



PLANNING STATEMENT FOR  
**ALTERATIONS TO SKYLIGHTS AND WINDOW**

at

Flat 6, 4 Rosslyn Hill  
LONDON  
NW3 1PH

**PROJECT P-21061**

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Planning permission is sought for the replacement of 2No. skylights on the existing pitched roof and an existing window on the side elevation of an upper flat at 6, 4 Rosslyn Hill, London, NW3 1PH.

This statement has been prepared to accompany the full planning application for the mentioned address.

The design proposal allows for improved internal natural light and ventilation which are not harmful to the external appearance of the property.

## 1. DESCRIPTION OF PROPERTY

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The property is located on the middle part of Rosslyn Hill, London, NW3. A street that runs towards Hampstead and is limited to a section between Belsize Lane and Thurlow Road.

No. 4 Rosslyn Hill is large semidetached townhouse built in the 1880's. It has subsequently been divided into six self-contained flats. (No. 6 being the upper one). The building is a five-storey semi-detached property.



The site is rectangular in shape, and it is accessed from Rosslyn Hill, a street with access for pedestrians and vehicles

The façades consist of painted walls with pitched roof. The bays, front door portico and decoration around windows are also painted in white.

To the rear, many properties in the terrace have been altered over time.

The property lies within the Hampstead Conservation Area.

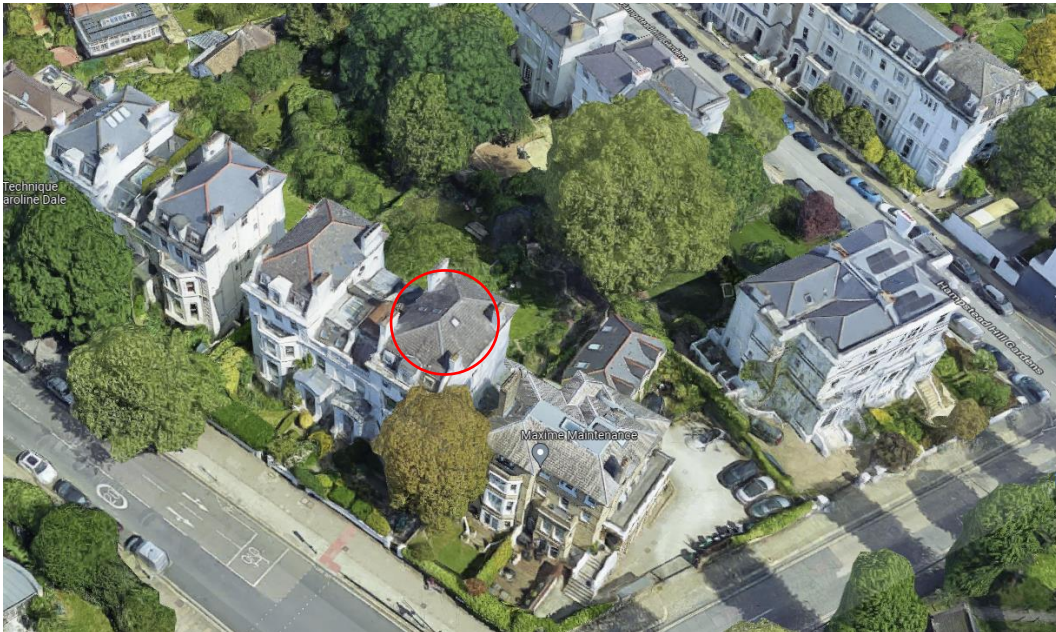
Flat 6 consists of the upper flat, with an entrance at second floor level, main floor at third level and open mezzanine at fourth level.

The existing property remains largely in its original form, however there are numerous alterations to its fenestration mainly on the side and rear facades.

## 2. PROPOSAL

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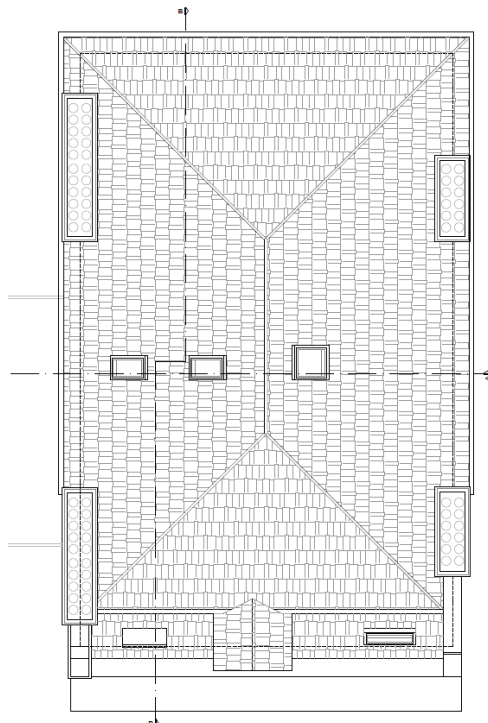
The proposed works consist of very limited changes to the roof and side elevation. The existing main pitched roof has four slopes, and 3 existing skylights (2 of them facing West (side elevation) and one facing East (opposite side elevation)). None of them are visible at street level, and they are hardly visible from other buildings, given that this row of properties is considerably higher than other buildings in the area.



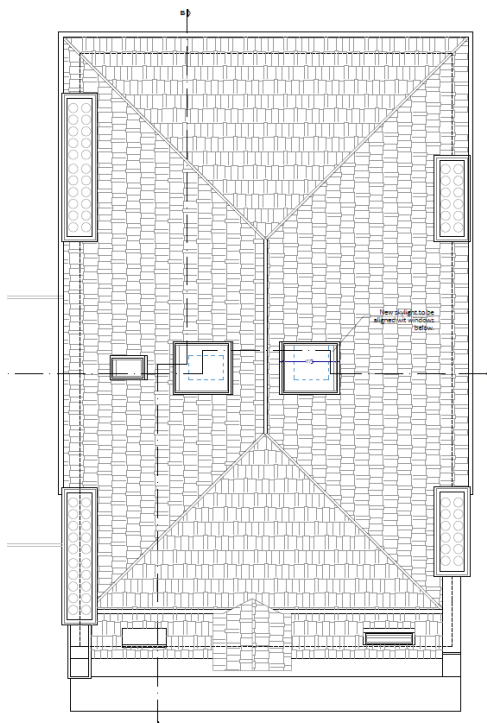
It is proposed to replace the two upper skylights with new ones in a slightly larger size, in order to use one of them as an Automatic Opening Vent (west side), as requested by Building Control, and the other one to match that size and provide more natural light to the internal space.

The east-facing skylight will also be aligned with the windows on the East side façade, so that it creates harmony in the composition between façade and roof.

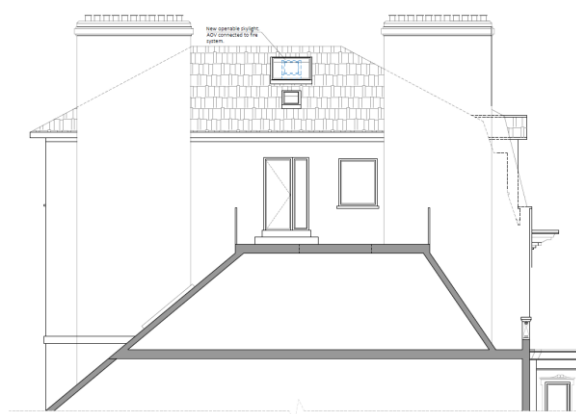
The skylights will have dark grey frames to match the roof tiles, and they will keep the same slope of the existing roof. The new skylights will be openable, matching the existing ones, and they will intend to be respectful with the existing architectural characteristics of the building.



EXISTING ROOF PLAN



PROPOSED ROOF PLAN



PROPOSED WEST SIDE ELEVATION

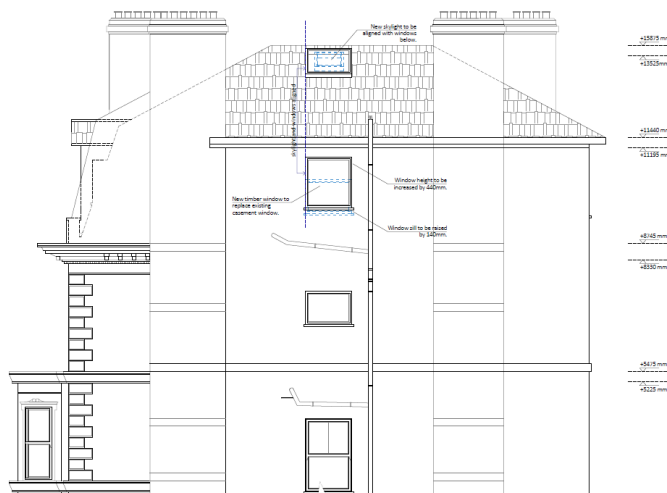




The proposed alteration to the side façade will consist of changes to one single window. That window is not an original one, as it is a double glazing casement window.

It is proposed to replace it with a similar one, but higher in size.

The new window will be double glazing, timber frame, and it will be aligned with the rooflight and the existing windows below.



PROPOSED EAST SIDE ELEVATION

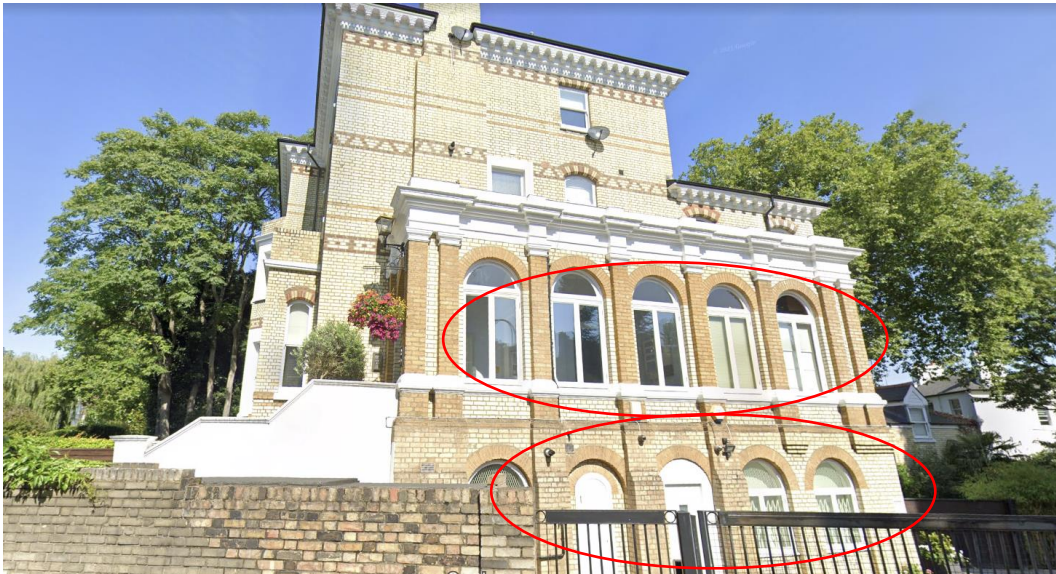
This minor alteration is hardly seen from the main road (Rosslyn Hill), and it is not seen from the perpendicular road (Pond Street), not only because of the existing trees and fences, but also due to the high position of it with respect to the street level.



### 3. OTHER EXAMPLES IN THE AREA:

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There are other examples of replaced windows in the surrounding area.  
No. 2 Rosslyn Hill has had several windows installed on the side elevation, which are casement windows. They are clearly visible from Pond Street:



No. 4 Rosslyn Hill has several windows on the West-side elevation, which are also casement windows. They are clearly visible from Rosslyn Hill:



Opposite the street, Nos. 13 and 15 also have casement windows but in this case they are on the front elevation of the buildings. See pictures below:



#### 4. ACCESSIBILITY

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The main access to the building and the flat will remain unaltered.  
The internal stair leading to the third floor will have two steps modified for a better accessibility towards the family bathroom and main bedroom.  
The proposed external changes are only related to fenestration and therefore no means of access will be affected by the proposed works.



## 5. CONCLUSION

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The proposal is modest in nature comprising of small changes to the upper flat. The enlargement of two existing skylights on the main roof and a side window are not considered to have a detrimental impact on the appearance of the host building and given that it is both modest and confined to the roof and side elevation, it would not harm the wider conservation area.

The width of the side window would remain the same, while the height would extend by just 440mm.

The design is considered appropriate and sympathetic to the host building:

In terms of neighbouring amenity, the proposal is modest in scale, size and projection and there would not be overlooking from the proposed altered openings in relation to neighbours at Nos 6 or 2.

The side window to be replaced will also be raised by 140mm, therefore, any possibility of overlooking the neighbouring building will be mitigated.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

No informal objections have been received by other neighbours prior to submitting this application.

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As such, the proposal is in general accordance with local policies, London Plan and National Planning Policy Framework.