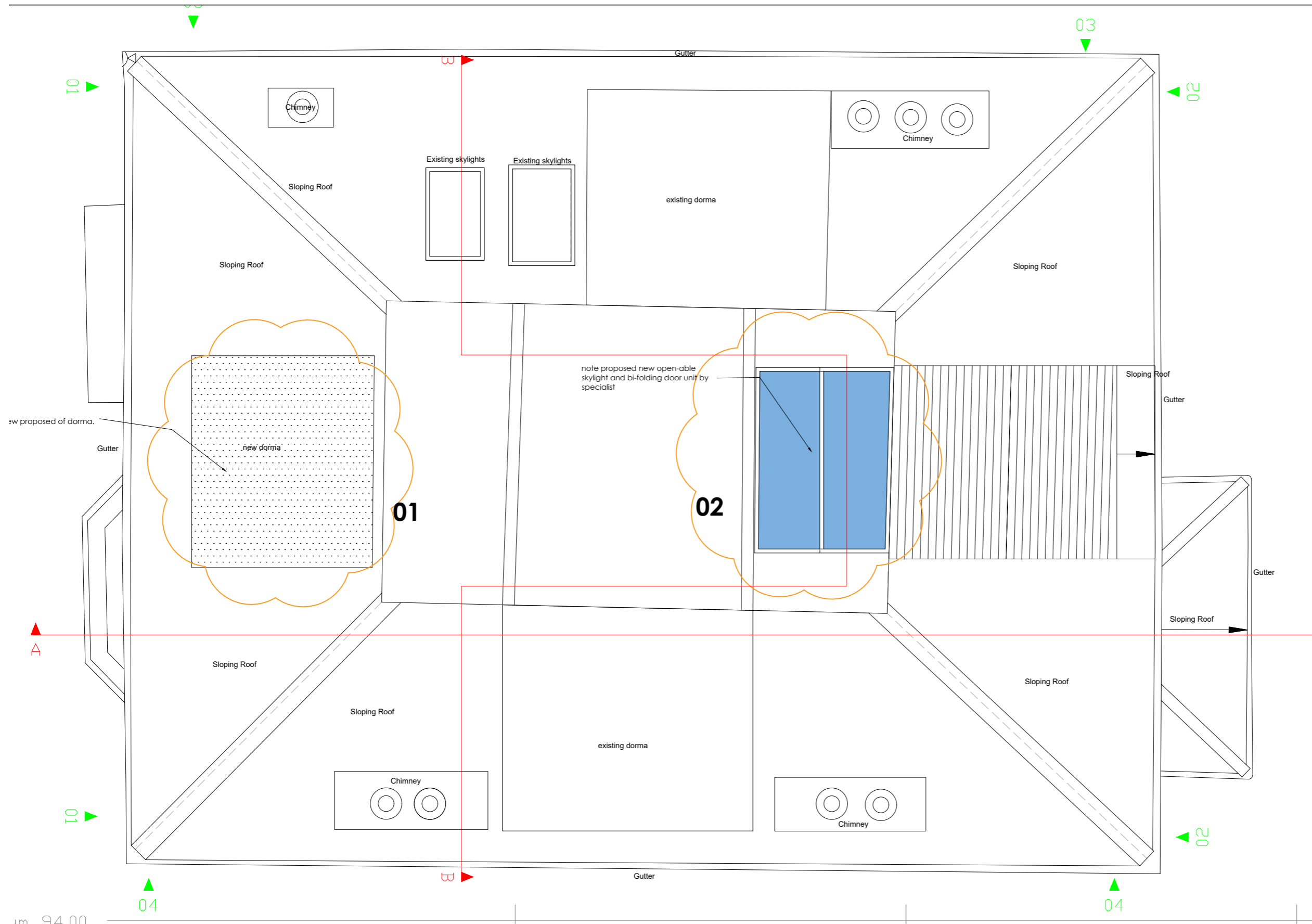
Birds Eye view of proposed dormer reference 01 , new sky light reference 02 , and position of air-conditioning condenser unit , Reference 03 below parapet level



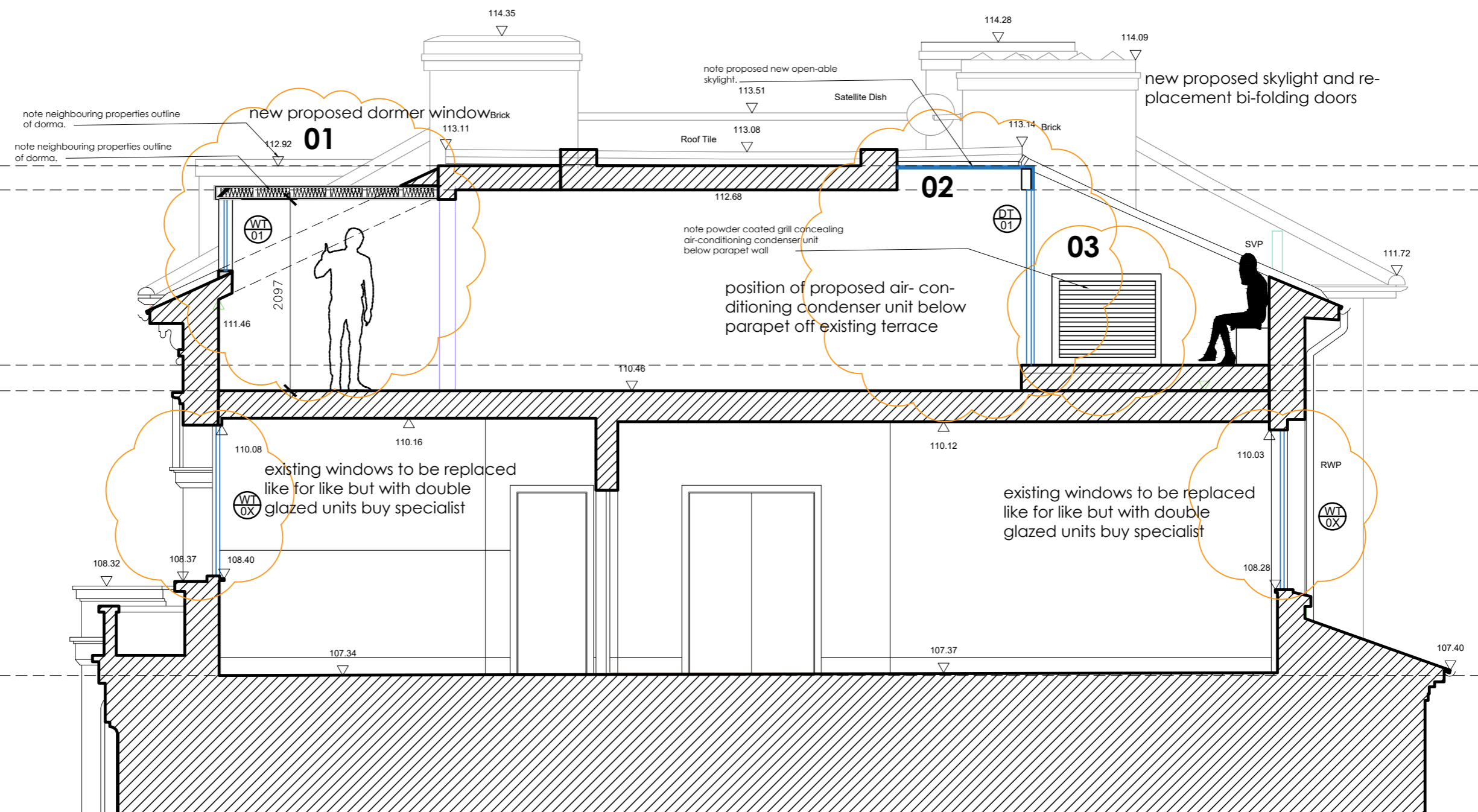
Birds eye view No. 2

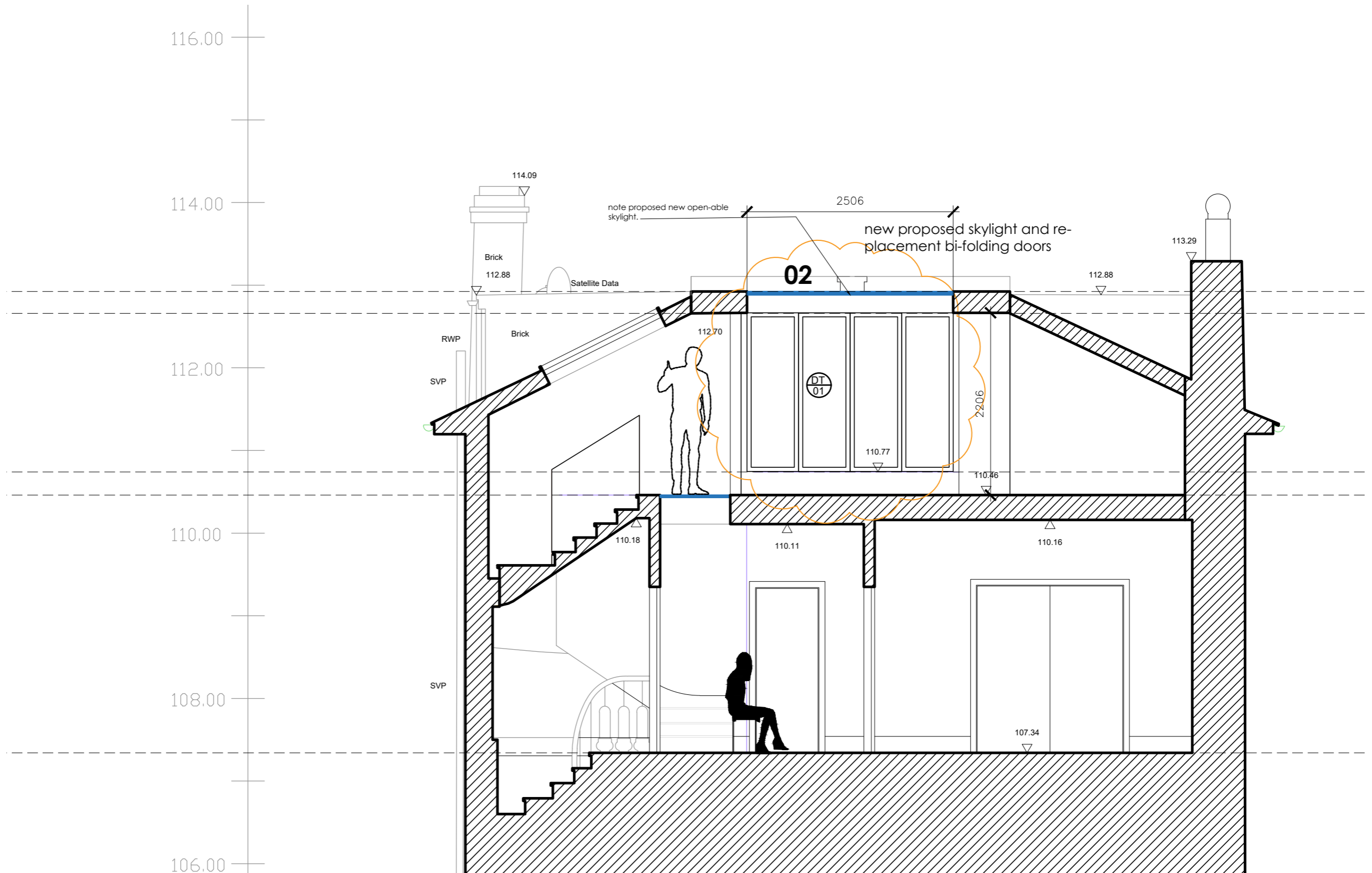


Birds eye view No. 1



Birds Eye view of proposed dormer reference 01, new sky light reference 02





existing windows to be replaced
like for like but with double
glazed units buy specialist

new proposed dormer window



