

**29A CHALCOT ROAD NW1 8LN**

**PLANNING APPLICATION STATEMENT**

August 2022

**Proposed works**

Ground floor rear extension, new conservatory at rear of garden, rear of garden level dropped 400mm, timber trellis to side garden walls to raise overall height of side walls from 1.3m to 2m, raising rear garden wall in brick by 250mm

**Householder Planning Application**

This application is for the works described above which have historically been approved under the following planning permissions;

Ref. 2010/1968/P - Erection of single storey rear extension at ground floor level

This application was approved in July 2010. It also proposed to lower the floor of the flat, which was approved, however the lowering of the floor of the flat is not sought in this current application.

Ref. 2014/1141/P – Erection of glazed greenhouse in the rear garden and 2m high rear garden boundary walls

This application was approved in June 2014

This new planning application therefore seeks to incorporate both of these approvals into a new single proposal, with minor alterations to fenestration design.

Internal alterations to the front vaults are shown but these not part of the planning application.

Other than this the material criteria of the proposal remain as per the approved schemes.

We look forward to your positive response.

Makespace Architects