

DESIGN AND ACCESS STATEMENT

PROPOSED ADDITIONAL STOREY EXTENSION AT 126 KING HENRY'S ROAD, PRIMROSE HILL, LONDON NW3 3SN

The host property is a semi-detached single dwelling house constructed circa 1970.

The application site is located within the Chalcot Estate and is not within a conservation area.

The proposed second floor extension over the original building is in accordance with development permitted under Class AA of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by No.2 Order 2020).

In accordance with condition AA.2: (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse; (b) the development shall not include a window in any wall or roof slope forming a side elevation of the dwelling house; (c) the roof pitch of the principal part of the dwellinghouse following the development shall be the same as the roof pitch of the existing dwellinghouse; and (d) following the development, the dwellinghouse shall be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

There are a number of similar extensions already permitted on the estate, these include No. 106, 108 & 112 King Henry's Road. The proposed second floor extension would be an additional storey to the main dwelling house. It would increase the height of the host property by approximately 2.9m including a flat roof, and replicate the existing storeys below in terms of scale, detailed design, and materials.

The erection of an additional storey will not result in any further impact on neighbouring amenity. Due to its location the additional storey will not take any significant amount of daylight or sunlight from the neighbouring buildings. This is demonstrated on the sketch attached below.

The existing distance between the buildings to the front and to the rear ensures the privacy.

